FALL CREEK

So Much. So Close.

Residential Urban Design Standards

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Humble, Texas 77396

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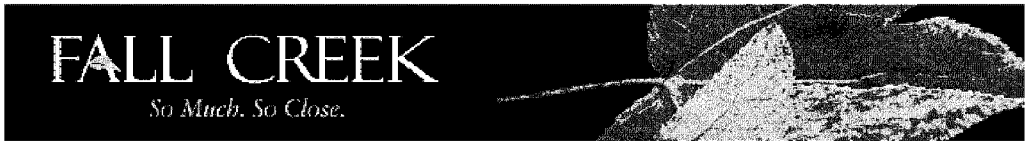
RP-2025-385424



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I. Introduction

The Fall Creek Residential Urban Design Standards are for the use of approved builders, as well as the residents and homeowners who wish to make improvements within the Fall Creek Development. They are intended to maintain both an attractive and coordinated physical environment before, during and after construction. Specific design standards are to provide continuity throughout the community without limiting creativity.

The Fall Creek Residential Urban Design Standards (Standards) are supplemental to the Fall Creek Residential Covenants, Conditions and Restrictions (CCR's). These Standards contain the construction, development and aesthetic standards that have been adopted and will be administered by the Fall Creek Residential Architectural Control Committee (ACC). The ACC is created by the Fall Creek CCR's. The Standards are to be used in the architectural review of builder or owner plans. Non-compliance of these Standards is and will be grounds for disapproval. The Standards are also to be used for future improvements to maintain the integrity of the community. The Standards do not necessarily represent all the restrictions that may apply to a specific Lot. Prior to construction of any improvement to the property deed, the recorded subdivision plat and the "Declaration of Covenants, Conditions and Restrictions" must be referred to. Builders are required to comply with regulations of the Home RWC Warranty building standards.

The ACC will operate in accordance with the CCR's and the Standards to insure that the integrity of the development is maintained at all times. All proposed improvements and subsequent improvements, grading, plantings and exterior construction must be reviewed by the ACC prior to any construction activity on a site. Therefore, no improvement shall be permitted without prior approval by the ACC. Refer to the CCR's for members, function and approval procedures for the ACC.

Disclaimer

Neither Fall Creek Residential, Ltd. development or the members of the Residential Architectural Control Committee (ACC) or its representative, their successors or assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence on nonfeasance arising out of or in connection with the approval or disapproval or failure to Approve any plans submitted. Every person who submits plans to the ACC for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Fall Creek Development, the members of the ACC, or its representatives, to recover any damages.

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II. Site Plan Standards

A. General

Prior to the placement of any forms, the Builder must review the regulations required in this document and all corresponding City requirements for the specific Lot in order to verify all applicable requirements. Unless otherwise delineated on a recorded plat or stipulated in a City ordinance, the following setbacks are required.

B. Building Setbacks

Building setbacks are established by the Developer, unless delineated on recorded plat or City ordinance. However, it shall be the responsibility of the Builder to discover and become familiar with the corresponding City's building setback requirements in effect at the time issuance of a building permit.

Setbacks		
Front	**50', 60', 65', Patio, 70', 75', 80', 90'**	**20' / 25' (As stated on Recorded Plat)**
Front Cul-de-Sac	**50', 60', 65', Patio, 70', 75', 80', 90'**	**20'**
Interior Side	**50', 60', 65', Patio, 70', 75', 80', 90'**	**5'**
	Patio	**Easement on One Side**
Interior Side on Lake, Golf Course or Pipeline	**70', 75', 80', 90'**	**10'**
Corner Side	**50', 60', 65', 70', 75', 80'**	**10'**
	Patio	**Dominant user wall**
	90'	**15'**
Rear	**50', 60', 65', Patio, 70', 75', 80', 90'**	**Utility Easement**
Rear or Side on Lake, Golf Course or Pipeline	**60', 65', Patio, 70', 75', 80', 90'**	**20'**
Detached Garage	**50', 60', 65', Patio**	**3' from Side P.L.**
	70', 80'	**5' from Side P.L.**
	90'	**10' from Side P.L.**

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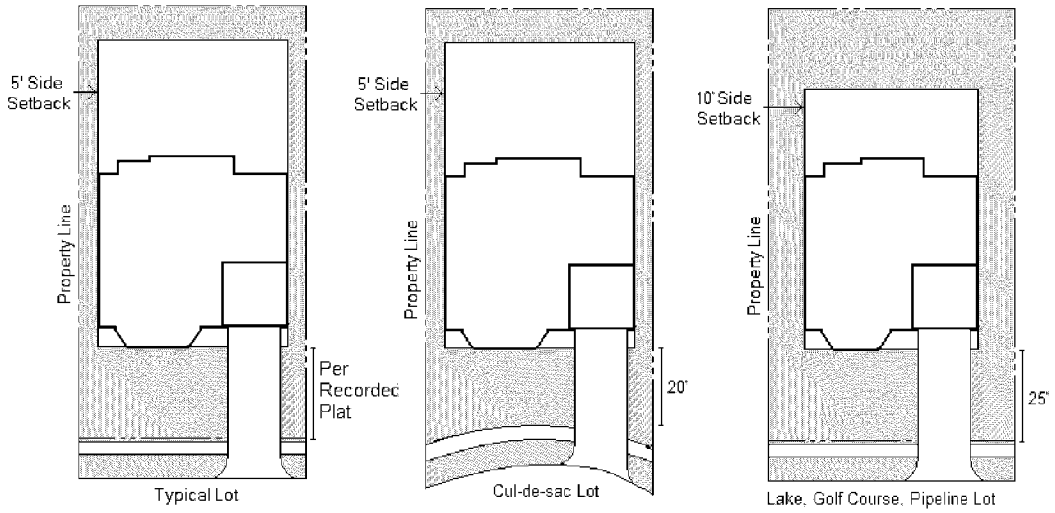
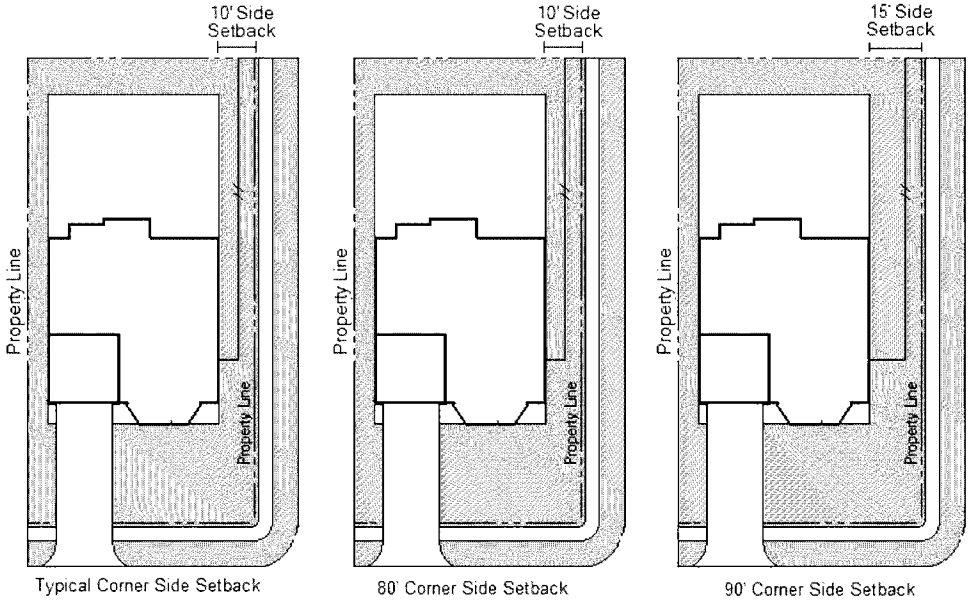
1. Front and Side Setbacks



