

## FOREWORD

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

These guidelines are supplemental to The Declaration of Covenants, Conditions and Restrictions, and are to be used by the Architectural Review Committee (ARC) in review of plans submitted, as required by builders. Non-compliance with these guidelines is grounds for disapproval of plans. These guidelines are also for use as a standard for future compliance to maintain the integrity of the community.

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

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

# SITE LAYOUT

## Patio Home Lots

Patio Homes (zero lot line homes) may be built against or on one side of the property line. The designated property line will be indicated on the final plat for Section Nine.

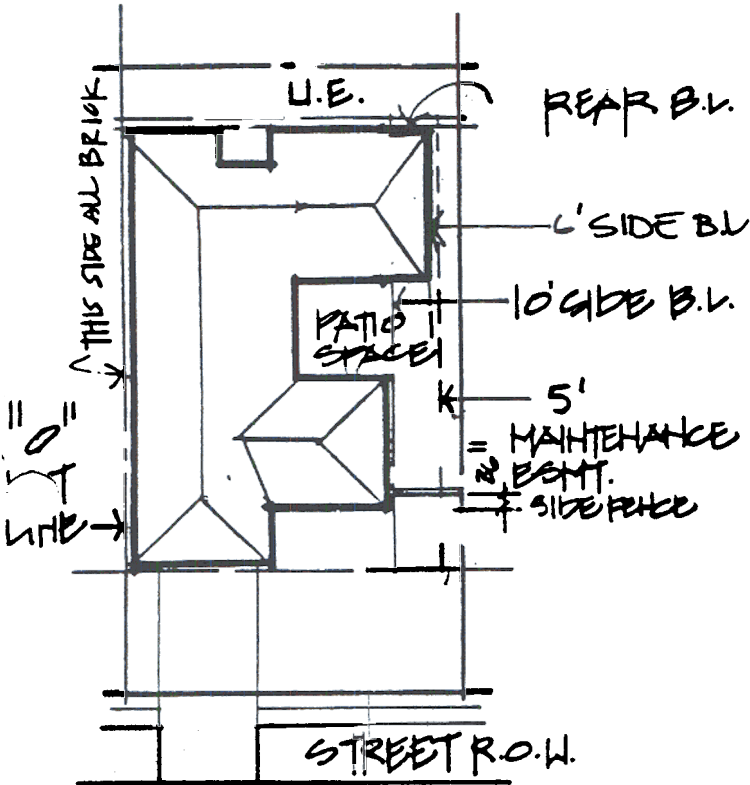
The front building line is designated by the subdivision plat as a minimum distance from the street right of way. When possible, front building setbacks should be varied, outside of the minimum requirement, to achieve a more interesting, less regimented streetscape.

The open or patio side shall have a six foot (6') setback for not more than 60% of that side of the residence. The remaining 40% of the residence must have a minimum setback of ten feet (10').

A five foot (5') access easement for the purpose of roof overhangs and maintenance of the adjoining residence is included in the patio side building setback.

The rear building setback line is twenty feet (20') for lots backing the golf course and fifteen feet (15') for all other lots. Interior lots may have up to 50% of the rear elevation on an eight foot (8') setback line.

The sum total of all hard surfaces (building pad, driveway, walks and patios) shall cover no more than sixty percent (60%) of the lot. Wood decks and the water surface of pools and spas are excluded from this calculation.



## **SITE LAYOUT**

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### **Easements**

There will be a five foot (5') wide construction, maintenance and drainage easement on the non-zero side of each lot for the use of the adjacent owner. Any improvements in this area which would hinder the construction or maintenance of the neighboring residence, or which would restrict surface drainage, are prohibited. Spas and pools, including spa and pool equipment, must not encroach into this easement.

All lots shall have a ten foot (10') wide covenant imposed easement on the front of the lot and rear of the lot, and a six foot (6') easement on the non-zero lot line side. Any improvements that would restrict surface drainage in these areas are prohibited.

## **SITE LAYOUT**

### **Residence**

The minimum living area (air conditioned space) for a residence in this section shall not be less than 1700 square feet. The maximum living area shall not be more than 3200 square feet. Square footage will be measured to the outside of exterior wall studs. Stairs and two story spaces are counted only once. A/C returns, pipe chases, fireplaces and non-structural voids are excluded. Unfinished area that can be easily converted for future use will be included.

