




The Lake Estates of Gleannloch Farms
Supplement

RESIDENTIAL DESIGN GUIDELINES

Gleannloch Farms Community Association Inc. 

The Lake Estates at Gleannloch Farms Supplement to Residential Design Guidelines

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

Typical lot sizes in The Lake Estates are 70’x125’ and 80’x130’.

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 to gain maximum advantage of lake scenery.

Dilligent 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 Two - The Lake Estates. 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 The Lake Estates 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* - lots 1, 11, 17, 24
 Block 3 - lots 1, 20, 29, 34, 41, 47
 Block 4 - lots 1, 4
- Right Side: *Block 1* - lots 1, 5
 Block 2 - lots 7, 10, 16, 21
 Block 3 - lots 15, 19, 28, 40, 46, 51
- Optional: *Block 1* - lots 2, 3, 4, 5, 6, 7,
 8, 9, 10, 11, 12, 13, 14, 15, 16
 Block 2 - lots 2, 3, 4, 5, 6, 8, 9, 12,
 13, 14, 15, 18, 19, 20, 23, 25
 Block 3 - lots 2, 3, 4, 5, 6, 7, 8, 9, 10,
 11, 12, 13, 14, 16, 17, 18, 21, 22, 23,
 24, 25, 26, 27, 30, 31, 32, 33, 35, 36,
 37, 38, 39, 42, 43, 44, 45, 48, 49, 50
 Block 4 - lots 2, 3, 5, 6, 7, 8, 9
- Side Lot Loading: (variance request may be
considered with 20' garage setback)
 Block 2 - lots 10, 11, 16, 17, 24
 Block 3 - lots 15, 28, 29
- Rear garages are not permitted:
 Block 2 - lots 26, 27, 28, 29, 30, 31,
 32, 33, 34, 35

SITE LAYOUT

Fencing • The Lake Estates of Gleannloch Farms

The developer shall be responsible for installing perimeter wood fencing for the following lots:

Block 1 - lots 1(reserve boundary), 2, 3, 4, and 5

Block 2 - lots 1(reserve boundary), 2, 3, 4, 5, 6, 7, 8, 9, 10, 40, 41, 51

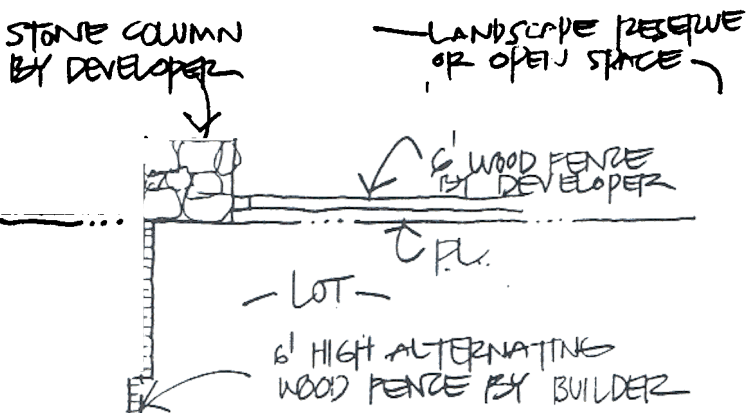
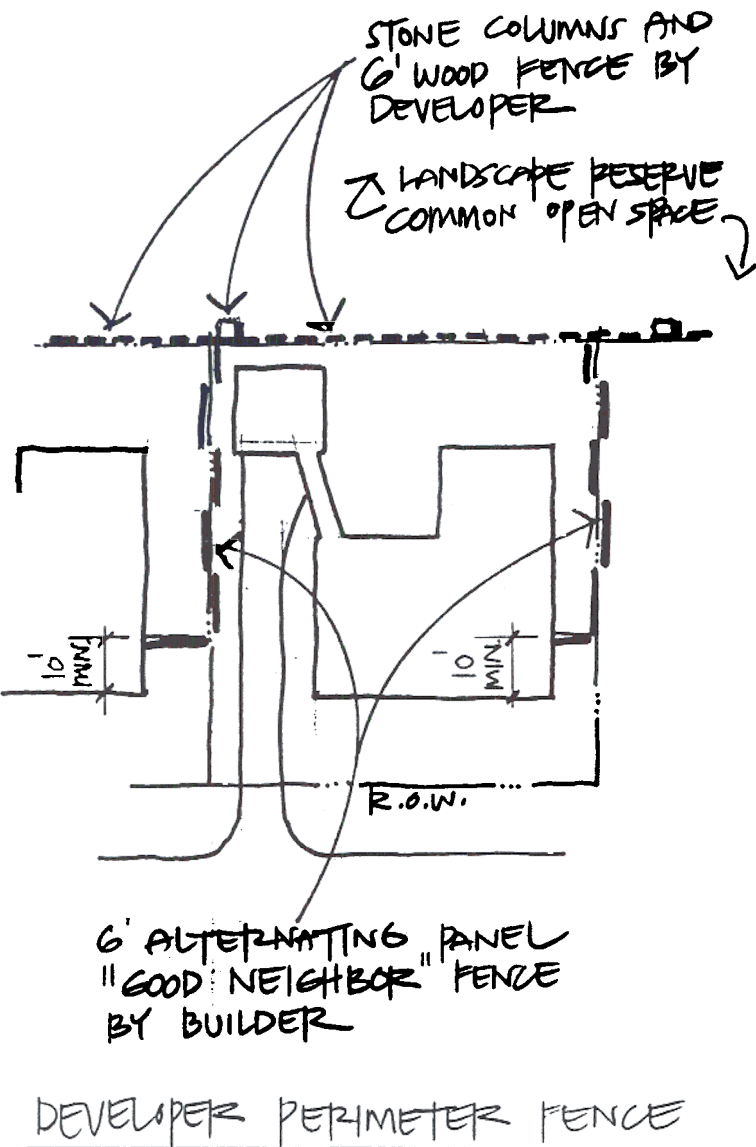
Block 4 - lot 1(reserve boundary)