2. Corner Setbacks



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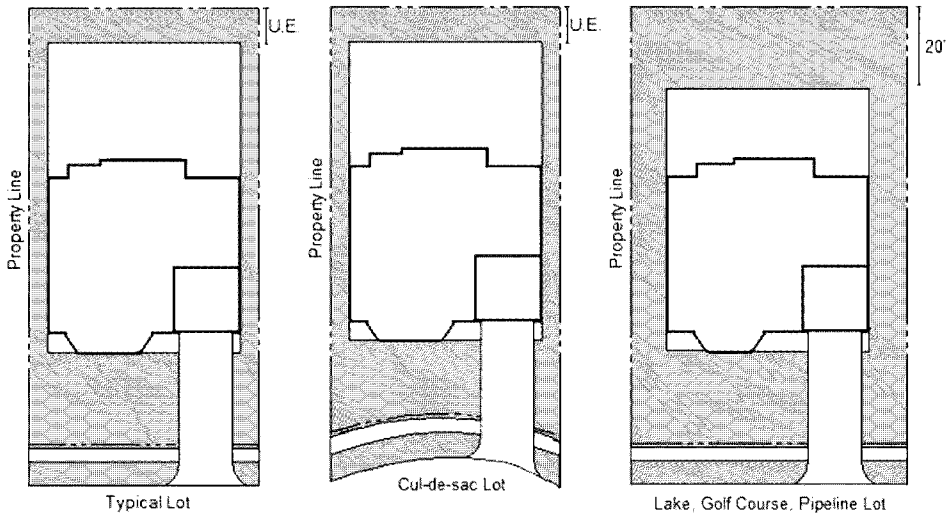
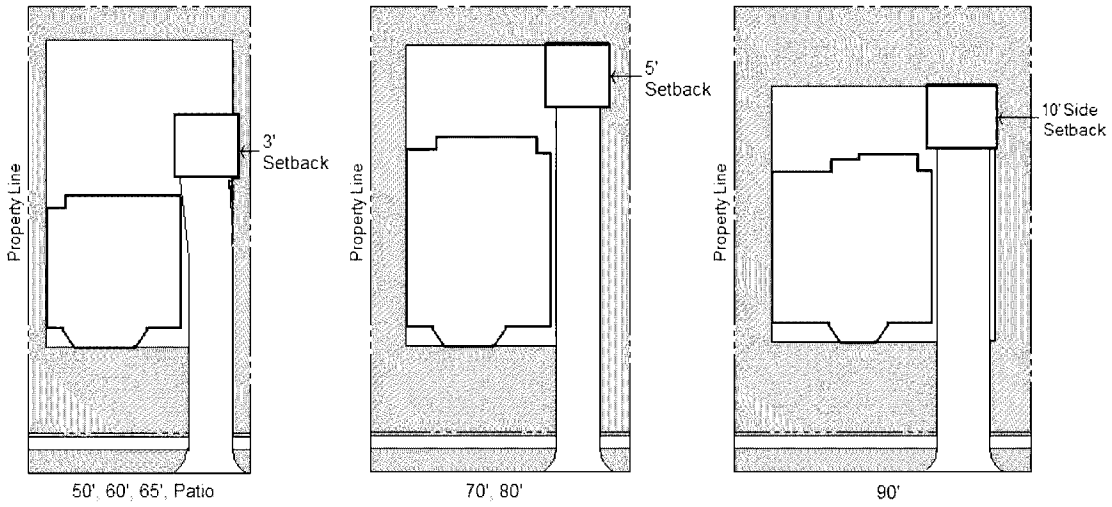
3. Rear Setback



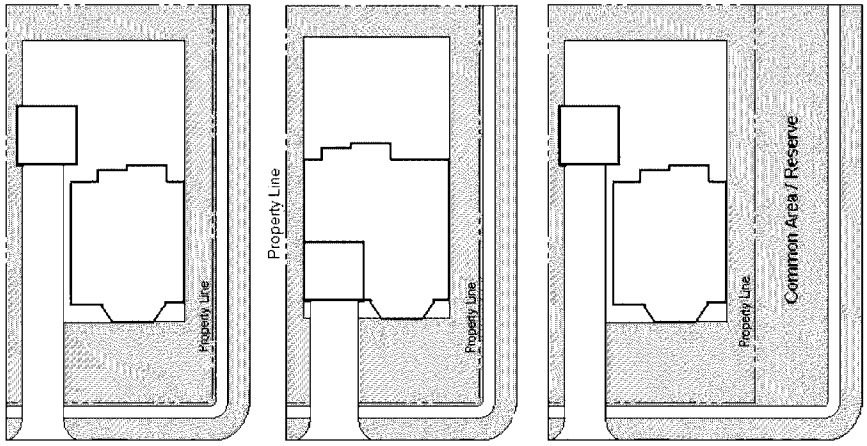
4. Detached Garage Setbacks



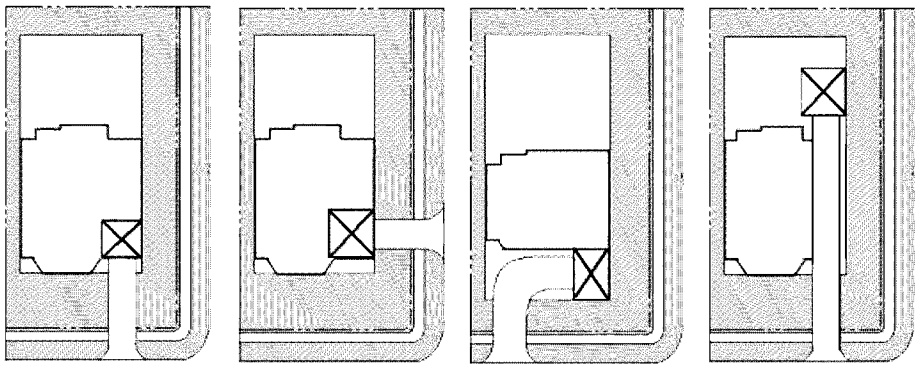
C. Garage Placement

1. Corner Lot Garage

Must be located on the interior side of the Lot. Note: A Lot is still considered a corner Lot if there is common space between the Lot and the side street. Access will only be permitted to minor streets at major intersections.



Detached Garage on Corner Lot | Typical Corner Lot | Considered Corner Lot



Prohibited Corner Lot Garage Placement

2. Lots Adjacent to Common Areas

Lots that back or side a common area may have detached garages on either side of the Lot, if it meets all garage, driveway and setback requirements. Must have prior ACC approval.

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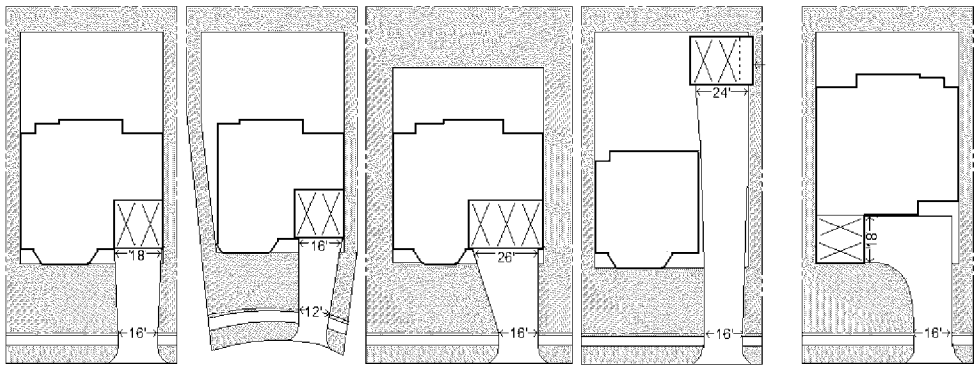
D. Driveways

1. Widths

Garage Type	Number of Cars	At Face of Garage	Minimum/Maximum
Front Loaded	Two (2) Car	18' Maximum	12' Minimum 16' Maximum at Property Line
	Three (3) Car	26' Maximum	12' Minimum 16' Maximum at Property Line
Swing In*	Two (2) Car	18' Maximum	12' Minimum 16' Maximum at Property Line
*Back-up space to be no greater than thirty feet (30') from face of garage to side setback. Must receive ACC approval.			

Note: Driveways may be reduced to a minimum of 10' where necessary with prior ACC approval.



2. Side-By-Side

Side-by-side driveways on neighboring Lots must be kept to a minimum of one occurrence per each side of the street.

For a detached garage, a six foot (6') Upgraded Wood Good Side In fence must be installed along property line. See Side-by-Side Driveway Fencing.

3. Materials Permitted

Concrete required for 50' – 90' Lots. Refer to City Ordinances for construction Standards.