The dwelling units may be a mix of one and two story units. One story units on corner lots are preferred.

The zero lot line walls must be constructed of brick or other approved masonry, with no window or door fenestration. Semi transparent glass block is permitted.

One story residences to have a plate height not to exceed ten feet (10'). Two story residences shall have a plate height not to exceed twenty feet (20').

Each residence must have a garage for at least two cars. Garages must be attached and architecturally compatible with the residence.

Residences on interior lots may have up to 50% of rear elevation extending to an 8' rear setback line. The remainder of the rear elevation may not be closer than 15' to the rear property line.

## **SITE LAYOUT**

### **Residential Driveway/Garage Placement for The Highlands of Gleannloch Farms**

Locations of driveways and garages have been determined for reasons of aesthetics, vehicular circulation and safety.

The designation of left, right or optional is determined by the location of the zero lot line designation for each lot. Side lot loading is not permitted.

No driveways may be shared between residences. There shall be a minimum of six feet (6') of open space for planting of trees, grass, shrubs or ground cover between driveways.

Rear garages are not permitted on any lots.

Driveway construction may be of concrete with appropriate expansion and control joints. Smooth trowel picture framing at edges and joints with broom finished fields is required. Decorative concrete paving or concrete pavers are encouraged but not required. Driveways may also have a border. Acceptable border treatments include concrete pavers or stone. No loose gravel, decomposed granite, iron ore or asphalt driveways are permitted.

## SITE LAYOUT

### Fencing • The Highlands of Gleannloch Farms

The builder shall be responsible for installing a 48" iron fence (not to exceed 51" above existing grade) on lots siding or backing the golf course for the following lots.

*Block 1* - lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28

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All iron fencing is to be painted Sherwin Williams industrial enamel Cedar Green (SW4072) or Black. Galvanizing is recommended.

The builder shall be responsible for installing perimeter fencing of wood posts rails and pickets in a like manner for the following lots.

*Block 1* - lot 14 (east side only), lot 6 (southeast side only), lot 29 (east side only)

*Block 2* -lot 1(east side only-fence to return only to back of house), lot 14(east side only-fence to return only to back of house), lot 15(east side only-fence to return only to back of house),

All other interior, rear and side fencing shall be the responsibility of the builder. All interior fences shall be constructed using alternating wood panels as illustrated.

