



**Section Twenty Eight
The Bluff at Gleannloch Farms**

RESIDENTIAL DESIGN GUIDELINES

Gleannloch Farms Community Association Inc.

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 Eight - 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. Noncompliance 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 Eight – 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.

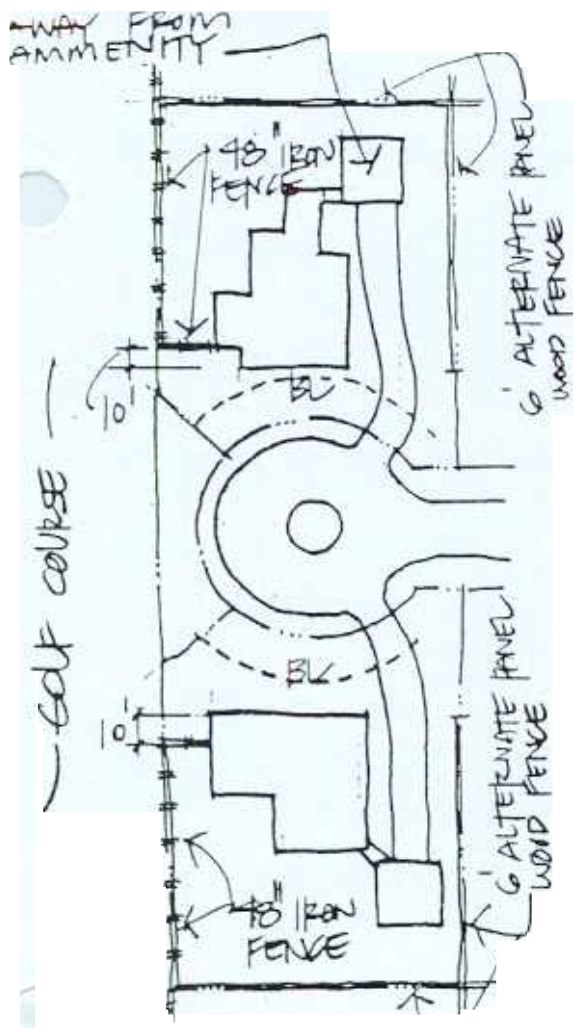
The designation of left, right or optional is determined by viewing the lot from the street right-of-way facing the lot. Side lot loading is not permitted. A variance request, in writing, may be considered for certain lots having frontage on two sides if the garage is set back from the right-of-way, twenty feet (20').

Left Side: *Block 1* – lot 8
 Block 2 – lots 25, 39, 46
 Block 3 - lots 1, 10, 22, 36

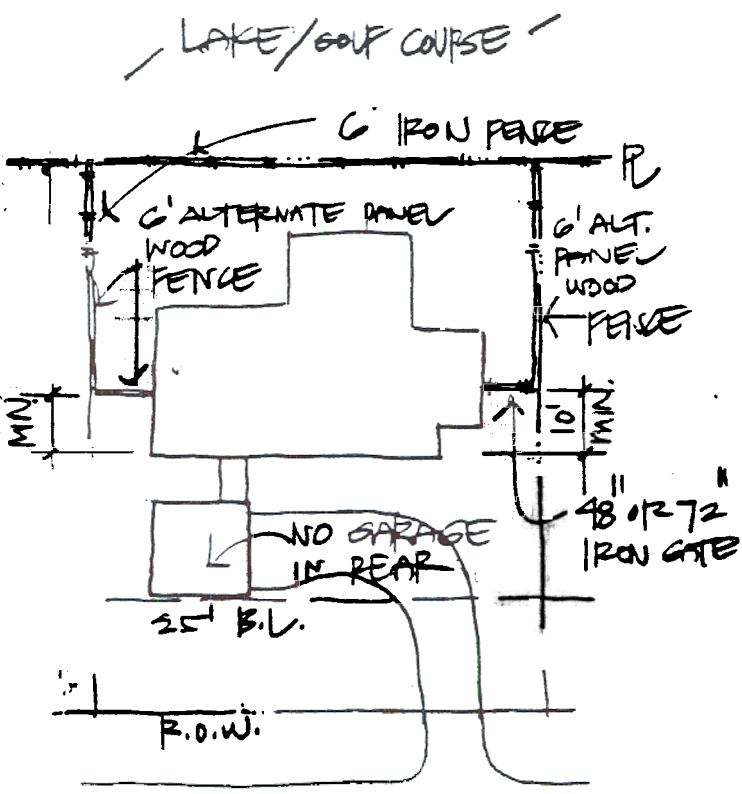
Right Side: *Block 1* - lot 1
 Block 2 - lot 1, 21, 40
 Block 3 - lots 4, 21, 35, 40