90' Lots may have unit masonry, stamped or colored concrete, pavers, brick borders with prior ACC Approval.

4. Materials Prohibited

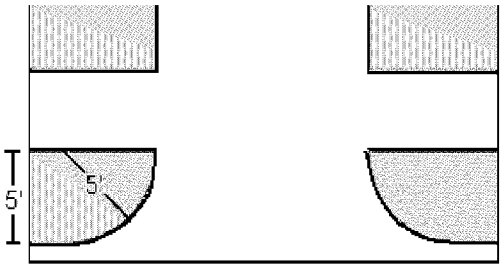
Asphalt paving, loose gravel, stone, timber borders.

5. Prohibited Driveways

Dual driveways are not permitted such as driveway through a Porte-Cochere and another driveway alongside the Porte-Cochere to access the rear-loaded garage.

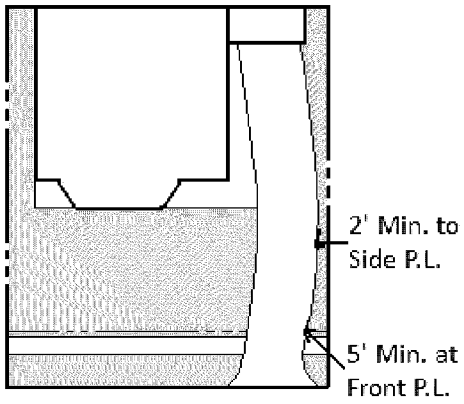
6. Driveway Radius

All Driveways must have five foot (5') radii on each side of driveway apron.



7. Driveway Setbacks

Driveways shall be located no closer than two feet (2') from side property line and no closer than five feet (5') from front property line to allow for a five foot (5') driveway radii.



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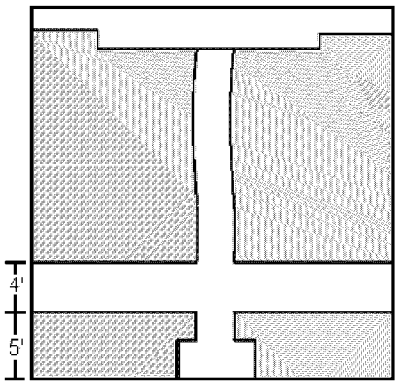
E. Sidewalks

1. General

Each Lot must have a four foot (4') concrete sidewalk. Abrupt curves or sharp angles are not allowed. To insure pedestrian safety, all manholes, valve boxes, etc. must be flush with the sidewalk. All sidewalks must be located ***consistently five feet (5')*** from the back of a curb, including Lots on cul-de-sacs. If mail clusters, meters, pedestals, etc. are within the path of a potential sidewalk and cannot be re-located, sidewalks must meander behind them. Sidewalks must be carried through walkways with decorative paving.



F. Walkways

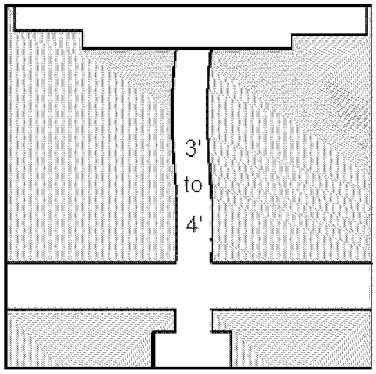
1. General

Concrete required for all Lots 50' – 90'.

90' Lots may have unit masonry, stamped or colored concrete, pavers, brick borders with prior ACC Approval.

a. 50', 60', Patio Lots

A three foot (3') minimum to four foot (4') maximum walkway must be constructed from the front door to the driveway **or** sidewalk. A curvilinear walkway is required when connecting to the sidewalk.



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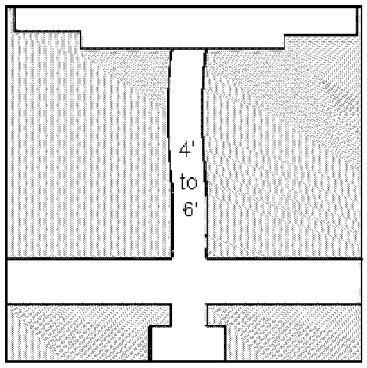
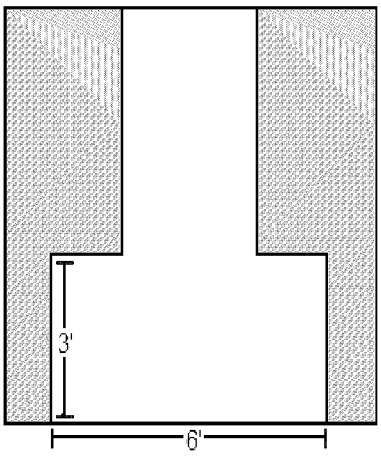
b. 65'–90' Lots

A four foot (4') minimum to six foot (6') maximum walkway must be constructed from the front door to the sidewalk **or** driveway. A curvilinear walkway is required when connecting to the sidewalk.



c. Landings

A three foot (3') by six foot (6') wide concrete landing between the sidewalk and curb is required for walkways constructed from the front door to the sidewalk.



d. Handicap ramps are permitted from the driveway to the front porch. A walkway between the front porch and the street is still required, except for 60' Lots.

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G. Fencing

1. General: Wood

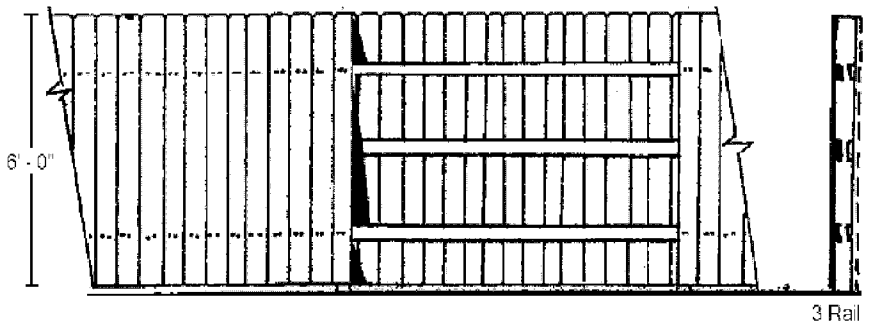
The builder must install front fencing behind the front elevation, along the rear and side property lines of each Lot where fencing is required and shown on the Fence Plan for each section. Fencing is not permitted in the front yard of any Lot. All front fencing must have a minimum ten foot (10') to maximum fifteen foot (15') setback from the front corners.

All Wood fencing must be constructed with #2 or better, six-foot one-inch (6'1") by six inch (6") REAL ***cedar*** pickets with four inch (4") by four inch (4") pressure treated vertical wood posts and a three (3) rail system.

All fencing within public view that is thirty feet (30') or more requires a landscape buffer along fence line. Fencing more than sixty (60') requires two (2) landscape buffers along fence line. See Minimum Landscape Requirements.

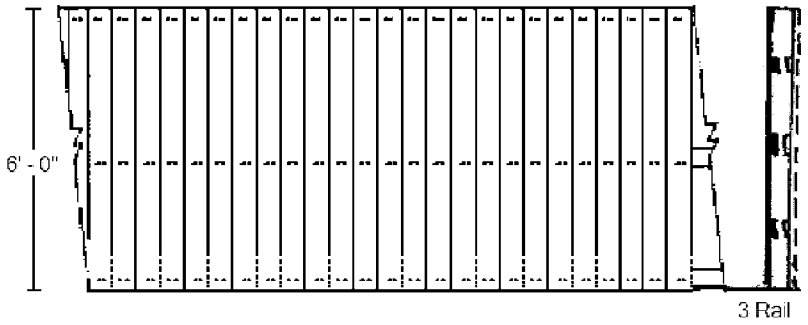
a. Good Neighbor

All wood fencing that is not within public view must be Good Neighbor Wood Fence with *alternating* good side out panels.



b. Good Side Out

All wood fencing visible within public view, other than front fencing and corner Lot fencing is to be Good Side Out Wood fencing. Unless otherwise stated on Fence Plan or Approved Plot Plan. See Fence Plan for specific locations.