The builder shall be responsible for installing a like 6" perimeter fence, with the good side facing the pipeline easement on the following lots:

Block 1 - lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16(west side w/ good side toward residence)

All interior rear and side lot fencing shall be the responsibility of the Builder with alternating panels as illustrated. Side yard wood fencing shall be 10' behind the front of the residence closest to the adjacent street.

NOTE! For visibility of model homes, the developer will not construct perimeter fencing on *Block 3* - lots 1,2,3,4,5,6 until section approaches build out.



SITE LAYOUT

Lake Lots

Lots backing onto Sotherloch Lake offer special design opportunities. Because they are open to public view, backyards become as important as front yards. 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

*published
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not recorded
yet -*

*Jessy Jants
Regulates*

LAKE LOTS

The Lake Estates of Gleannloch Farms

Block 2 - lots 1 and 21 side on Sotherloch Lake.
 Lots 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35 back on Sotherloch Lake.

Fencing

The rear of lots backing on the lake maintenance easement shall be fenced at the builder's/owner's option with a 48" high iron fence. A 48" high iron fence perpendicular to the rear property line fence shall extend a distance no less than 30' toward the adjacent street.

Block 2 - lots 1 and 21 side on Sotherloch. The builder shall be responsible for installing a 6' high iron fence 10' from the front building lines along the west property lines.

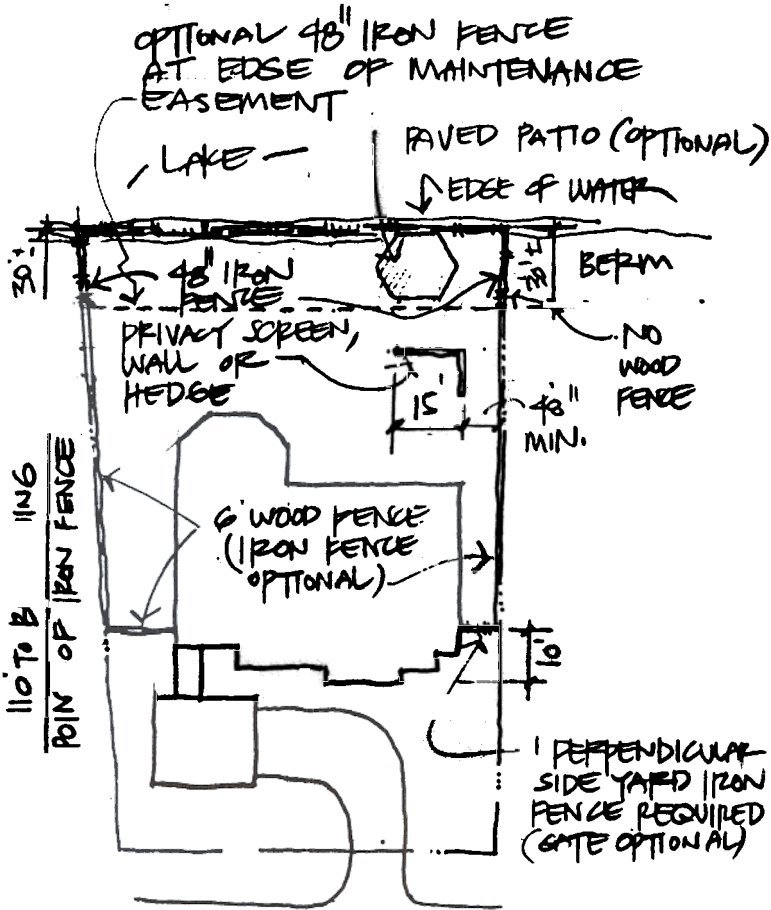
Wood fencing of side yards is permitted only within 10' of the front of the residence to the distance of the rear lot line, or as specified on lake lot layout drawing.

At least one fence and/or gate 48" to 72" high, perpendicular to the side lot line, may be used to enclose the property.

