

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 Twenty - The Bluff. 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 Twenty – The Bluff at 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 1* - lots 16, 21, 27, 33, 37, 42, 48, 66

Right Side: *Block 1* - lots 1, 17, 22, 28, 34, 38, 43, 49

Optional: *Block 1* - lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 23, 24, 25, 26, 29, 30, 31, 32, 35, 36, 39, 40, 41, 44, 45, 46, 47, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65

****Side lot loading is not permitted in this section.**

SITE LAYOUT

Fencing • The Bluff at 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, 10, 11 (south side), 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 66 (east side)

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

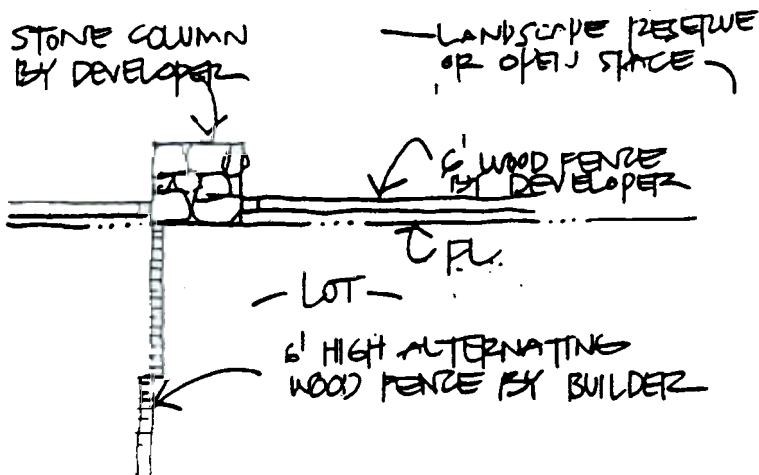
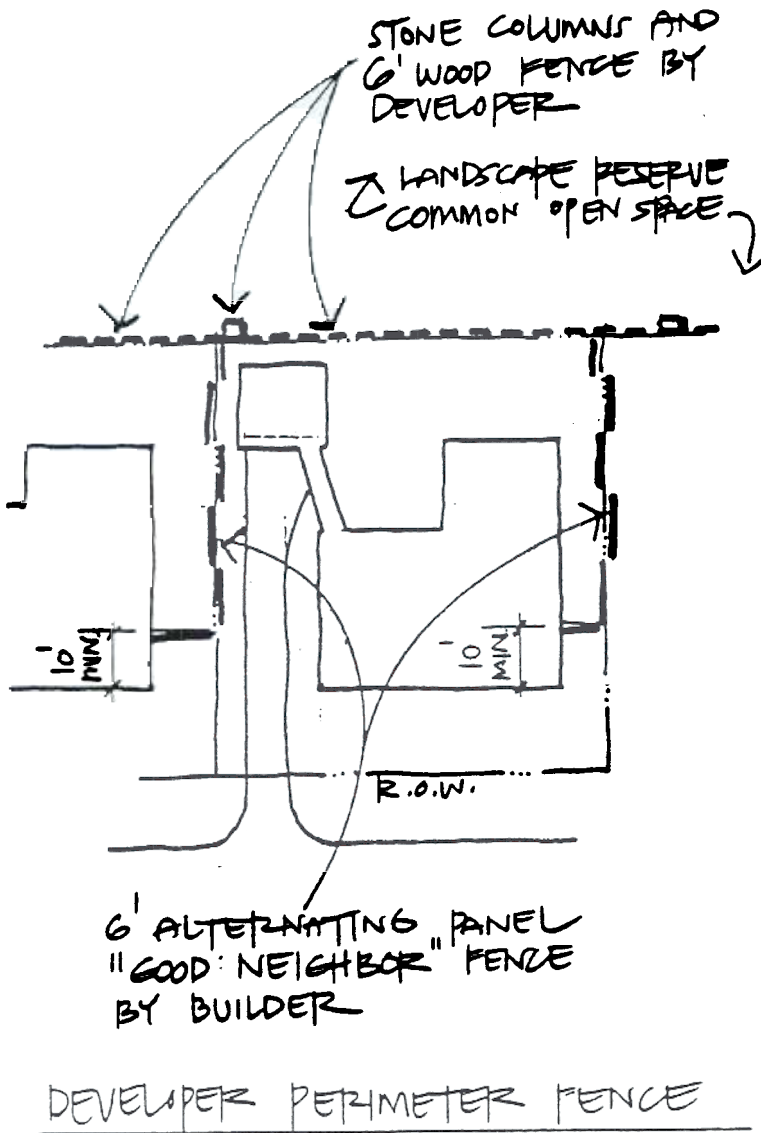
Block 1 - lots 11 (west side), 12, 13, 14, 15, 16, 49, 50, 51, 52, 53, 54, 55, 56, 57