Optional: *Block 1* - lots 2, 3, 4, 5, 6, 7
 Block 2 - lots 2, 3, 4, 5, 6, 7, 8, 9, 10,
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,
 22, 23, 24, 26, 27, 28, 29, 30, 31, 32,
 33, 34, 35, 36, 37, 38, 41, 42, 43, 44,
 45
 Block 3 - lots 2, 3, 5, 6, 7, 8, 9, 11,
 12, 13, 14, 15, 16, 17, 18, 19, 20, 23,
 24, 25, 26, 27, 28, 29, 30, 31, 32, 33,
 34, 37, 38, 39

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



LOTS SIDING ON GOLF COURSE



LOTS BACKING ON GOLF COURSE

SITE LAYOUT

Fencing • The Bluff at Gleannloch Farms

The builder shall be responsible for installing perimeter fencing of wood posts, rails and pickets with the good side facing out in a like manner for the following lots.

- Block 1 - lot 1
- Block 2 - lots 1, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 39, 40, 44, 45, 46
- Block 3 - lots 1, 2, 4, 10, 21, 22, 35, 36, 40

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

- Block 1 - lots 1, 2, 3, 4, 5, 6, 7, 8
- Block 2 - lots 34, 35, 43, 44

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.

The developer shall be responsible for installing a 48" high iron fence at the end of cul de sacs at Brendon Trails Drive and Ravens Manor Court.

to with standard wood perimeter fencing on easement per Dave Cannon 7/30/03 Also Section 18

LANDSCAPE

Minimum Residential Landscaping Requirements • Lots 65' Wide & Under

TREES

Two machine dug and 2 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 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 trees must be a minimum of 4" caliper. When lots front or side on lake, open spaces or golf course, 2 additional trees are 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.