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c. Upgraded Wood

1. General

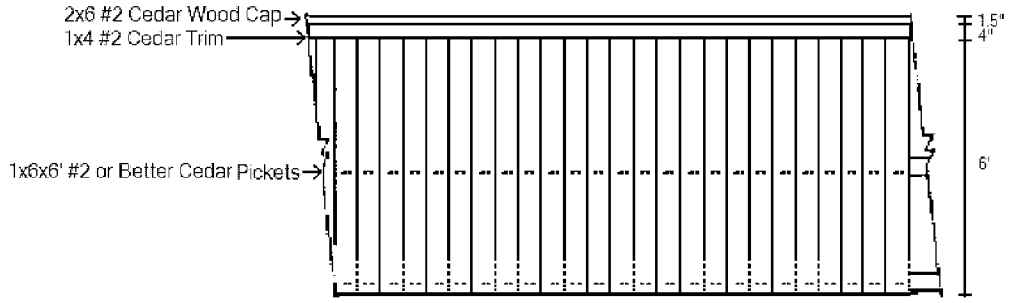
All Upgraded Wood fencing is either Good Side Out Wood with cap rail and trim or Good Side In Wood with cap rail and trim. The last builder to complete an improvement must finish exposed fencing to make it Good Side Out. See Fence Plan for Specific locations.

2. Front Fencing

All fencing facing ROW or facing adjoining properties is considered Front Fencing. All Front Fencing is to be Upgraded Good Side Out Wood unless otherwise stated on the Fence Plan or Plot Plan.

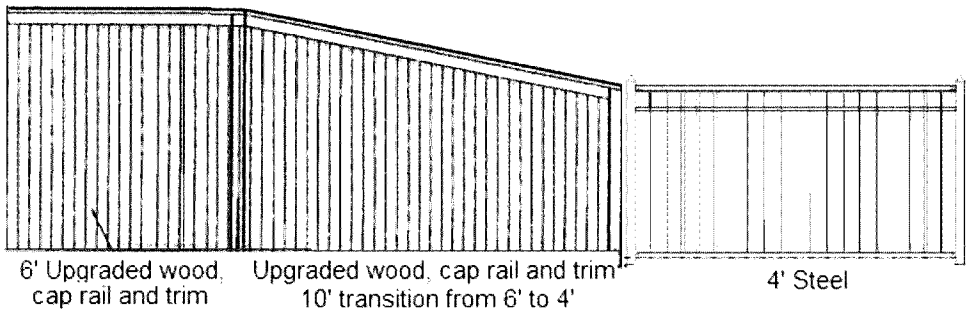
3. Corner Lot Fencing

All Corner Lot fencing facing the ROW is considered Front Fencing. All Corner Lot Fencing is to be Upgraded Good Side Out Wood. Setback five feet (5') from back of the sidewalk to allow for Corner Lot landscaping.



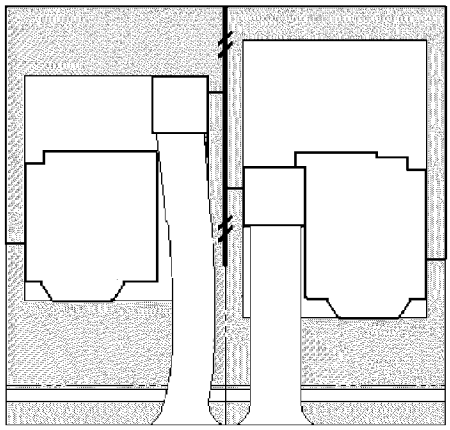
d. Lake, Golf Course, Reserve Lot Fence

All Lots visible by Lake, Golf Course or Reserves must have a six foot (6') Upgraded Good Side In Wood fence with four foot (4') steel fence along the side property line. Transition wood fence to meet four foot (4') steel with one ten foot (10') panel transitioning from six foot (6') wood to four foot (4') wood. Four foot (4') steel fence must begin no less than twenty-four feet (24') from rear property fence. Rear four foot (4') steel fence must extend across entire rear property line.



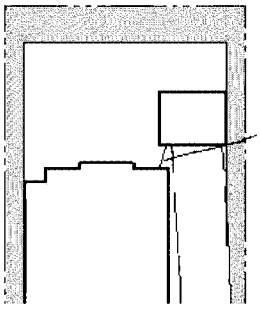
e. Side By Side Wood Driveway Fence

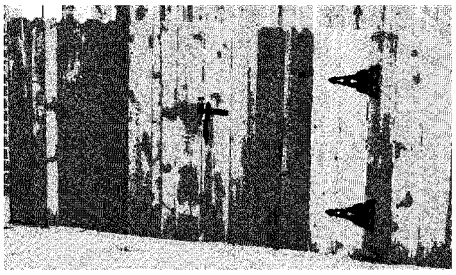
For side by side detached garage driveway, a six foot (6') Upgraded Good Side In Wood fence must be installed along the property line. Fence must start a minimum of ten feet (10') to a maximum fifteen feet (15') from the front corner of the residence. Fence must transition from four feet (4') to meet the six feet (6'). Transition must occur within one panel.



f. Breezeways

A four foot (4') breezeway or six foot (6') fence is required. Fence must be Good Side Out Wood with wood gate.





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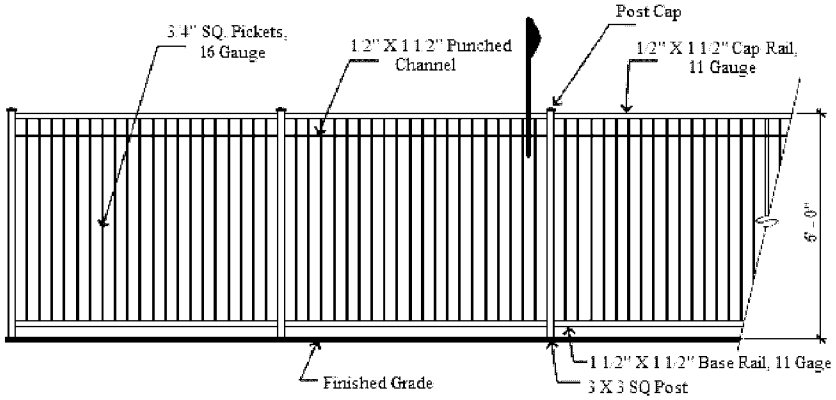
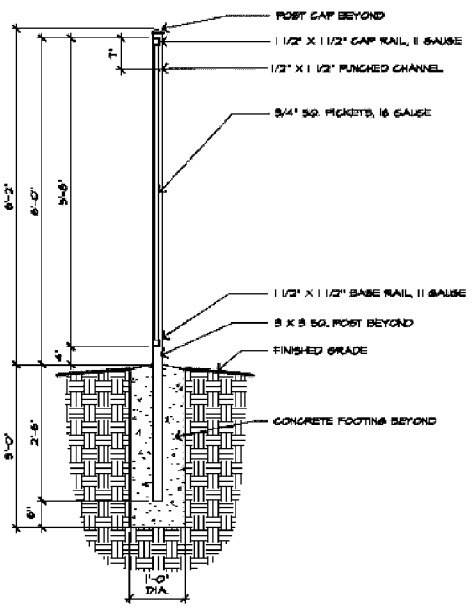
2. General: Steel

The builder is responsible for installing a fence along the rear and side property lines of each Lot where fencing is required and shown on the Fence Plan for each section. Fencing is not permitted in the front yard of any Lot. All front fencing must have a minimum ten foot (10') to maximum fifteen foot (15') setback from the front corner.

