



Section Fifteen
The Woods of Gleannloch Farms

RESIDENTIAL DESIGN GUIDELINES

Gleannloch Farms Community Association Inc.

Section Fifteen
The Woods of Gleannloch Farms
Supplement to Residential Design Guidelines

In addition to the Residential Design Guidelines for Gleannloch Farms, these are “Village” specific requirements.

This village is mostly wooded, with a naturalistic, grassy and clear lake, attractive to fish, waterfowl and other birds.

Certain lots backing or siding onto the lake will require iron fencing to preserve views. Garages in the rear of lake lots are not permitted, in order to gain maximum advantage from lake scenery.

Diligent site planning is expected to take advantage of the lake and to preserve as much of the wooded character as possible.

Specifics for fencing and driveway location are noted in the following pages.

FOREWORD

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 Fifteen - The Woods. 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

Residential Driveway/Garage Placement for Section Fifteen- The Woods of Gleannloch Farms

The following is a list by lot and block number dictating location of residential driveways and garages. 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 viewing the lot from the street right - of-way facing the lot. Side lot loading is not permitted. A variance request, in writing, may be considered for certain lots having frontage on two sides if the garage is set back from the right-of-way twenty feet (20').

Left Side: *Block 2* – lot 14
 Block 3– lot 12
 Block 4 – lots 1, 3
 Block 5 – lot 1, 6

Right Side: *Block 1* – lot 1
 Block 2 – lots 1, 13
 Block 3 – lot 1
 Block 4 – lot 2
 Block 5 – lots 5, 7

Optional: *Block 1* – lots 2, 3, 4, 5, 6, 7, 8, 9, 10,
 11, 12
 Block 2 - lots 2, 3, 4, 5, 6, 8, 9, 10,
 11, 12, 15
 Block 3 – lot 2, 3, 4, 5, 6, 7, 8, 9, 10,
 11
 Block 4 – lot 4
 Block 5 – lots 2, 3, 4

****Side Lot Loading is not permitted in this section.**

SITE LAYOUT

Fencing • The Woods of Gleannloch Farms

The developer shall be responsible for installing perimeter fencing including wood posts, rails and pickets, stone columns and iron fencing in all landscape reserves (except along golf course), and at the rear and sides of the following lots.

Block 1 - lots 1, 2, 3, 4, 5, 6, 7, 8, 9

Block 3 - lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

Block 5 - lots 1, 2, 3, 4, 5 (rear only)

The builder shall be responsible for installing a 6' perimeter wood fence, with the good side facing the residence on the following lots:

Block 2 - lots 2(side only), 13(side only)

Block 4 - lot 2(side only)

The builder shall be responsible for installing a 6' perimeter wood fence, with the good side facing out on the following lots.

Block 2 - lot 1(side & rear)

Block 4 - lot 1(side only), 3(side & rear)