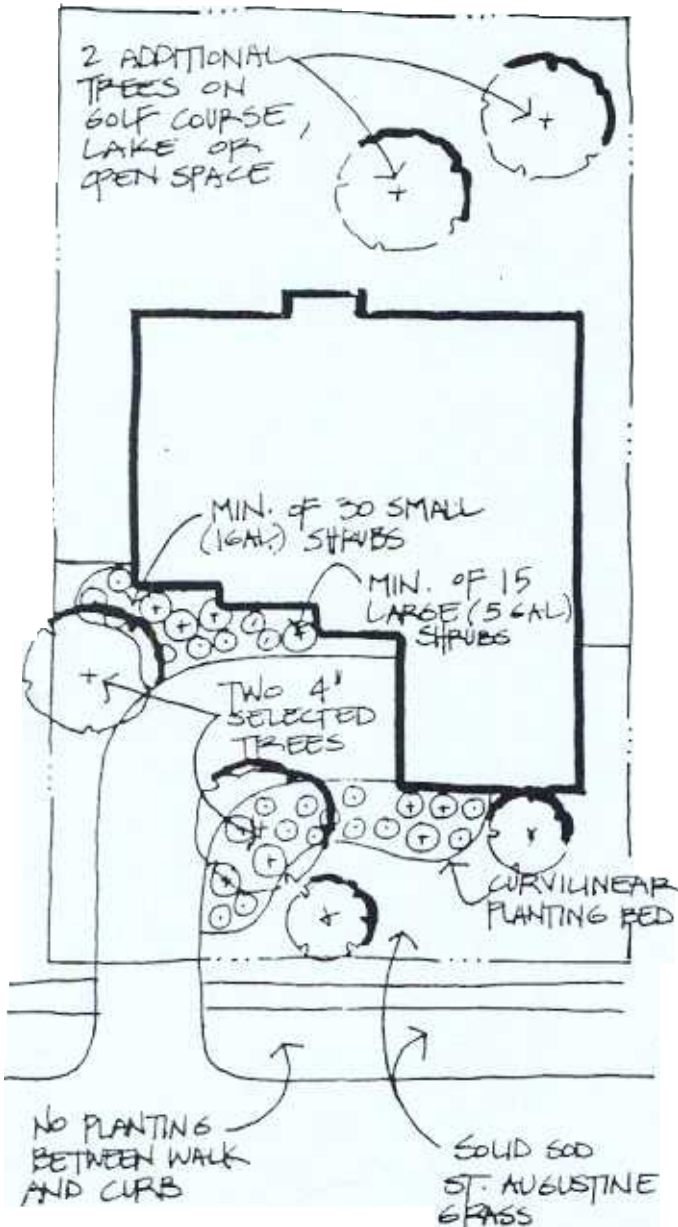
SHRUBS

Lots 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. Golf course lots are to have an additional 30 small shrubs and 15 large shrubs in the rear yard. 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).

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



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. 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 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

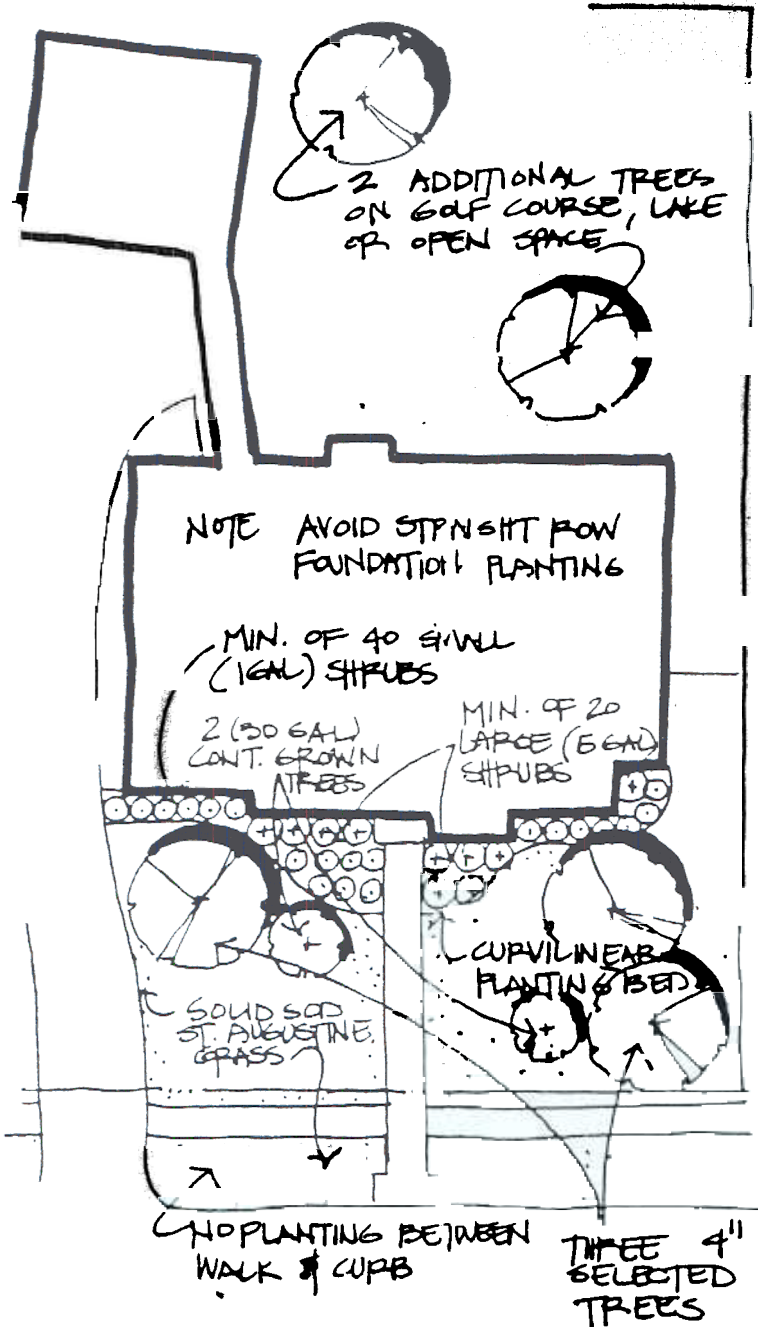
Lots 70'-75' wide require the planting of a minimum of 40 small one gallon shrubs and 20 large five gallon shrubs. Golf course lots are to have an additional 30 small shrubs and 15 large shrubs in the rear yard.