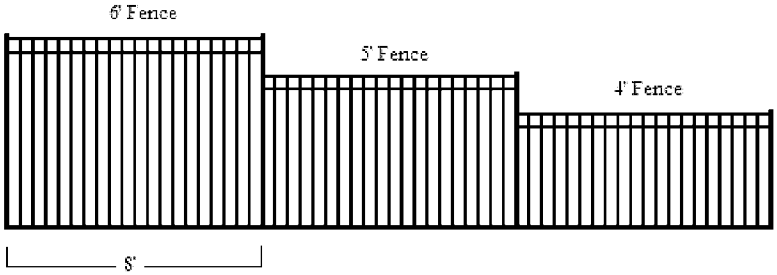
a. All steel fence is to be zinc-galvanized factory coated after fabrication. Welds must be sanded or brushed and primered prior painting to prevent rusting. Primer must be epoxy or steel and structural primer. All fencing must be primer-coated. Paint must be polyurethane or oil based enamel black semi-gloss paint.





a. Lake and Golf Course Fence

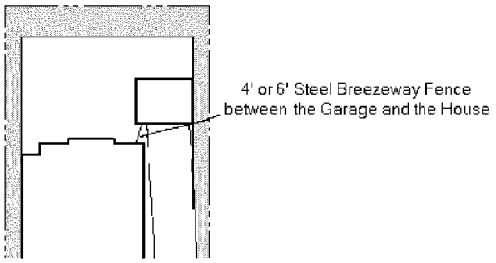
b. All Lake, Golf Course Lot fencing must be steel. Front fencing must be six foot (6') steel fencing. Side property line fencing must be six foot (6') steel, transition to four foot (4') steel with a five foot (5') panel between. Four foot (4') steel fence must begin no less than twenty-four feet (24') from rear property line. Rear four foot (4') steel fence must extend across entire rear property line.



H. Breezeways and Gates

1. Breezeways

A four foot (4') breezeway or six foot (6') fence is required. Fences must be either Good Side Out Wood with wood gate or steel with steel gate.



2. Pedestrian Gates

a. Wood Gates for wood fencing:

A six foot (6') tall by three foot (3') wide wood pedestrian gate may be placed on the front fence facing the street. All gates must be Upgraded Wood. All gates must be self-closing and self-latching. No gates are permitted along the rear or corner side property line fencing.

b. Steel Gates for steel fencing:

A four foot (4') tall by three foot (3') wide steel pedestrian gate may be placed along the rear fence of Lake, Golf Course or Reserve Lots. Steel gates must match steel fence. Decorative gates, arbors, etc. are prohibited. All gates must be self-closing and self-latching.

3. Driveway Gates

Driveway Gates must have ACC approval.

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I. Grading, Drainage, Berms

All Lots have been graded from rear to front with a slope of ½ to 1 ½. Each Lot must drain directly to the street without crossing property lines. For Lots along the lake, a maximum setback equal to width of utility easement the rear of the Lots may drain towards the lake, but in no instance shall Lots be allowed to drain across rear property lines into the lake with storm drain pipes. In no instance may a builder or homeowner be allowed to construct a retaining wall at the rear of the Lot along a lake. Lots may not be regraded along the rear thirty feet (30') of the Lot without express approval of the ACC. Berms used for screening or aesthetics may not exceed a maximum slope of 4:1 for sodded berms and 3:1 for landscaped berms. Maximum height limited to three feet (3'). Rigid berms shaped like half of a cylinder are not permitted. Berms are not permitted in the front yards.

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III. Architectural Standards

Architectural Standards are to establish basic criteria for the construction of residences, garages and other structures. All construction must be of the highest quality in order to insure well-crafted residences. These Standards allow for diversity while enforcing the architectural integrity of the whole community. Articulation in design of elevations including roofs is required. Designs lacking articulation are strongly discouraged and may not be Approved by the ACC. Equal priority is given to the sides of a residence that may be within public view, Lakes, Golf Course and common areas. Builders are required to comply with the regulations of the Home RWC Warranty.

A. Square Footage Minimum & Maximum:

50' Lots		
	Minimum One Story	**Maximum**
Fall Creek West	1,400 SF	2,600 SF
Fall Creek East	1,500 SF	2,700 SF

60' Lots		
	Minimum One Story	**Maximum**
Fall Creek East	1,800 SF	3,500 SF
Patio	1,800 SF	3,500 SF

65'Lots		
	Minimum One Story	**Maximum**
Fall Creek East	2,400 SF	4,000 SF

70' Lots		
	Minimum One Story	**Maximum**
Fall Creek West	2,400 SF	4,500 SF

80' Lots		
	Minimum One Story	**Maximum**
Fall Creek West	3,000 SF	5,000 SF

90' Lots		
	Minimum One Story	**Maximum**
Fall Creek West	3,250SF	Unlimited

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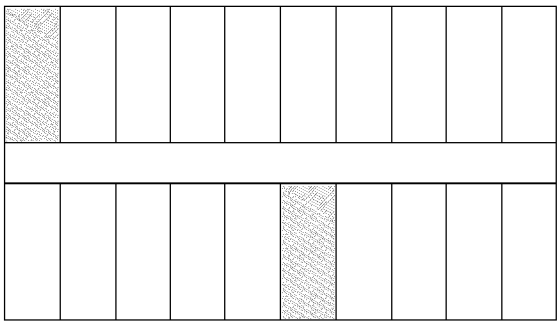
B. Plan Width Minimum

50', 60', 65', 70' Master Plans may be no less than fifteen feet (15') of Lot Size.

C. Plan Spacing and Repetition

Elevation	Street Side	Number of Lots Between
Same	Same	4
Different	Same	2
Same	Opposite	4
Different	Opposite	2



D. Masonry Requirements

Lot Size	# of Stories	1st Floor Masonry	2nd Floor Masonry
50', 60', 65', Patio, 70'	1	100%	
	2	100%	*30%
80', 90'	1	100%	
	2	100%	**60%
Lake and Golf Course	1	100%	100%
	2	100%	100%
*30% = 100% masonry on Front elevation facing R.O.W. plus wrap around the sides a minimum of two feet (2') to meet 30%.			
**60% = 100% masonry on Front elevation facing R.O.W. plus wrap around the sides to meet 60%.			

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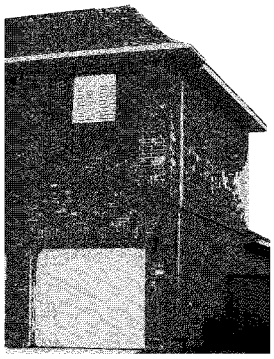
E. Exterior Materials

1. Masonry

Masonry is considered brick, stucco or stone. Material changes shall not occur at a front outside corner of a home. This technique of "shirt fronting" masonry is prohibited. See exhibit below. Second floor masonry must wrap a minimum of two feet (2') around the sides to meet the minimum percentage for second floor masonry requirement. Must receive ACC approval.



Prohibited "Shirt Fronting"

a. Brick

Must meet the standard specifications established by the Brick Institute of America.

b. Stucco

Cementitious-based or acrylic-based stucco is permitted. Quality and installation must meet cement and plaster institute minimum standards. EFIS and Drivet are prohibited. 100% Stucco is not permitted. Stucco may be used in combination with other materials, up to 40%.

c. Stone and Cultured Stone

Stone is encouraged. Must receive ACC approval.

2. Wood

All wood must be painted, stained or treated. Stained wood must be sealed. Natural weathered wood is prohibited. Hardi-plank is not considered wood. Must receive ACC approval.

a. Trim

All wood trim must be smooth, high quality finish-grade stock, stained or painted as Approved by ACC. The use of MDO (Medium Density Overlay) will be allowed.

3. Siding

Concrete Hardi-plank is permitted on side and rear elevations. Hardi-plank is not considered masonry. Shaker shingles are prohibited. Metal, reflective aluminum or vinyl siding are prohibited. Must receive ACC approval.

4. Metal

Exposed metals must be anodized aluminum, bronze, copper or painted galvanized steel.

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F. Masonry Repetition

Same color *group* masonry, stone or stucco may not be immediately adjacent to or directly across the street from one another. Using the *same* brick, stone or stucco color more than twice within a four (4) house block is prohibited. *Similarly*, colored accent stone or tile may occur only once within a four (4) house block. Must receive ACC Approval.

G. Exterior Colors

Maximum of three (3) colors per residence. Wood stain is considered a color. Paint colors must harmonize and complement the masonry material(s). Pastel and primary colors are prohibited unless used on doors or shutters. Must receive ACC approval.

H. Windows

Bronze, reflective glass, mirrored glazing or tinting, wrought iron ornamentation, burglar or security bars on windows or doors, sunscreens and awnings are prohibited.

1. Materials

Wood, metal, vinyl-clad windows may be used. Metal window finishes must complement the architectural style and color of the house. Clear anodized aluminum is prohibited.

2. Tinting

Encouraged for energy conservation purposes. Must receive ACC approval.