The builder shall be responsible for installing a 48" high iron fence on the sides of the following lots.

Block 1 - lots 16, 17, 27, 28, 37, 38, 48, 49

A perpendicular 48" high iron fence shall extend from a minimum of 10' behind the front of the residence to the iron fence on the south property line. Side lot fencing on interior lots shall extend from the rear property line to a maximum distance of 10' behind the front of the residence.

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.



go with standard

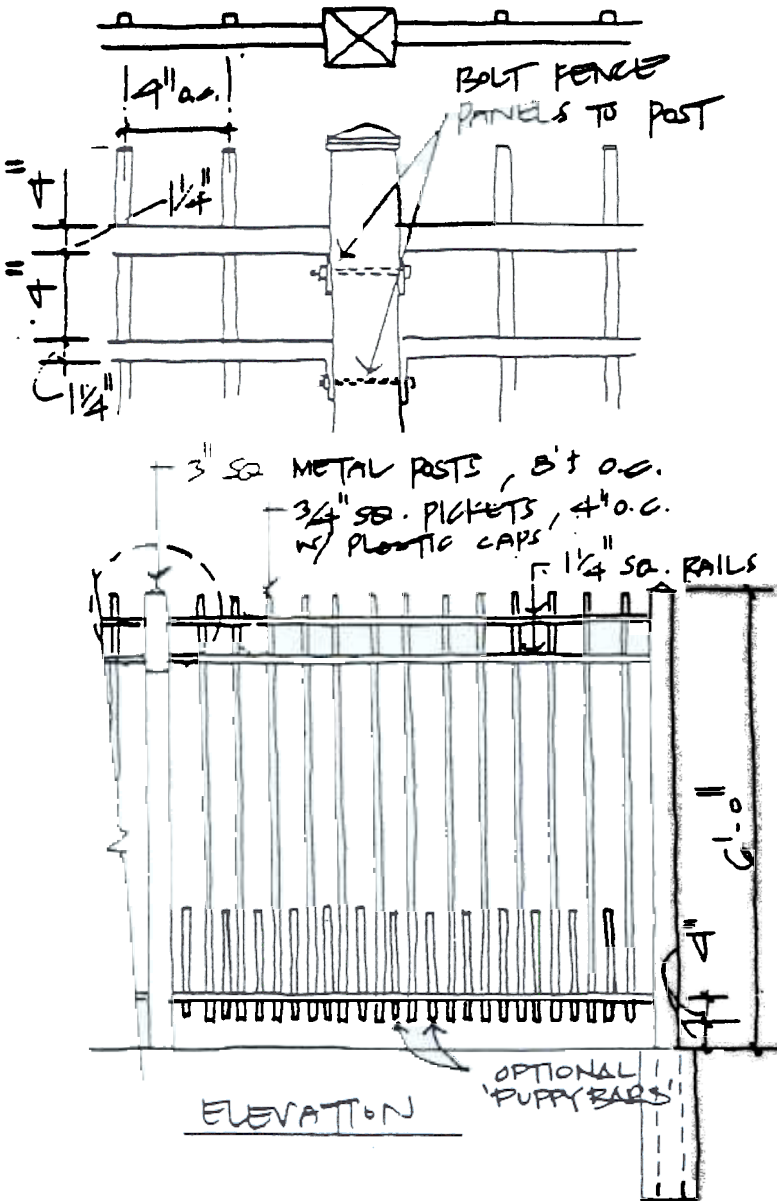
SITE LAYOUT

Wrought Iron Fence

Wrought iron fences are to be installed as to the design standards illustrated. Panels bolted instead of welded to posts are recommended, for ease of maintenance and access, but welded panels are acceptable. Iron should be primed and painted.

