



Section Thirty – Two

## RESIDENTIAL DESIGN GUIDELINES

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Gleannloch Farms Community Association Inc.

## FOREWORD

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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-two - Gleannmanor. 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 Thirty-two

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 24, 30  
                  *Block 2* – lots 9, 22, 34  
                  *Block 3* – lots 1

Right Side:   *Block 1* – lots 1, 16, 25  
                  *Block 2* – lots 5, 19, 24, 25  
                  *Block 3* – lots 15

*All other lots have optional driveway placement.*

Attached garages are allowed in this section, provided they are set back a minimum of six feet (6') from the front elevation of the house.

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

**\*\*Rear garages are not permitted on lake lots.**

## SITE LAYOUT

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### Fencing

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, 12, 13, 14

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

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

*Block 1* - lots 14, 15, 16, 19, 20, 24, 25, 26, 28, 29, 30

*Block 2* - lots 1, 5, 9, 13, 14, 15, 19, 22, 28, 29, 34

*Block 3* - lot 15

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

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### 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

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Mailboxes—revised 9/5/05

Individual mailboxes are not permitted in this section. Cluster mailboxes approved by the United States Postal Service will be installed in designated locations.

## LANDSCAPE

### Minimum Residential Landscaping Requirements Lots 50' Wide

#### TREES

Two (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 50' 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 2.5" 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 50' wide and under require the planting of a minimum of 10 small one gallon shrubs and 5 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.

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.

# LANDSCAPE

## Minimum Residential Landscaping Requirements Lots 50' Wide

### 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 2<sup>nd</sup> 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



block must be mounted in a metal cabinet. Install a 110 VAC outlet for security system use, and future amplification or other powering needs.

2. Install outlets to satisfy your customer's requirements (minimum of 4 telephone and 4 cable TV) consideration for home office location is highly recommended.
3. 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.

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