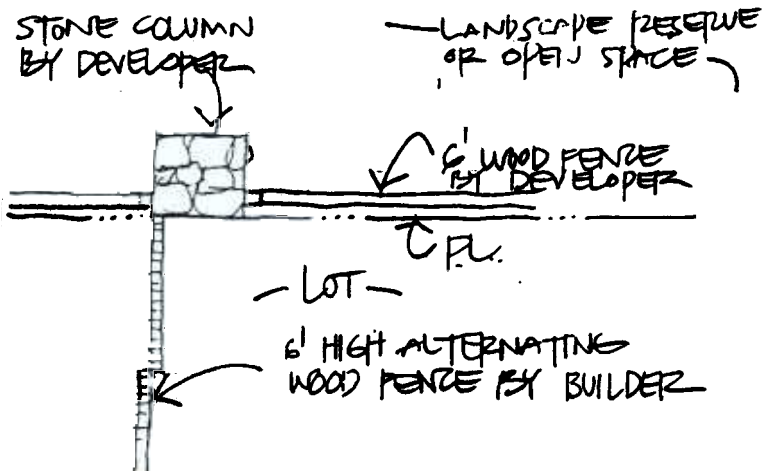
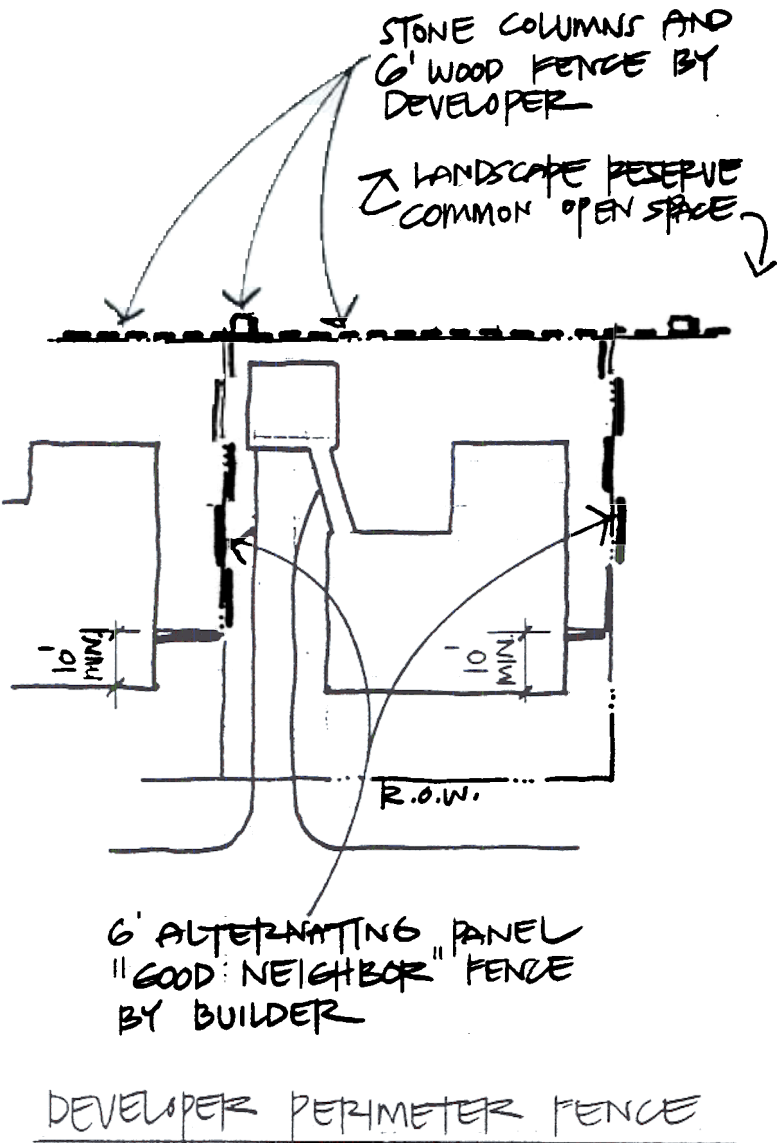
Block 5 - lot 7(side only)

The builder shall be responsible for installing a 48' iron fence on lots siding the park and on the golf course.

Block 1 - lots 9, 10, 11, 12

Block 5 - lots 5, 6

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



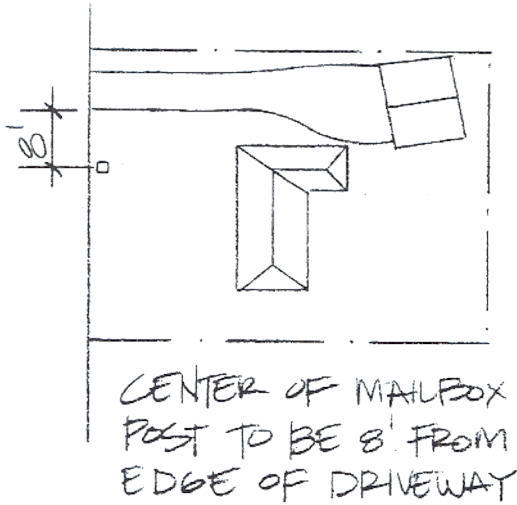
SITE LAYOUT

Water Wells

Private water wells are prohibited on all residential lots in Gleannloch Farms Subdivision, regardless of lot size. Prohibited water wells include those intended as a source of water for irrigation, ponds, swimming pools, heat exchange air conditioning systems and potable water. All water use in Gleannloch Farms Subdivision is under the jurisdiction of Harris County Municipal Utility District No.367.

ARCHITECTURE

Mailboxes



All mailboxes are to be of the design shown at left, model #4750 "mail house" mounted on a 60" high, #4895 square, in-ground mounted post. Mailbox and post available through:

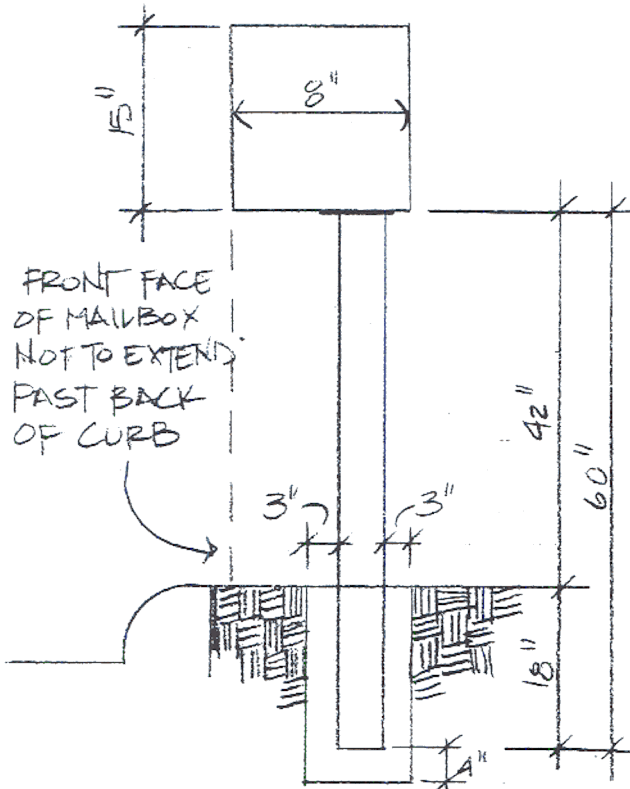
"Salsbury Industries" phone # 1-800-725-9393
1010 East 62nd Street
Los Angeles, CA 90001

Mailbox and post are both to be powder-coated black by manufacturer.



4750 Mail House

- 17" W x 15" H x 8" D
- mail slot: 12" W x 1-1/4" H
- 20 lbs.



SITE LAYOUT

Lake Lots

Lots backing or siding onto Gleannloch Lake offer special design opportunities. Because they are open to public view, backyards become as important as front yards. All areas in public view must be solid sod. Care is to be given to enhance this special character and to insure the intrinsic value of this limited number of lots.

The lake is an ecosystem for aquatic plants and fish and will be under control of lake management professionals. Separate guidelines or rules will be published and made available to lake front property owners. These guidelines will deal with fishing (catch and release allowed only), controlling fertilizer, pesticide, petroleum product residue, and etc. around the lake. Dumping of leaves and grass clippings is prohibited. Soil runoff into the lake is to be kept at a minimum during and after residential construction. Use silt fencing during construction at rear property line of lake lots. Attention to these guidelines is imperative to the development of these lots.

LAKE LOTS

The Woods of Gleannloch Farms

Block 5 - lots 5 and 6 side on Gleannloch Lake.

Fencing

The rear and side of lots backing on the lake shall be fenced at the builder's/owner's expense with a 48" high iron fence, perpendicular to the rear property line and shall extend no less than 30' toward the adjacent street. At least one fence and/or gate 48" high and perpendicular to the side lot line, may be used to enclose the property.

Rear yard privacy screens, up to 72" high, are permitted with a maximum of 15' of length for sides of walls perpendicular or parallel to the rear lot line. Screens may be no closer than 48" from the adjacent side lot line and may be of wood, masonry (preferably matching primary residence construction), or shrub hedge.

Patios

Paved patios may be placed in the rear yard but shall not extend beyond the property line to the water's edge. All construction plans, with details, shall be submitted to the ARC, including landscape and irrigation plans, for review.

Water Craft Restrictions/Storage

Use of boats on Gleannloch Lake shall be limited to non-motorized or electric boats subject to prior approval of the ARC. Canoes, paddle boats, etc. may not be in public view if unused for longer than a 24 hour period.

Grading

Lots shall be graded with drainage away from the lake. Lots should generally be drained from the back to the front at a minimum slope of 1% taking care to not place fill within the dripline of a tree. Silt fencing at the shoreline must be installed and kept in place during all construction activities on lake lots. No trash shall be permitted to enter the lake and no paint or chemical washout in or near the lake shall be permitted.

LANDSCAPE

Minimum Residential Landscaping Requirements •
Lots 70' - 75' Wide

TREES

Three machine dug and two thirty gallon (30 gal.) container grown trees selected from the plant material list (preferred specimen trees) in the Landscape section of the Gleannloch Farms Residential Guidelines are required on lots 70' - 75' wide. It is recommended that at least one of the required trees be a loblolly pine or oak tree. The required trees must be a minimum of 4" caliper. When lots front and side on two streets, there shall be an additional three trees for side yard. Lots adjoining golf course, lakes or open spaces require two additional trees in rear or side yard. Pine trees are preferred, but other large trees of equal size from the approved plant list, may be considered for variances by the ARC.