Set iron posts in concrete footing.

All fences are to be designed as shown at left. No other wrought iron fence designs will be approved.



LANDSCAPE

Minimum Residential Landscaping Requirements • Lots 55' Wide & Under

TREES

One machine dug and 1 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 55' and under. 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 or side on lake, open spaces or golf course, 1 additional tree is required in the rear or side. Pine trees are preferred, but other large trees of equal size, from the approved plant list, may be considered for variance approval by the ARC.

SHRUBS

Lots 55' wide and under require the planting of a minimum of 20 small one gallon shrubs and 10 large five gallon shrubs. Golf course lots are to have an additional 15 small shrubs and 8 large shrubs in the rear yard. 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.)

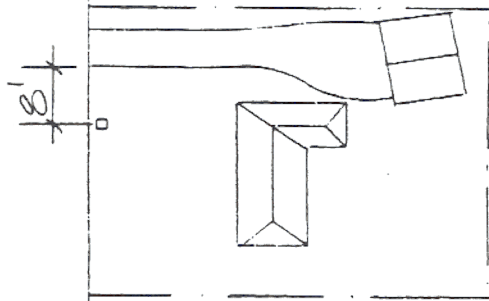
No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders and stone borders are permitted.

All grass visible from the street or open space is to be St. Augustine, (solid sod).

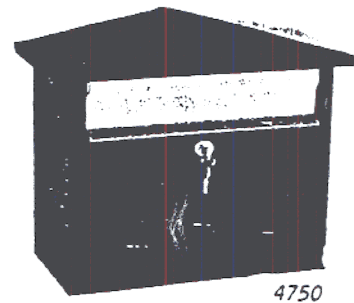
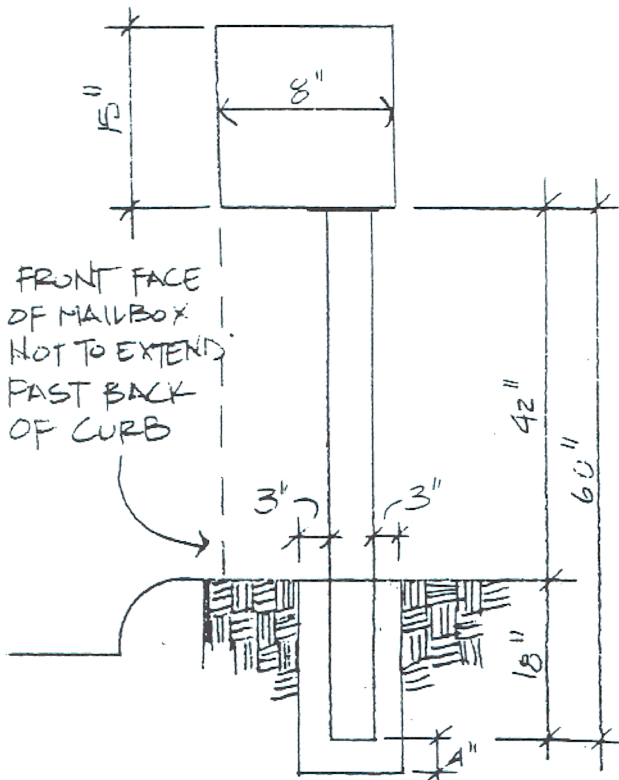
Plants used as minimum plant requirements shall be selected from the approved plant list.

ARCHITECTURE

Mailboxes



CENTER OF MAILBOX
POST TO BE 8' FROM
EDGE OF DRIVEWAY



4750 Mail House

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

NOTE: MAILBOXES ARE TO
BE NON-LOCKING WITH
OPTIONAL THUMB LATCHES

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.