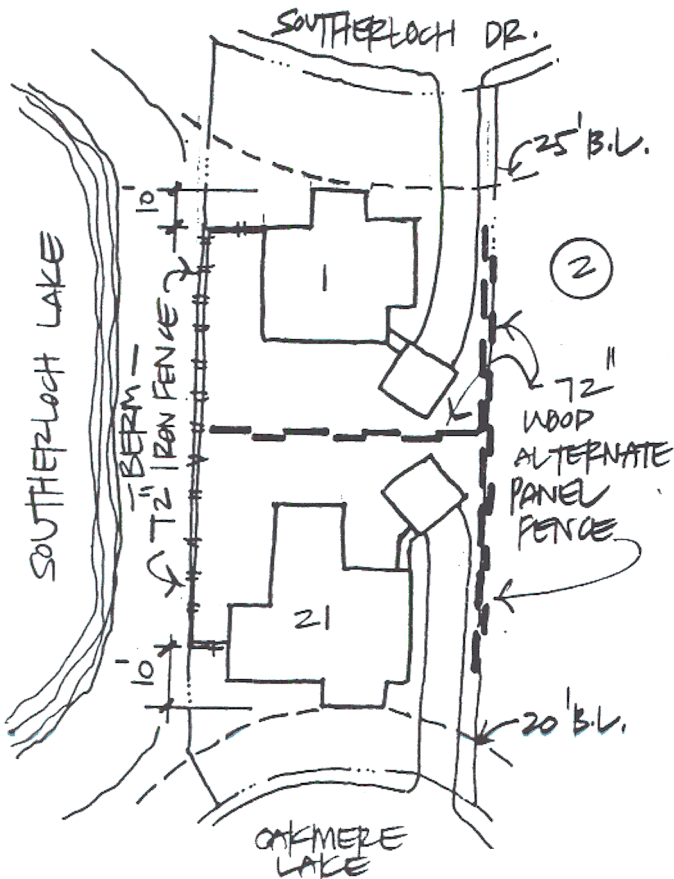
Rear yard privacy screens, up to 72" high, are permitted with a maximum of 15' of length for sides of walls perpendicular or parallel to the rear lot line. Screens may be no closer than 48" from the adjacent side lot line and may be of wood, masonry (preferably matching primary residence construction),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

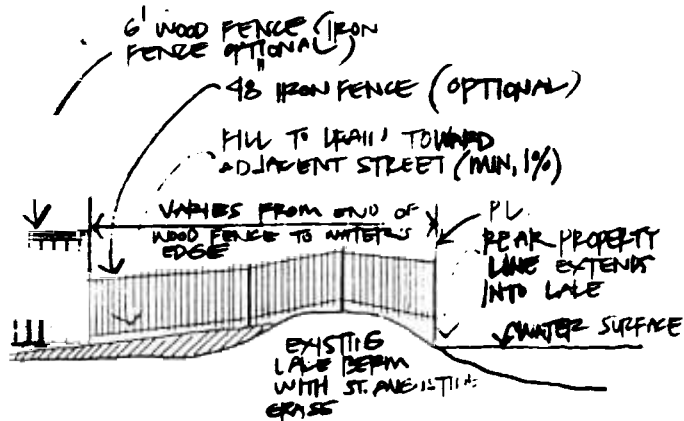
Patios

Paved patios may be placed on top of the existing lake berm but shall not extend beyond the top of the berm to the water's edge. St. Augustine grass (solid sod) shall extend along slope of berm to the water's edge. NO improvements are allowed other than 48" high iron fencing from the top of the berm to the water's edge. Lake berm must be left intact. No



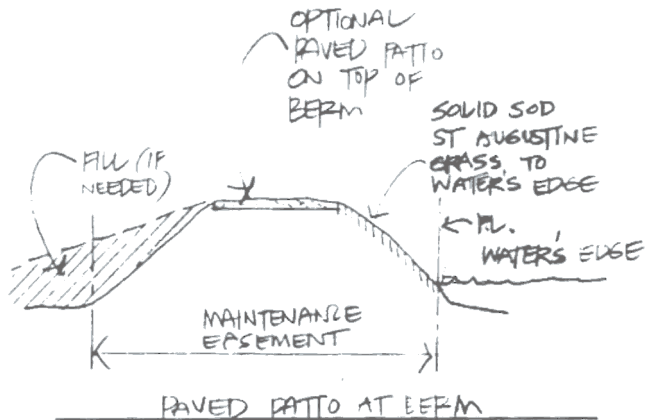
LAKE LOT LAYOUT





NO GRADING OR PIPING FOR DRAINAGE INTO LAKE IS PERMITTED.

REAR YARD AT LAKE SIDE



excavating of the berm is permitted. All construction plans, with details, shall be submitted to the ARC, including landscape and irrigation plans, for review.

Water Craft Restrictions/Storage — *Amend*

~~Use of Sotherloch 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.~~

No use of boats at all!

Grading

Lots shall be graded with drainage away from the lake. No drainpipe or lot grading shall be drained into the lake except for the area on the lake side of the berm. 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 80' Wide & Over

TREES

Four machine dug or 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 rear of the bed. Groupings of shrubs of the same species provide a substantial look. Avoid planting shrubs at foundation at a constant distance from the foundation only. Radius beds 10' minimum from building and vary widths of beds.

All requirements for grass, bedding, selection of material and variety for the 80' lots is the same as the 65' and under residential lot landscape guidelines.