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.



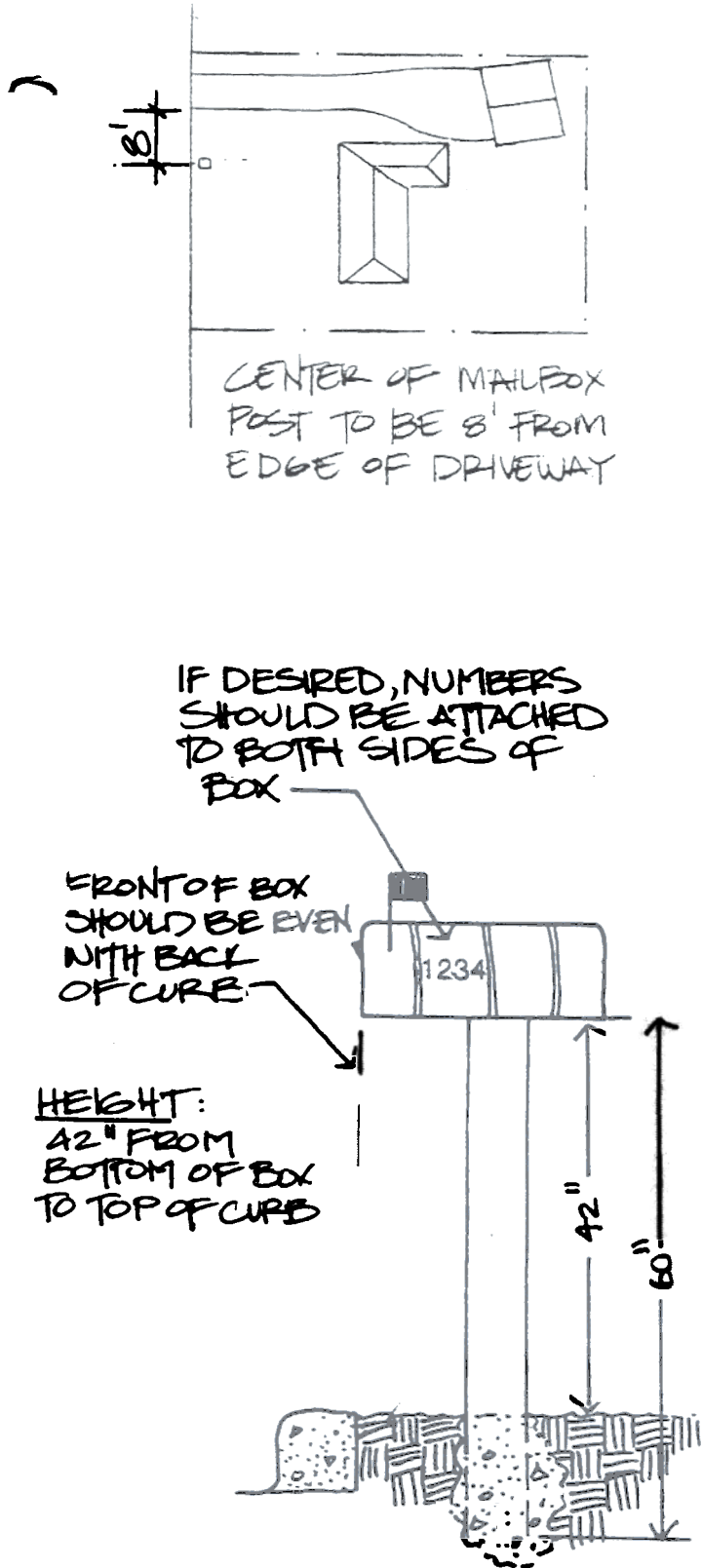
ARCHITECTURE

Mailboxes

All mailboxes are to be of the design shown at left, model #4430 "antique brass mailbox" mounted on #4895 in-ground mounted post. Mailbox and post available through:

"Salsbury Industries" phone # 1-800-MAILBOX
1010 East 62nd Street
Los Angeles, CA 90001
www.mailbox.com

Mailbox and post are both to be antique brass by manufacturer.



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.