SHRUBS

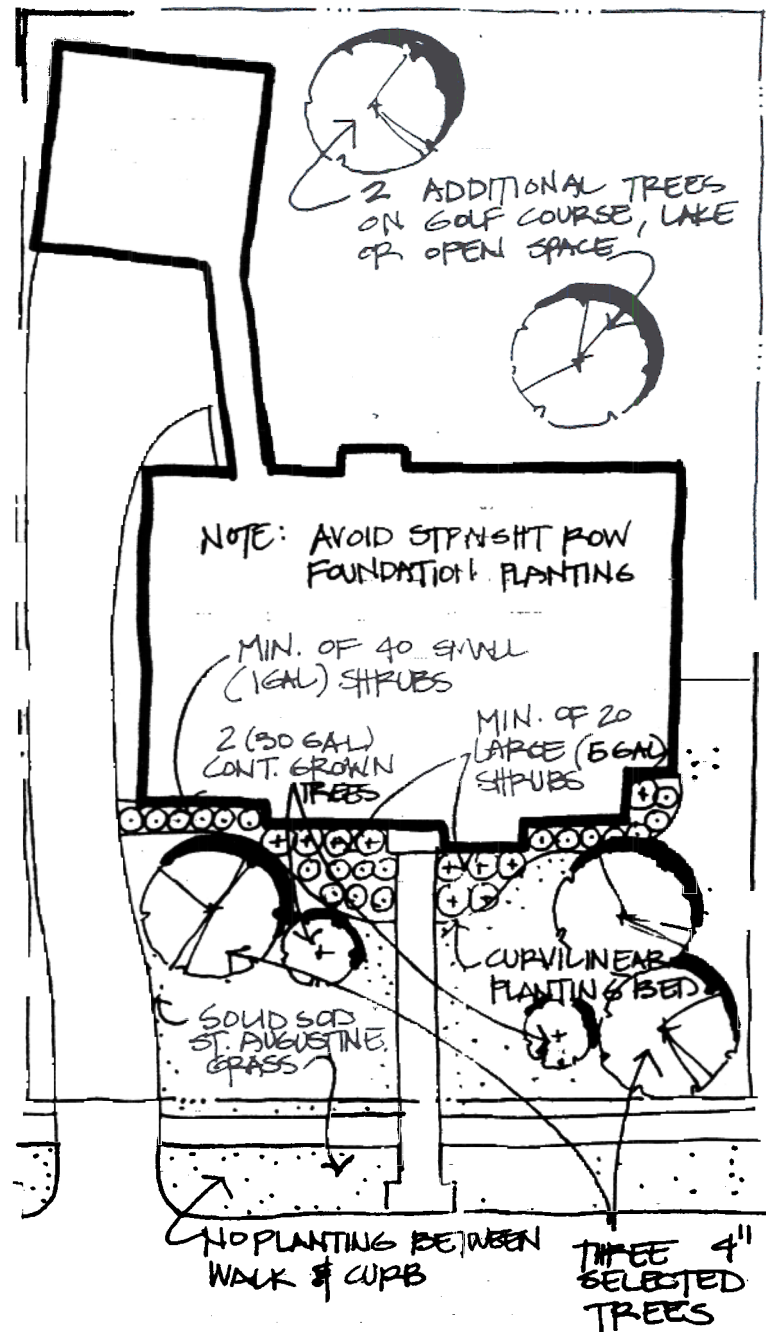
Lots 70'-75' wide require the planting of a minimum of 40 small one gallon shrubs and 20 large five gallon shrubs.

Planting beds are to be curvilinear with the shrubs massed in tiers - smaller shrubs in the front of the bed. Groupings of shrubs of the same species provide a substantial look. A single row of foundation planting is not acceptable. Radius beds 10' minimum from building and vary widths of beds. Mulch all 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).

Plants used as minimum requirements shall be selected from the approved plant list.



LANDSCAPE

Minimum Residential Landscaping requirements •
Lots 80' Wide & Over

TREES

Three machine dug and two thirty gallon (30 gal.) container grown trees selected from the plant material list (preferred specimen trees) in the Landscape section of the Gleannloch Farms Residential Design Guidelines are required on lots 80' wide and over. It is recommended that at least one of the required trees be a loblolly pine or oak tree. The required trees must be a minimum of 4" caliper. When lots front and side on two streets, there shall be an additional three trees for side yard. Lots adjoining golf course, lakes or open spaces require three additional trees in rear or side yard. Pine trees are preferred, but other large trees of equal size from the approved plant list, may be considered for variances by the ARC.

SHRUBS

Lots 80' wide and over require the planting of a minimum of 60 small one gallon shrubs and 30 large five gallon shrubs.

Planting beds are to be curvilinear with the shrubs massed in tiers - smaller shrubs in the front of the bed. Groupings of shrubs of the same species provide a substantial look. A single row of foundation planting is not acceptable. Radius beds 10' minimum from building, and vary widths of beds. Mulch all 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).

Plants used as minimum requirements shall be selected from the approved plant list.

