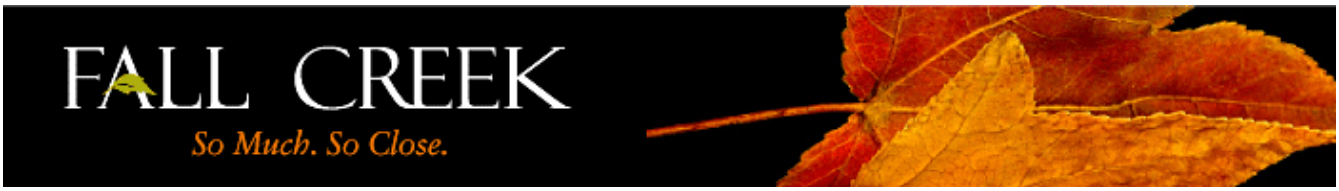
FALL CREEK

So Much. So Close.

RESIDENTIAL DESIGN STANDARDS FOR SERRANO CREEK ESTATES

February 2008



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Introduction

The Fall Creek Residential Design Standards for Serrano Creek Estates are intended for the use of various approved builders in the Fall Creek Custom development and the design professionals they may engage, as well as the residents and homeowners who wish to make improvements. 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 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 as standards 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, the property deed, the recorded subdivision plat and the "Declaration of Covenants, Conditions and Restrictions" must be referred to.

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 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 Committee 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.

Site Planning Criteria

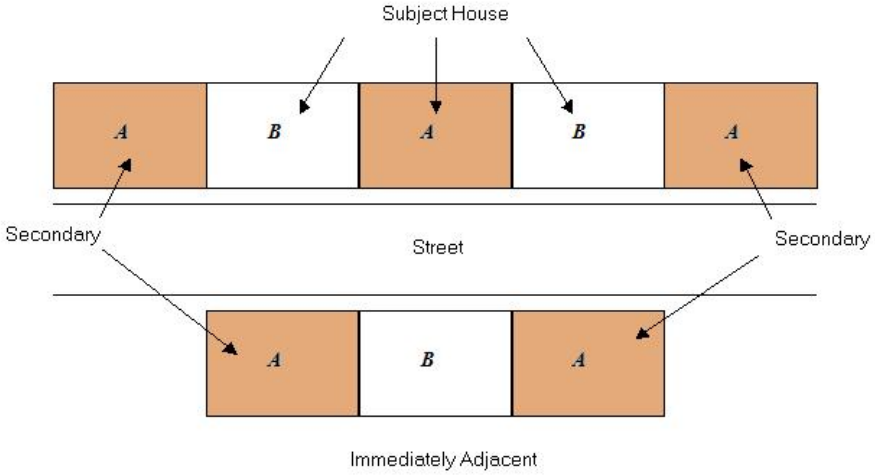
Setbacks

Front	25-50' – refer to plat and Declarant
Interior Side	5', 10' on lake, golf course or pipeline easement
Corner Side	15'
Rear	tility Easement
Rear lake, golf course or easement	25'

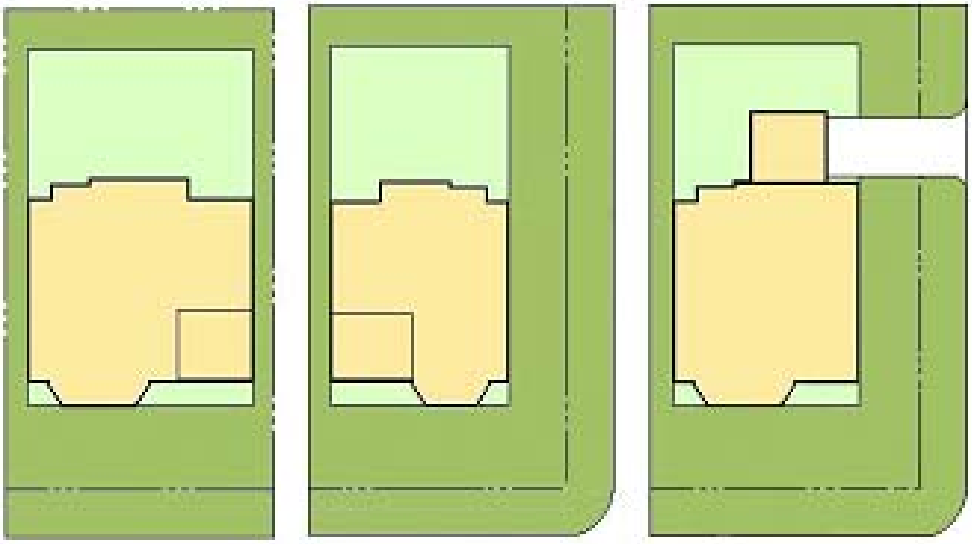
Square Footage 3,500 – no maximum, 65% FAR (Foundation Area Ratio)