# SITE LAYOUT

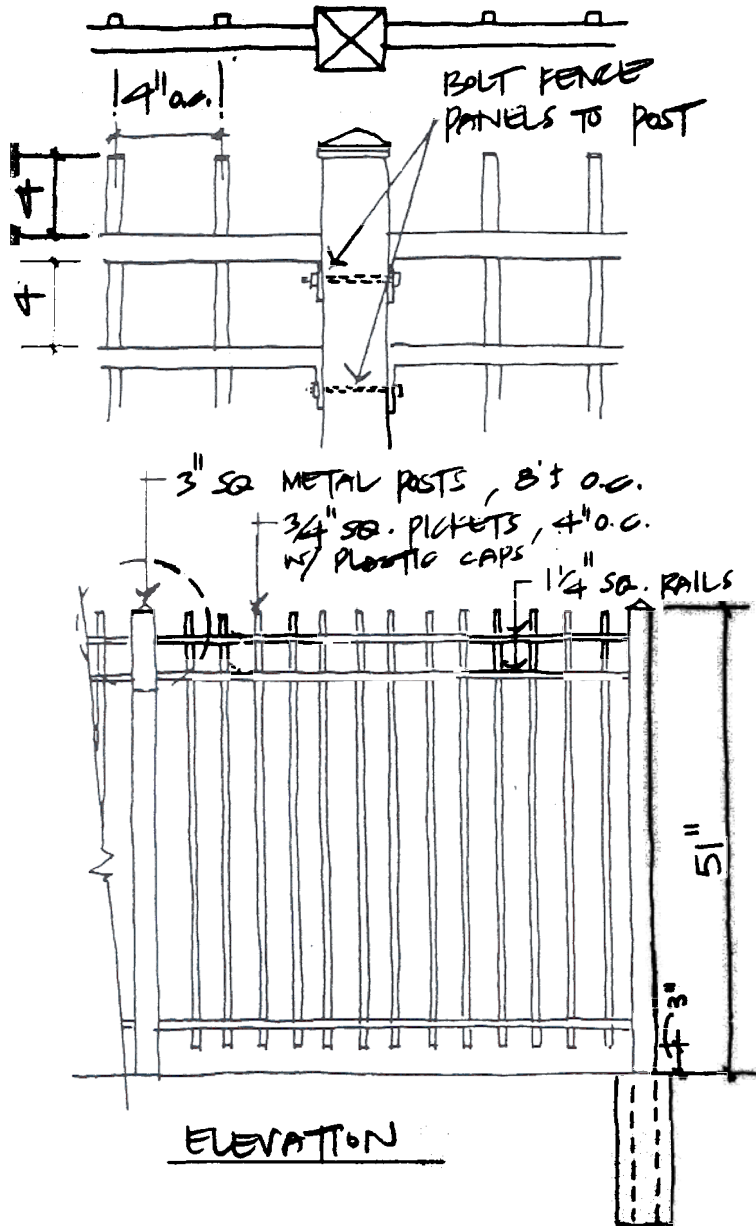
## Golf Course Fencing

Lots backing onto the golf course are to be fenced with wrought iron of a standard design as shown. This fencing is required to promote a feeling of spaciousness for the lots and the open space. Gates may be installed at the option of the builder or lot owner. Rear and side lot fencing is further defined in each neighborhood's supplemental guidelines.

The back yards of these lots must be treated in the same way as the fronts of the lots. Front yard must be planted with solid sod St. Augustine grass. Back yards may be planted with Bermuda grass or shrubs and groundcover. The back yards will be in full view of residents, guests and golfers. Provisions are made in these guidelines for privacy fencing or screening.

To open up the area and to avoid creating an alley effect, rear and side lot lines are required to be fenced with a 48" iron fence (not to exceed 51" above existing grade) using the design illustrated in the fence section. Iron fence is to return twenty feet (20') from the back of the lot toward the front of the residence.

Privacy fencing is permitted, but must be approved at the discretion of the ARC. Dog kennels, storage yards, wood piles, etc. are not to be visible from public view. Creating and maintaining a backyard that is viewed from open space and from nearby residences offers the chance for special design concepts.



# **SITE LAYOUT**

## **Golf Course Lots**

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

The golf course has been designed using generally accepted criteria for golf course subdivisions, with adequate distances between fairways and residential lots. Design consideration for buildings, site layout and landscape planting should be addressed to protect against the possibility of errant golf balls. Shatter resistant glass for windows is strongly recommended for glass exposed to possible golf ball damage. Strategic siting and tree planting can be accomplished for additional safeguards.

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

No detached rear garages are permitted on golf course lots.

Builder is required to regrade and sod the slope ten feet (10') from rear property line towards the golf course. Irrigation heads adjacent to golf course must be full heads to cover the additional area outside the property line.



# LANDSCAPE

Minimum Residential Landscaping Requirements •  
Patio Home Lots

## TREES

Two machine dug and one thirty gallon (30 gal.) container grown tree selected from the plant material list (preferred specimen trees) in the landscape section of the Gleannloch Farms Residential Design Guidelines are required in the front yard on lots 65' and under. Two thirty gallon (30 gal.) trees or one machine dug are required in the rear of all lots backing the golf course. It is recommended that at least one of the required trees be a loblolly pine or oak tree. The required machine dug trees must be a minimum of 4" caliper. Pine trees are preferred, but the ARC may consider other large trees of equal size from the approved plant list for variance approval.

## SHRUBS

Lots 65' wide and under require the planting of a minimum of 30 small one gallon shrubs and 15 large five gallon shrubs. A single row of foundation planting is not acceptable. A portion of a planting bed is to extend a minimum of 8'-0" from the house foundation.

Shrubs are to be arranged in tiers - larger species and 5 gal. Shrubs are to be placed at the rear of planting beds, smaller species and 1 gal. shrubs are to be planted on the front edge of planting beds. (Mulch all planting beds with 2" shredded pine bark.)

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

All grass visible from the street is to be St. Augustine, (solid sod). Golf course lots back yards may be planted with Bermuda Grass. Plants used as minimum plant requirements shall be selected from the approved plant list.