I. Chimneys

1. Materials

Chimneys must be constructed of materials that match and complement the architectural style of the home. May be masonry or hardi-plank unless on Lake or Golf Course. Lake and Golf Course Lots must be 100% masonry.

a. Chimney caps

Sheet metal chimney caps are required on all chimneys and must be painted to match the chimney material.

b. Gas Fireplaces

Direct vent permitted if not visible from the street.

J. Roofs

1. Materials

a. 50'-70'

Twenty-five (25') year shingles such as Prestique II or equal are required. Black or dark gray only. Garage and breezeway roofs must be same material as the house.

b. 80'-90'

Thirty (30') year shingles such as Prestique II or equal. Clay, slate, tile, standing seam metal or wood shingles are allowed with ACC approval. Variety of colors in darker brown, black, grey, etc. must receive ACC approval.

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c. Metal

Copper roofing and standing seam metal for Bay windows and porches are permitted with ACC approval. All other exposed roof metal must be located to the rear or side slopes, away from public view.

2. Forms

Roof pitches must be 6:12 or greater. Roof pitches over porches must be 4:12 or greater. Dormers must be no less than 3:12. Flat roofs, mansard roofs are prohibited.

3. Roof Top Accessories

Antennas, towers, satellite dishes or similar devices for receiving and/or sending signals are permitted. Placement must be in the least obtrusive location of the rear yard, no higher than the highest point of the rear line of the residence and must not be visible from the street. Must receive ACC approval for placement.

a. Skylights

Must be integrated with the roof design, parallel to the roof pitch. Framing must match the roof color. Must receive ACC approval for placement.

b. Solar Collectors

Solar collectors must not be placed within public view. Must receive ACC approval for placement.

K. Garages

1. General

Minimum of a two (2) car garages is required for every Lot.

2. Attached Garages

a. Front Loaded Two Car Garage

Maximum ten foot (10') storage extensions permitted with ACC approval.

b. Front Loaded Three Car Garage

Maximum ten foot (10') storage extension permitted with ACC approval.

3. Detached Garages

The front of a detached garage must be masonry. At a minimum, the remaining three (3) sides must have siding. All elevations within public view must be masonry. Detached garages in the rear of a home will be allowed one pedestrian door. Detached garages are not permitted on Lake or Golf Course Lots.

4. Swing In or Side Loaded Garages

Two (2) car garages only. Swing-in or side loaded garage doors may not face the entry into a section, cul-de-sac or court, Lake or Golf Course, or face each other.

5. Porte Cocheres

Must be the same architectural style of the home. The side yard setback is the same as the home.

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L. Garage Doors

1. **General**
   Metal, paneled construction, "carriage house" doors are encouraged. Maximum height of eight feet (8'). Unless otherwise Approved by ACC.

2. **Front Loaded Garages**
   50' Lots may have one double door or two single doors separated by a column.
   60'-90' Lots must have two (2) single doors separated by a column.

3. **Three Car Detached Garages**
   The single door should be placed on the side of the garage closest to the side property line. The double doors must be placed on the side closest to the Breezeway. Must receive ACC approval.

4. **Swing In or Side Load Garages**
   May have one double door or two single doors separated by a column.

M. Plate Height
Nine foot (9') first floor Plate Height is required.

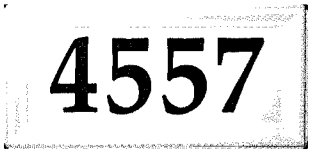
N. Railing
Railing may be approved stylized wrought iron, painted black wrought iron or painted decorative wood. Must match the architectural style of the house. Pressure treated railing is prohibited.

O. Lighting

1. **General**
   Cast aluminum or brass fixtures are permitted. Colored lighting, exposed transformers and wiring, "spill over" lighting onto neighboring yards or properties, streets or public spaces are prohibited. All exterior lighting must receive prior ACC approval.

P. Screening
All mechanical equipment, meters, pedestals must be screened with landscaping or fencing from public view.

Q. Address Marker
Precast concrete standard for all residence.



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R. Signage

1. Homeowner

a. Home Security signs: one per Lot. Political signs: temporary sign no greater than six (6) square feet on private property only, one sign per candidate or political issue, four feet (4') maximum height, no more than thirty (30) days prior to election and no more than five (5) days after.

b. For Sale signs: temporary sign, one per Lot, maximum area five (5) square feet and professionally manufactured.

S. Mail Clusters

U.S. Post Office standard mail clusters will be installed at appropriate locations.

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IV. Landscape Standards

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A. General

Landscape Standards provide the minimum requirements for site improvements. Front yard and rear yard landscaping combine trees, shrubs, ground covers and grasses from the Preferred Plant list. Corner Lot landscaping will also follow the Preferred Plant List.

Plant proportions shall be those recognized and recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association of Nurserymen. A plant is considered dead if at least 50% of its growth is dead or fails to make new growth from a dormant stage. All replacements must conform to the original Landscape Standards. The ACC reserves the right to require the builder to replace plants that do not meet these requirements.

1. Front Yard

Planting beds in the front of the home shall be curvilinear with the plants massed in tiers. Groupings of shrubs of the same species provide a substantial look. See Front Yard Requirements per Lot Size.

2. Rear Yard with View

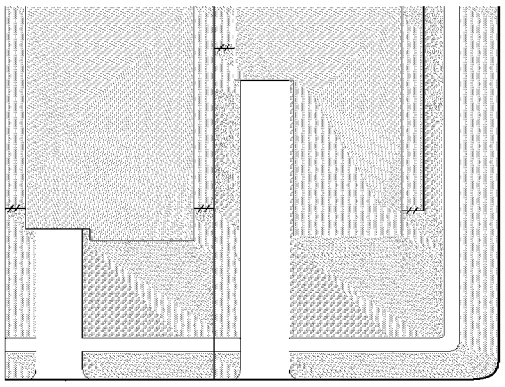
Planting beds must be planted along the rear of the home in tiers. See Rear Yard with View Requirements.

3. Corner Lot

Lots whose side yards face a street must have Corner Lot Landscaping. Plantings shall be in clusters along fence facing the street. See Corner Lot Requirements.

4. Landscape Buffer

Landscape buffers have the same requirements as Corner Lot Landscaping. Landscape buffers are required for all fencing that measures thirty feet (30') or more. Fencing more than sixty feet (60') requires two (2) landscape buffers spaced evenly along the fence. See Landscape Buffer Requirements.



B. Planting Beds

1. General

Planting beds must be a minimum of five feet (5') from front elevation. Mulch with shredded hardwood bark is required along with mandatory Landscape Requirements. Mulch colors are subject to prior ACC approval. Gravel or rock mulch is prohibited.

2. Edging

Ryerson steel edging (or similar), brick set in mortar or natural stone are permitted. Plastic, loose brick, concrete scallop, corrugated aluminum or plastic, wire wickets, railroad ties or timbers are prohibited edging. Wire or small picket fencing, continuous concrete bands are also prohibited. Shrubs or tress between the sidewalk and street curb are strongly prohibited.

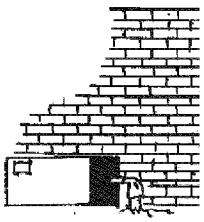
C. Screening

1. Foundation

All foundation visible from public view must be screened with evergreen landscape.

2. Mechanical

All mechanical equipment such as air conditioning units, utility pedestals, transformers, etc. must not be within public view. Equipment not able to be placed out of public view must be screening with evergreen shrubs. See Preferred Plant List for screening options.



Not Allowed

D. Irrigation

Irrigation systems of approved design must have a minimal overthrow onto paved areas using the current standards at time of installation. All equipment for such systems must be screened from public view with evergreen shrubs. See Preferred Plant List for screening options.

1. 50'-65' Lots

Front yard irrigation not required.

2. 70'-80' Lots

Front yard irrigation recommended.

3. 90' Lots

Front yard irrigation required

4. Lake and Golf Course Lots

Rear yard irrigation required.