Plan Repetition All plans must be original

Material Repetition Brick/stone/stucco must not be repeated on adjacent lots or directly across street.



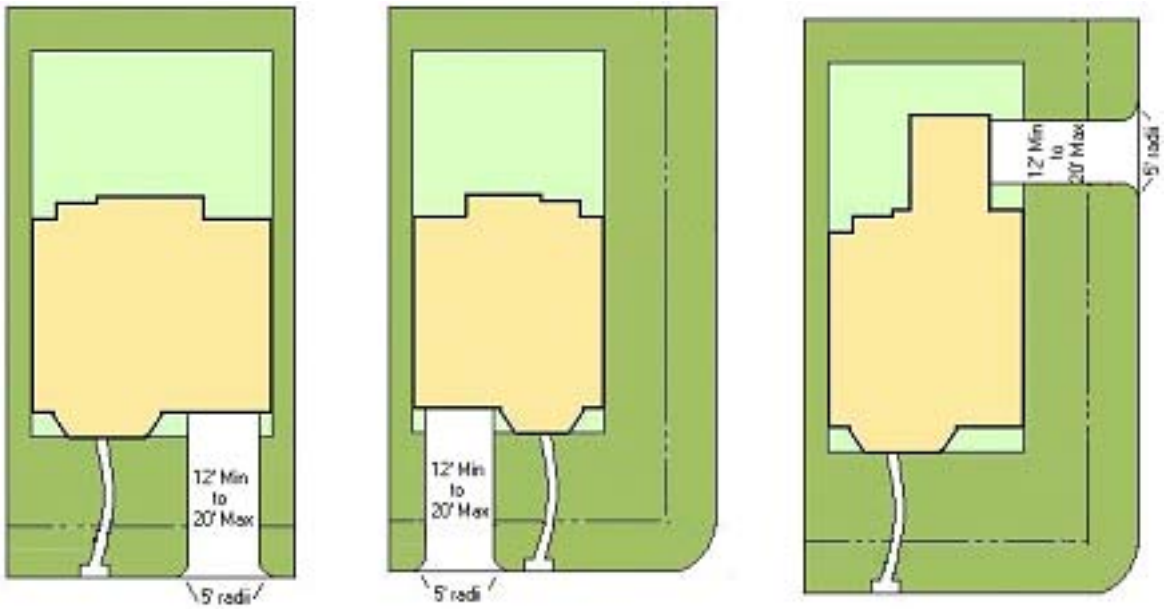
Garage Placement All garages must be attached. Garages on corner lots must be located on opposite side of lot from street unless approved as side street loaded garages.



Utility Easement **Encroachment** of structures and planting trees on utility easements is prohibited. ACC cannot grant variance for this.

