



Section Thirty-One

Gleannfield

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 Thirty One - Gleannfield. 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 Thirty One – Gleannfield

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 1, 3, 8
 Block 2 – lot 32
 Block 3 – lots 11, 13, 25, 32

Right Side *Block 1* – lots 7, 14, 17, 31, 33
 Block 2 – lot 1
 Block 3 – lots 3, 24, 49

Optional *Block 1* - lots 2, 4, 5, 6, 9, 10, 11, 12,
 13, 15, 16, 18, 19, 20, 21, 22, 23, 24,
 25, 26, 27, 28, 29, 30, 32
 Block 2 - lots 2, 3, 4, 5, 6, 7, 8, 9, 10,
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,
 21, 22, 23, 24, 25, 26, 27, 29, 30, 31
 Block 3 – lots 2, 4, 5, 6, 7, 8, 9, 10,
 12, 14, 15, 16, 17, 18, 19, 20, 21, 22,
 23, 26, 27, 28, 29, 30, 31, 35, 36, 37,
 38, 39, 40, 41, 42, 43, 44, 45, 46, 47,
 48

****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 – lot 1

Block 3 – lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
24, 25, 26, 27

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 - lots 3, 7, 8, 14, 17, 31, 33

Block 2 - lots 3, 11, 13, 24, 25, 32, 49

Block 3 – lot 32

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.

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 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.

ARCHITECTURE

Garages

Roofs over garage should be as low as possible sloping toward the street. The highest roofs should not occur over the garage due to added visual emphasis.

Treatment of detail on garage doors should be consistent with the overall character of the house. This may be accomplished with one or two well placed windows along the top of the garage door and by breaking up the mass with paneled construction.

When two car garages are built, doors may be two single doors divided by a column, or one double door wide enough for 2 car access.

No wood or particle board doors are permitted. All garage doors are to be metal. Glass fenestrations are permitted. No reflective film or foil is permitted on the windows.

Garages cannot exceed the residential lot's main dwelling in height nor stories.

A detached garage must be connected to the residence by a breezeway or covered walk.

Carports (porte cochere) constructed of the same building materials and as an integral part of the residence are acceptable. All other carports are prohibited.

Garages, at a minimum, must be able to accommodate the storage of two (2) full size automobiles at the same time and, at a maximum, can accommodate the storage of three (3) full size automobiles at the same time. Extensions in the length of a garage which permits additional storage space is permitted.

All garage doors should be of metal design and colored to complement the adjacent wall.

Automatic garage door openers are required.

ARCHITECTURE

Exterior Building Materials

Single family residences must be, at a minimum, comprised of at least 51.0 percent masonry products** exclusive of windows, doors, and other building openings. Changes in materials should have a logical relationship to the changes in the form of the house.

Samples of all exterior building materials must be submitted to the ARC for approval. Exterior building materials for single-family residences must comply with the following standards, and/or guidelines.

Brick

Brick used on residences shall meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards for Brick, compiled by the American Society for Testing and Materials under designation C216-87. Brick shall be domestic, hard fired clay, even in color and texture. Used brick is discouraged, and may be used only with written consent of the ARC.

Mortar joints shall be tooled, slump joints are not acceptable. Colored mortar may be used if complementary to the brick color.

Exterior brick on the first floor of the residence must wrap a minimum of two feet (2') around the side of the house. Second floor brick wrapping is suggested but not required.

Stone

The use of natural or cultured stone must be approved by the ARC. Because of the many types and placement of natural stone, the ARC may require that a test panel be built to demonstrate the appearance for consideration by the ARC. Cultured stone may be approved with submittal of colored illustrations.

Stucco

Stucco may be used as an exterior wall finish only with the approval of the ARC. When stucco is allowed, the detailing should be consistent with the style of architecture. Trim and moldings shall be plumb and level, free of dents and deformities. Stucco has a tendency to discolor, especially in heavily wooded areas, and is discouraged in dense shade or predominantly northern exposures.

Waterproofing to prevent infiltration of moisture is essential to stucco construction. Qualified and experienced contractors working under strict supervision are required to construct stucco exterior walls following all manufacturers specifications and recommendations.

****Hardiplank Siding**

The requirement of 51% masonry will be waived for Gleannloch Farms Section 31, provided that the following requirements are met:

1. All residences must be at least partially composed of masonry. Siding only homes are not allowed in this section.

2. Hardiplank siding used must be one of the following:

- 6" exposure (7¼" actual) Select Cedarmill lap siding
- 5" exposure (6¼" actual) Rustic Cedar lap siding
- 5" exposure (6¼" actual) Smooth lap siding

This requirement applies to all exterior elevations of the home. Siding shall be placed horizontally or vertically

Metal and vinyl type siding is not allowed.

