



**Gleannfield
Section Thirty-Eight**

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-Eight. 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-Eight

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 a minimum of twenty feet (20').

Left Side: *Block 1* – lots 1, 10
 Block 2 – lots 8, 26

Right Side: *Block 1* – lot 14
 Block 2 – lot 1

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.**

SITE LAYOUT

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 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, 15, 16, 17, 18, 19, 20

Block 2— lots 1, 2, 3, 4

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

Block 1 – lots 20, 21, 22, 23, 24, 25, 26, 27,

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

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.383.

ARCHITECTURE

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 65' Wide & Under

TREES

Two 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 65' 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, 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 variances 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.

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 requirements shall be selected from the approved plant list.