E. Minimal Landscape Requirements

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Front Yard	50'	60'	Patio	65	70'	80'	90'
Yard Tree	Two 2" caliper Live Oak	Two 2" caliper Live Oaks	Two 2" caliper Live Oaks	Two 4" caliper Live Oaks	Two 4" caliper Live Oaks	Two 4" caliper Live Oaks	Two 5" caliper Live Oaks
Street Tree						One 30 Gallon Live Oak every 30'	One 30 Gallon Live Oak every 30'
30 Gallon Plant					1	1	2
15 Gallon Plant	2	2	2	2	3	3	3
5 Gallon Plant	10	10	10	15	20	20	20
1 Gallon Plant	25	25	25	30	40	40	50
Foundation and Equipment Screening	Evergreen Shrubs						

Rear Yard with View	50'	60'	Patio	65	70'	80'	90'
Yard Tree	Two 4" caliper						
15 Gallon Plant	15						
1 Gallon Plant	35						

All Corner Lot / Landscape Buffer Requirements		
Ornamental Trees	3 15 Gal.	Over a 30' Span
Shrubs	10 5 Gal	

F. Preferred Plant List

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Botanical Name	*Common Name*	*Size*	*Remarks, Minimum Heights, Caliper, and Spread*
CANOPY TREES			
Carya illinoisis	Pecan	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Magnolia grandiflora	Southern Magnolia	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Pistache chinensis	Chinese Pistache	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Quercus macrocarpa	Burr Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
Quercus nigra	Water Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
Quercus shumardii	Shurmard Oak	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Quercus texana	Red Oak	MM	3" cal., 12-14' Ht., 6-7' spr., full branching
Quercus virginiana	Live Oak	MM	3" cal., 13-15' Ht., 10-12' spr., full branching
Ulmus parvifolia 'Drake'	Drake Elm	MM	13-15' Ht., 10-12' spr., 3-1/2" cal., full branching
EVERGREEN TREES			
Ilex opaca	American Holly	45 gal	8-10' Ht., 5-6' spr., full branching
Ilex opaca Savannah	Savannah Holly	45 gal	8-10' Ht., 5-6' spr., full branching
ORNAMENTAL TREES			
Chionanthus virginica	Chinese Fringe Tree	30 gal.	10-12' Ht., 5-6' spr. 2--2-1/2" cal. full branching
Crateagus marshalli	Parsley Hawthorn	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
Diospyros kaki	Japanese Persimmon	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
Koelruteria bipinnata	Golden Rain Tree	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
Lagerstroemia indica	Crape Myrtle	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
Magnolia liliiflora	Lily Magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
Magnolia soulangeana	Saucer magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
Magnolia stellata	Star Magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" cal., 4-6 canes, full branching
Magnolia virginiana	Sweet Bay Magnolia	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., 4-6 canes, full branching
Prunus mexicana	Mexican Plum	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., full branching
Pyrus calleryana 'Aristocrat or Capitol'	Flowering Pears	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., full branching

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Botanical Name	*Common Name*
15 GALLON PLANTS	
Abelia	Abelia
Anisacanthus wrightii	Flame Acanthus
Callistemon citrinus, 'Austraflora','Firebrand', 'Little John', and 'Splendens'	Dwarf Bottlebrush
Cortaderia selloana 'Pumila'	Dwarf Pampas Grass
Cygas Revoluta	**Sago Palm**
Dietes iridioides	Butterfly Iris
Eryobotrya japonica	Loquat
Feijoa sellowiana	Feijoa
Fortunella	Kumquat
Ilex cornuta 'Burfordii compacta'	Dwarf Burford Holly
Ilex cornuta 'Rotunda'	Chinese Holly
Ilex vomitoria 'Nana'	Dwarf Yaupon
Iris louisiana	Louisiana Iris
Lagerstroemia indica 'Nana'	Dwarf Crape Myrtle
Ligustrum japonicum	Ligustrum
Ligustrum lucidum	Waxleaf Glossy Privet
Loropetalum chinense 'Monraz'	Fringe Flower Razzleberri
Meuhlenbergia lindheimeri	Muhly Grass
Miscanthus sinensis 'Morning Light'	Dwarf Maiden Grass
Miscanthus sinensis var.	Maiden Grass
Myrica pusilla	Dwarf Wax Myrtle
Nandina domestica	Nandina
Nerium oleander	Oleander
Nerium oleander 'Petite Pink'/ 'Little Red'	Dwarf Oleander
Pittosporum tobika	Pittosporum
Pittosporum tobika variegated	Variegated Pittosporum
Plumbago auriculata	Plumbago
Punica granatum 'Nana'	Dwarf Pomegranate
Raphiolepis indica 'Clara'	Indian Hawthorn
Spirea prunifolia	Bridal Wreath Spirea
Ternstroemia gymnathera	Japanese Cleyera
Viburnum	Sweet Viburnum

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Botanical Name	*Common Name*
3 & 5 GALLON PLANTS	
Anisacanthus wrightii	Hummingbird Bush
Aucuba japonica	Aucuba
Azalea indicum	Indica Azalea
Buddleia davidii	Butterfly Bush
Buxus spp.	Boxwood
Callistemon citrinus 'Austraflora', 'Firebrand', 'Little John', 'Splendens	Dwarf Bottlebrush
Callicarpa Americana	American Beauty Berry
Camellia spp.	Camellia
Cassia corymbosa	Flowery Senna
Chaenomeles japonica	Flowering Quince
Clyera japonica	Japanese Cleyera
Elaeagnus macrophylla	Elaeagnus Ebbeningei
Eleagnus fruitlandi	Silverberry
Eryobotrya japonica	Loquat
Gardenia spp.	Gradenia
Ilex cornuta 'Burfordii' compacta	Dwarf Burford Holly
Ilex vomioria 'Nana'	Dwarf Yaupon
Juniperus	Juniper species
Lagerstroemia indica "dwarf"	Dwarf Crape Myrtle
Ligustrum lucidum	Glossy Privet
Ligustrum japonicum	Wax Leaf Ligustrum
Lonicera fragrantissima	Winter Honeysuckle
Myrica cerifera	Southern Wax Myrtle
Myrica pussila	Dwarf Wax Myrtle
Nandina domestica	Dwarf Nandina varieties
Nerium oleander	Oleander
Pittosporum tobira 'Wheeleri'	Dwarf Pittosporum
Podocarpus macrophylla	Yew Podcarpus
Prunus Carolina	Cherry Laurel
Pyracantha crenato-serrata	Dwarf Pyracantha
Pyracantha fortuneana	Pyracantha
Rhaphiolepsis indica	Indian Hawthorn
Rhododendron indicum 'Formosa'	Formosa Azalea
Spiraea prunifolia	Bridal Wreath
Spirea bumalda or similar dwarf varieties	Spirea

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Botanical Name	*Common Name*
1 GALLON PLANTS	
Ajuga reptans	Carpet Bugle
Antigonon leptopus	Coralvine
Asparagus densiflorus 'Meyersii'	Foxtail Fern
Asparagus sprengeri	Sprengeri Fern
Bignonia capreolata	Crossvine
Campsis radicans	Trumpet Creeper
Carex morrowii	Japanese Sedge
Cuphea hyssopifolia	Mexican Heather
Dryopteris normalis	Wood Fern
Festuca cinerea	Fescue
Gelsimium sempervirens	Carolina Jasmine
Hedera helix	English Ivy
Hemerocallis species	Daylily
Lantana camara 'Radiation'	Lantana
Liriope muscari	Liriope
Lonicera spp.	Honeysuckle
Millettia reticulata	Evergreen Wisteria
Ophiopogon jaburan	Giant Liriope
Ophiopogon japonicum	Monkey Grass
Osteopermum fruiticossum	African Daisy
Parthenocissus quinquefolia	Virginia Creeper
Portulaca grandiflora	Moss Rose
Rosa banksiae	Lady Bank's Rose
Rosa Meidiland	Meidiland Roses
Santolina incana	Lavender
Sedum spp.	Sedum
Trachelosperum asiaticum	Asian Jasmine
Trachelosperum jasminoides	Confederate Jasmine
Veronica latifolia, scrophulariaceae and spicata	Veronica
Vinca minor and major	Vinca

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V. Construction Standards

The following Construction Standards (Standards) shall apply to any and all work performed on a within the Fall Creek Development. All Builders shall be bound by any City building codes and all other applicable governing authority.