ARCHITECTURE

Exterior Elevations and Floor Plans

At no time will any two (2) adjacent lots have the same floor plan. There shall be at least three (3) lots between any lots with the same elevation. Lots across the street from one another and around street corners will be treated as adjacent for purposes of determining the location of floor plans and elevations. In addition, lots with adjoining rear lot lines may not have the same floor plan or elevations.

*3,400 SF CAP
FOR THIS SECTION*

ARCHITECTURE

Roof Geometry

Roof plan may be designed with hips and gables combined as an outgrowth of the plan form but are often most successful when using one or the other or using the change as accent only.

Front facing gables are particularly bad when placed over the garage door. The unshielded exposure of garage doors is helped greatly by way of a low plate line over the door.

Changes in roof geometry are best when accompanied by offsets in the plan.

Roof pitches should be a minimum of 5 in 12.

Mansard, gambrel, shed, flat (built up) roofing geometry is not allowed.

ARCHITECTURE

Roofing

Standing seam metal (factory finished steel), terne metal or copper and metal shingles require special consent of the ARC. Villages of production type housing shall have 240# composition shingles in color ranges approximating the color of weathered cedar shingles.

ARCHITECTURE

Windows

Wood windows are acceptable. Wood windows shall be primed and painted or stained in colors complementary to the masonry. Metal windows are also acceptable in white or dark anodized colors.

No unfinished metal on windows, screens or sliding glass doors is allowed.

Stained glass must be approved by the ARC. Leaded and beveled glass is encouraged.

No reflective glass or glazing will be allowed on any front or side facade, or on any facade which is visible from a public street, golf course or common area.

The use of wrought iron ornamentation or burglar bars on the exterior of any window or other fenestration is prohibited without the prior approval of the ARC.

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.

ARCHITECTURE

Home Wiring System Requirements

Material Specifications

3 Telephone jacks Category V, eight conductor, UL listed, CSA certified jacks. Insertion loss of less than 0.40 dB at 100 MHz.

Telephone cable Category V, eight conductor (4 pair). Must comply with EIA/TIA 568 specifications for 100-MHz UTP premise wiring. Either PVC jacketed or plenum spec is acceptable, choice up to contractor depending on requirements of individual runs.

3 Coaxial cable jacks

Connector : F56 Crimp Connector, ½ inch attached ring.
Jack: UL listed type F-81 Type bulkhead jack, Leviton 40681 or equivalent.

Coaxial cable Quad shielded RG6. Either PVC jacketed or plenum spec is acceptable. Choice up to contractor, dependent on requirements of individual runs.

1 combination jack One combination Category V phone RG6 fed jack, using wire and jack specifications shown above, located in the family room at Home Theater site.

Entry Alarm System Minimum 4-zone proprietary system including:

- battery backup
- telephone interface
- contact devices on all first floor and accessible 2nd floor windows and doors, as appropriate.
- one keypad
- RECOMMENDED, but not required: Non-proprietary MONITORED fire alarm system. Install monitored smoke detector(s), quantity and placement as required by building codes.

Control cabinet The cable splitter and the telephone block must be mounted in a metal cabinet, located in an accessible interior area, preferably the master bedroom closet. If security is wired in a separate cabinet, then category V telephone wire must be used to connect the primary phone line to the security system, with the line running from protector, to block and then to security system and back.

1. Wire all outlets, telephone, cable, and security, on a "home run" basis to the Control Cabinet. Terminate the coaxial cable on a 1 GHz splitter with sufficient capacity to handle all the outlets. Terminate the telephone cable on a category V connecting block such as the AT&T 110 - 50 pair block. The cable splitter and the telephone

2. block must be mounted in a metal cabinet. Install a 110 VAC outlet for security system use, and future amplification or other powering needs.
3. Install outlets to satisfy your customer's requirements (minimum of 4 telephone and 4 cable TV) consideration for home office location is highly recommended.
4. Cable and Wire Runs
 - Avoid sharp bends in the cable. This could damage the shielding on the cable.
 - Maintain 6" or more distance from parallel electrical lines. DO NOT run cables through same holes as electrical lines.
 - Always cross over electrical lines at 90 degree angles where possible.
 - Provide approximately 4 feet of cable at the mounting panel.
 - Label each cable run with the location of the jacks.
 - Use proper anchoring hardware for the cables. DO NOT use staples.

These requirements are part of an agreement with EnTouch. Prewiring is required but other elements are not. Please contact Suzanne Pizzatola with EnTouch for complete requirements 281-225-1000.

All wiring is to be completed per current BOCA, NEC, and NFPA requirements