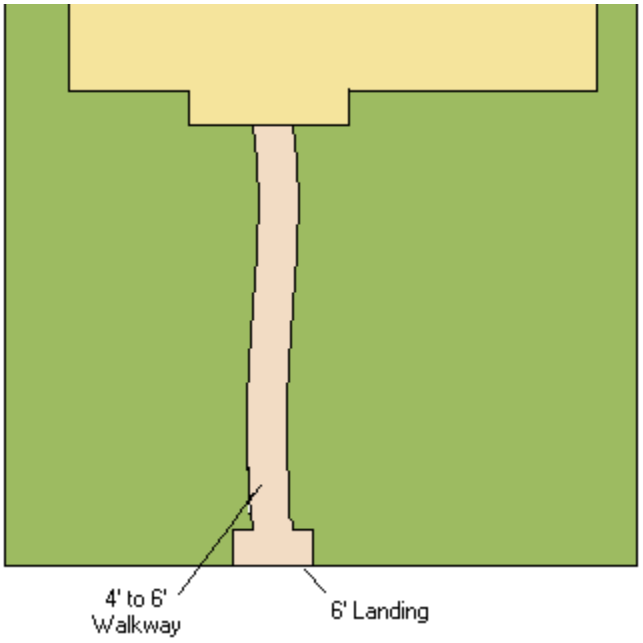
Grading, Drainage Lots graded from front to rear with ½ and 1-1/2% slope in areas with trees. Each lot must drain to street. Along golf course, a maximum setback equal to width of U/E the rear of the lot maybe allowed to drain to golf course. In no instance shall lot drain across rear property lines into lake or golf course with storm pipes. Berms for screening may not exceed a maximum slope of 4”1 for sodded berms and 3:1 for landscaped berms. Berms are not permitted in front yards.

Driveways Driveways must be upgraded from smooth concrete. Stamped/colored concrete, interlocking pavers, brick pavers, brick border are allowed. ACC approval required at time of submittal. Width must be 12' min and 20' max at curb. Located no closer than 2' from side property line. May abut to concrete slab of house. Must be setback 5' from side property line at curb to allow for 5' turning radius.



Walkway

4' – 6' walkway must be constructed from front door to street curb. A 6' concrete landing at curb is required. Walkway to be decorative using colored/stamped concrete, brick pavers or borders, concrete pavers. ACC approval required.



Pools/Decks

Requires ACC approval. Must be minimum of 3' from property Prohibited on utility easement. Waterfalls/sliding boards must not exceed 6'. All equipment must be screened from all views.

Golf course lots – all pools/decks must have approval from Redstone Golf Course. Waterfalls and sliding boards are not allowed if visible from Golf Course.

Auxiliary Structures

Gazebos, wooden storage sheds, playhouses, decks, greenhouses must have ACC approval. Rear yard only. Metal or fiberglass sheds are prohibited.

Golf course lots require Redstone Golf Course approval.

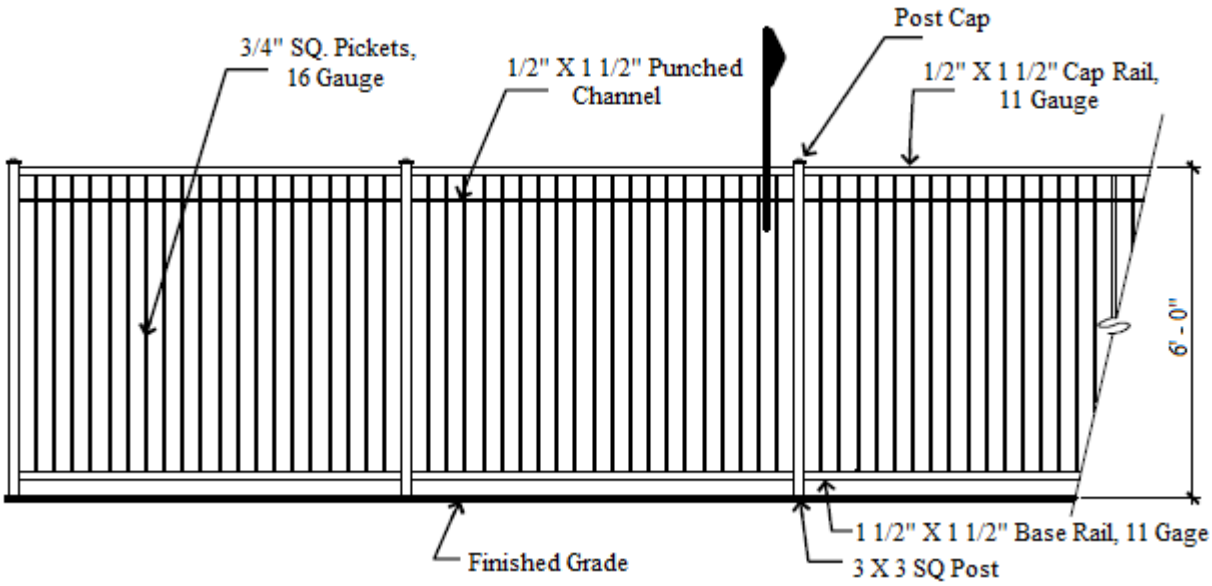
FENCING:

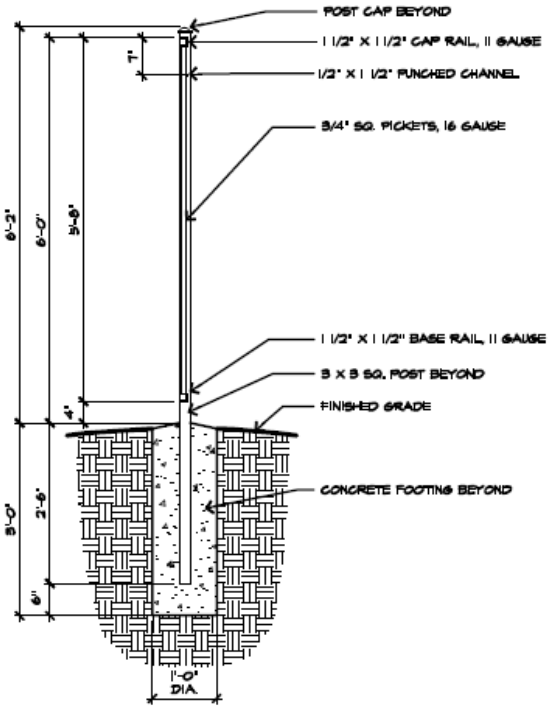
Masonry and Stone Wall

The developer may install and charge for fence along a golf course lot wherever a stone or brick wall is required.

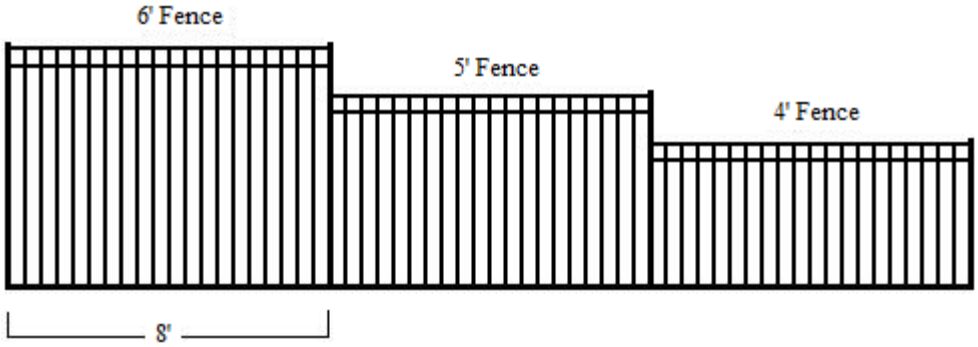
Wrought Iron

Wrought iron must conform to the standard identified in the Appendices. A zinc-galvanized factory coat is required for durability. Welds must be sanded or brushed and primered before painting to prevent rusting. Primer must be epoxy or steel and structural primer. All fencing must be primer-coated. Paint must be black semi-gloss only.





Front fencing must be 6' wrought iron fence placed a minimum distance of 15' behind the front elevation of the house. This shall extend to the sides and then transition to 4' thirty feet from rear property line and continue at 4' along rear property line. Transition shall be in 8' increments in a “stair step” fashion.



Pedestrian Gates A three-foot wide pedestrian gate may be located on the front fence, No ornamentation, arbor, archway, etc. may be added.

Driveway Gates A driveway gate may be permitted at the front residence and at a distance of no greater than 10' from the front elevation.
ACC approval is required.

Lighting Cast aluminum, brass or wood fixtures are allowed. Plastic lighting fixtures, colored lighting, pole mounted lighting fixtures, lampposts, exposed transformers, spill-over lighting onto adjacent property are prohibited.

Air Conditioner Approximate location of air conditioner must be identified at time of ACC submittal. Must be screened with hedges from public view (front and rear).

Meters Should be minimum of 10' from front elevation and screened from view with hedges.

Utility Boxes Must be screened from public view with hedges.

Street Curbs Cutting, breaking or removing any portion of street curb for drainage or any other purpose is prohibited without ACC approval.

Rooftop Skylights, antennae, satellite dish must be located in rear of home.