A. Builder's Compliance

The Builder shall comply with these Standards. Non-compliance will result in written notification from the ACC of any observed violation/s via Fax and/or Email to the Field Supervisor and Project Manager. The Builder will have seven (7) calendar days after such notice to correct the violation item/s. If non-compliance item/s are not corrected within the seven (7) days the Builder will incur a fine for each non-compliant item. The ACC will also take the necessary action to correct the violation item/s at that time. Any expense incurred by the ACC to correct a violation item/s will be invoiced to the Builder. Should the Builder refuse to pay the invoice upon receipt or otherwise fail to pay within thirty (30) days of receipt of the invoice, the ACC may record a lien against the Lot upon which the violation/s occurred until all fines are paid.

B. Governing Authority

All Applicants shall comply with the regulations of any governing authority, as well as all applicable Occupational Safety and Health Act Regulations and Guidelines (OSHA).

C. Construction Trailers, Portable Field Offices, Sales Trailers Etc.

Any Applicant who desires to bring a sales trailer, construction trailer or field office into Fall Creek must submit a written request for approval by the ACC. The location of such trailers or offices must also be requested in writing for approval by the ACC. Requests must include a copy of the site plan with proposed location and description of trailer or office. Such temporary structures must be removed upon completion of construction of the model home.

D. Debris and Trash Removal

Builders shall clean up all trash and debris on the construction site on a regular basis. Lightweight materials, packaging and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are required to retrieve promptly all trash and debris blown onto streets and neighboring properties. Builders are *prohibited* from dumping, burying or burning trash anywhere within Fall Creek. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore of affecting other Lots or any open space. Each Builder is required to construct a trash containment area within the middle of the front of the Lot. Orange construction fence should be placed on sides and rear of construction Lot to prevent construction debris from blowing into adjacent Lots.

The Developer will designate an area in each Section in Fall Creek specifically for concrete wash-out. The Builders must clean out the concrete wash-out at intervals of no less than 30 days. Mud and dirt from the construction site on the paved streets of Fall Creek whether caused by the builder or any of its subcontractors or suppliers shall be promptly removed and streets shall be cleaned by the builder.

E. Sanitary Facilities

Adequate sanitary facilities for Builder's construction workers must be supplied by each Builder. Such facilities shall be located only within an area approved by the ACC.

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F. Vehicles and Parking Areas

Construction crews shall not park on, or otherwise use, other Lots or any open space. Private and construction vehicles and machinery shall be parked only within areas designated by the ACC. All vehicles shall be parked so as not to inhibit traffic away from tree roots.

Each Builder shall be responsible for assuring that the subcontractors and suppliers obey the speed limits posted within the Development. Adhering to the speed limits should be a condition included in the contract between the Builder and its subcontractors/suppliers. The Builder and its subcontractors/suppliers shall use extreme caution around occupied properties. Resident complaints shall be courteously addressed and resolved quickly. Repeat offenders will be reported to the HCPD.

G. EPA - SWPPP

Each Builder shall comply with the Environmental Protection Agency's Storm Water Pollution Prevention Program (SWPPP) or other governmental authorities on similar issues.

H. Excavation Materials

Excess excavation materials shall be hauled away from Fall Creek and properly disposed of. Failure to do so shall result in the ACC removing the material and charging the expense to the Builder.

I. Restoration or Repair of Other Property Damages

Damage or scarring of any property outside the construction Lot, including but not limited to roads, driveways, utilities, vegetation and/or other improvements that results from construction operations will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and at the expense of the Builder. If the Builder fails to restore/repair the damaged area, the ACC may repair the area and impose the expense as a charge against the construction bond. In the event of default by the Builder in meeting these obligations or the construction bond is insufficient to meet the obligation, the Builder shall be responsible and a lien may be recorded against the Lot until paid.

J. Miscellaneous and General Practices

All Builders will be completely responsible for the conduct and behavior of their agents, representatives and subcontractors while in Fall Creek. The following practices are *prohibited*:

1. Changing oil of any vehicle or equipment on the Lot itself or any other location within Fall Creek other than at a location, if any, designated by the ACC.
2. Allowing concrete suppliers, plasterers, painters or any other subcontractors to clean their equipment anywhere other than designated location(s) approved by the ACC. Such cleaning outside the designated area is strictly *prohibited.* Violation of this provision will result in the repayment of expenses to the ACC for repairing the damage.
3. Removing any rocks, plant material, topsoil or similar items from any property or construction site within Fall Creek.
4. Possession of any type of firearms or illegal weapons within Fall Creek.
5. The use of residents' utilities without their written consent.
6. Using disposal methods or equipment other than those approved by the ACC.
7. Careless disposition of cigarettes or other flammable material. It is recommended that at least three ten pound (10lbs) ABC-rated dry chemical fire extinguishers shall be present and available in a conspicuous place on the construction site at all times.

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8. The use of illegal drugs or alcohol is *prohibited.*
9. Destruction or removal of protected plant materials or plants not previously approved by the ACC.
10. No pets, including dogs, may be brought into Fall Creek by either Builders or construction personnel. In the event of a violation the ACC, Declarant, or the Association has the right to contact authorities to inspect/impound any pet, refuse to permit the Builder or subcontractor involved to continue on the project or to take such other action as permitted by law.
11. Radios and other audio equipment which can be heard outside the construction site.
12. The use of horns not used for traffic safety by any catering trucks. Trash generated by the purchase of items from any catering truck shall be contained and disposed of properly. Repeated problems with these requirements will result in the catering trucks being denied admittance to Fall Creek.
13. Builders will be responsible for repair and/or replacement of trees, plants, sidewalks, lights, etc damaged during construction.

K. Construction Access

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the Lot unless the ACC approves an alternative access point.

L. Street Cleaning

All streets in front of a construction site are to be free from dirt, debris and spilled concrete. Each builder shall be responsible for street cleaning. Streets must be cleaned weekly or as needed.

M. Construction Signage

Unless required by local governing authorities, no construction signs may be posted anywhere in Fall Creek. The exception being, the ACC may authorize a Builder to post one construction sign per Lot. Such sign must be designated and Approved by the ACC. Location must also be Approved by the ACC.

N. Concrete Washout

"Washout" areas for concrete trucks must be provided on all construction sites.

O. Sediment Control

As soon as earthwork commences, sediment control methods shall be installed to filter all storm water runoff from the tract into the public street. Sediment control must be placed at all inlets. The sediment control system must remain in place and in good repair until construction is complete. It may be removed when landscaping is installed and lawns are established. Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution Prevention Plan. Builders shall be responsible for filing and securing all necessary permits.

P. Sand Bags

Sandbags must be placed at the beginning and end of each construction site to contain construction dirt/debris. All inlets must have sandbags and sediment control at all times during construction. Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution Prevention Plan.

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Q. Safety fencing

Orange plastic fencing w/metal posts to protect residents from construction areas and prevent construction trash from flowing outside of the construction site. Fencing should be placed on both sides and rear, if necessary, of construction site.

R. Lot Maintenance

Owners of all Lots shall at all times keep all weeds and grass cut in a low-laying and attractive manner. No Lot may be used for the storage of materials or equipment except for normal residential requirements or incident to construction of improvements is permitted. In such case, all materials and equipment shall be stored so as not to be visible from any street. Debris on all empty Lots must be removed weekly.

S. Illegal Dumping

Dumping of any type onto an empty lot or construction site is *prohibited*. Building materials that obviously belong to another builder must be picked up by that builder.

T. Stealing

Stealing within Fall Creek at anytime including and not limited to materials, water or electricity from neighboring/occupied resident Lots will result in fines or legal action. Builders will be responsible for any and all damages.

U. Daily Operation

Daily working hours for each construction site shall be as follows:

Monday – Friday	**7 a.m. to 6 p.m.**
Saturday – Sunday	**8 a.m. to 6 p.m.**
Designated Holidays	**8 a.m. to 6 p.m.**

Construction hours are subject to requirements of applicable City ordinances to change, and will be determined by ACC from time to time.

Non-Compliance Fines

Signage:	Immediate removal of unapproved signage
Construction activity:	$100 per occurrence
Noise control:	$50 per occurrence
Trash containment:	$100 per occurrence
Street cleaning:	$100 per occurrence
Concrete washouts:	$100 per occurrence
Lot maintenance:	$100 per occurrence
Sediment control:	$200 per occurrence
Sandbags:	$50 per bag
Safety fence:	$100 per occurrence
Sanitary facilities:	$100 per occurrence
Illegal dumping:	$500 per occurrence
Stealing:	$500 per occurrence
Alcohol consumption:	$500 per occurrence

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