



**Dove Manor  
Section Forty**

**RESIDENTIAL DESIGN GUIDELINES**

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 Forty. 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 Forty

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, 5, 17, 38, 44, 77  
                  *Block 2* – lots 10, 18  
                  *Block 3* – lots 1, 12, 25, 34

Right Side:    *Block 1* – lots 1, 20, 30, 43, 83, 85  
                  *Block 2* – lots 1, 11  
                  *Block 3* – lots 11, 24, 33, 52, 83, 85

*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 and at the rear and sides of the following lots.

*Block 1* - lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

The developer shall be responsible for installing an iron fence between lots 10 and 11 in *Block 1*.

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 4, 5, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64

*Block 2* – lots 1, 10, 11, 18

*Block 3* – lots 1, 11, 12, 24, 25, 33, 34

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

*Block 3* – lots 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 78, 79, 80, 81, 82, 83, 84, 85

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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### 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 primered 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.

## SITE LAYOUT

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### Lake Lots

Lots backing or siding onto lakes offer special design opportunities. Because they are open to public view, backyards become as important as front yards. All areas in public view must be solid sod. Care is to be given to enhance this special character and to insure the intrinsic value of this limited number of lots.

The lake is an ecosystem for aquatic plants and fish and will be under control of lake management professionals. Separate guidelines or rules will be published and made available to lake front property owners. These guidelines will deal with fishing (catch and release allowed only), controlling fertilizer, pesticide, petroleum product residue, and etc. around the lake. Dumping of leaves and grass clippings is prohibited. Soil runoff into the lake is to be kept at a minimum during and after residential construction. Use silt fencing during construction at rear property line of lake lots. Attention to these guidelines is imperative to the development of these lots.

### Grading

Lots shall be graded with drainage away from the lake. Lots should generally be drained from the back to the front at a minimum slope of 1% taking care to not place fill within the dripline of a tree. Silt fencing at the shoreline must be installed and kept in place during all construction activities on lake lots. No trash shall be permitted to enter the lake and no paint or chemical washout in or near the lake shall be permitted.

## SITE LAYOUT

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### Lake Lots

*Block 2* - lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13

- No bulkheads are permitted.
- Homeowner must maintain lot up to rear property line.

### Fencing

The rear and side of lots backing on the lake shall be fenced at the builder's/owner's expense with a 48" high iron fence that shall return no less than 40' toward the adjacent street. A fence and/or gate 48" high and perpendicular to the side lot line may be used to enclose the property as long as it is set 20' back from the lake (this is to preserve the 20' lake easement). Rear yard privacy screens, up to 72" high, are permitted with a maximum of 15' of length for sides of walls perpendicular or parallel to the rear lot line. Screens may be no closer than 48" from the adjacent side lot line and may be of wood, masonry (preferably matching primary residence construction), or shrub hedge.

### Patios

Paved patios may be placed in the rear yard but shall not extend beyond the property line to the water's edge. All construction plans, with details, shall be submitted to the ARC, including landscape and irrigation plans, for review.

### Water Craft Restrictions/Storage

Use of boats on lakes is prohibited.

### Docks/Piers

No dock, pier or other artificial structure may be extended into lakes from lots.

## SITE LAYOUT

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### Lake/Greenbelt Lots

Lots backing onto greenbelts, lakes and other areas designated as common open space are to be fenced with wrought iron of a standard design as shown in the Residential Design Guidelines. This fencing is required to promote a feeling of spaciousness for the lots and the open space. These lots may have direct access to the open space via gates in the iron fence. Gates may be installed at the option of the builder or lot owner. Rear and side lot fencing is further defined in these supplemental guidelines.

The back yards of these lots must be treated in the same way as the fronts of the lots. The entire yard must be solid sod St. Augustine grass and have an irrigation system installed. A minimum of 40 small shrubs (one gallon) and 20 large shrubs (5 gallon) is required in back yard. The back yards will be in full view of residents and guests. Provisions are made in these guidelines for privacy fencing or screening.

To open up the greenbelt and to avoid creating an alley effect, rear and side lot lines are required to be fenced with a 48" high iron fence using the design illustrated in the fence section. This fence is to be placed on the rear lot line and return no less than 40' on lake lots down side lot lines. Certain lots may be further defined in these Supplemental Guidelines.

Privacy fencing is permitted, but must be done according to the following guidelines. Privacy screens must be set back a minimum of 40' from rear property line and must not be more than 50' in length parallel to the rear property line. Dog kennels, storage yards, woodpiles, etc. are not to be visible from public view. Creating and maintaining a backyard that is viewed from open space and from nearby residences offers the chance for special design concepts. Privacy screening is not allowed on lake lots.



## 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 80' Wide & Over

## 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 Design Guidelines are required on lots 80' wide and over. 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 three 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 80' wide and over require the planting of a minimum of 60 small one gallon shrubs and 30 large five gallon shrubs.

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.