Composite Building Site Maximum of two adjacent lots may be consolidated into one single family residence. Landscape requirements shall be two times guidelines requirements.

Landscape Criteria

Landscape and irrigation plans to be submitted for ACC approval prior to installation. All landscape requirements are in addition to existing trees. Arborvitae, Italian Cypress, Yucca, Cactus and Bamboo are not in character with Fall Creek and are discouraged. Palm trees are not permitted in front yards.

MINIMUM LANDSCAPE REQUIREMENTS

Front Yard

(2) 6” caliper Live Oak trees located 10' from R.O.W.
(1) 30- gal. large specimen plant
(4) 15-gal. large shrub or ornamental Tree
(20) 5-gal. medium shrubs
(50) 1-gal or (35) 3-5 gal. border plants

Yard Trees	**Ornamental**	**Shrubs**	**and**	**Ground**	**Cover**
6" caliper Live Oak Water Oak Laurel Oak Shumard Oak	**30 Gal.**	**15 Gal.**	**5 Gal.**	**1 Gal. or**	**3 Gal. or 5 Gal.**
2	1	4	20	50	35
ACC may approve other specimen Oaks.					

Rear Yard

(2) 4” caliper shade or flowering trees
(4) 15-gal. large shrubs or ornamental trees
(10) 5-gal. Medium shrubs
(30) 1-gal or (20) 3-gal border plants
Palm trees allowed in rear yard in addition to tree requirements.

Rear Yard				
Yard Trees	**Shrubs**	**and**	**Ground**	**Cover**
4" Caliper Shade or Flowering Tree	**15 Gal.**	**5 Gal.**	**1 Gal. or**	**3 Gal.**
2	4	10	30	20
Palm trees are allowed in rear yard in addition to tree requirements				

Corner Planting (3) 15-gal ornamental tree
(15) 5-gal shrubs

Corner Planting	
Shrubs	**and**
15 Gal.	**5 Gal.**
3	15

Sod Must be St. Augustine, rye over seeding allowed Golf course allow for Bermuda grass.

Irrigation Must be irrigated in front and rear.

Existing **Trees** Must be identified at pre-construction review. $1000 fine for removing existing tree without permission. Must be protected during construction.

Planting Beds

Mulch Shredded hardwood or pine bark.

Edging Ryerson steel edging (or similar), brick set in mortar, natural stone allowed.
Gravel or rock mulch, loose brick edging, concrete scallop edging, corrugated aluminum edging, wire wickets, railroad ties or timber, chicken coop wire, small picket fencing, continuous concrete bands prohibited. Right of Way Trees or shrubs not allowed in right of way.

Landscape Plant Pallet

CANOPY TREES

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper, and Spread
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

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper, and Spread
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

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper, and Spread
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" cal., 4-6 canes, full branching
Pruntus mexicana	Mexican Plum	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., full branching
Pyrus calleryana 'Aristocrat' or 'Capital'	Flowering Pears	30 gal.	10-12' Ht., 5-6' spr., 2--2-1/2" ca., full branching

SHRUBS

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper, and Spread
Abelia spp.	Abelia	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" oc.
Anisacanthus wrightii	Hummingbird Bush	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" oc.
Aucuba japonica	Aucuba	5 gal.	24"-30" Ht., 30-42" spr., matching, full branching, 5' o.c.
Azalea indicum	Indica Azalea	5 gal.	24"-30" Ht., 30-42" spr., matching, full branching, 5' o.c.
Buddleia davidii	Butterfly Bush	5 gal.	24"-30" Ht., 30-42" spr., matching, full branching, 5' o.c.
Buxus spp.	Boxwood	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Callistemon citrimus 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'	Dwarf Bottlebrush	5 gal.	24"-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Callicarpa americana	American Beauty Berry	5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Camellia spp.	Camellia	5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Cassia corymbosa	Flowery Senna	5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Chaenomeles japonica	Flowering Quince	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Cleyera japonica	Japanese Cleyera	5 gal.	24-30" Ht., 18-24" spr., matching, full branching,
Elaeagnus macrophylla	Elaeagnus Ebbeningei	5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Eleagnus fruitlandi	Silverberry	5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Eryobotrya japonica	Loquat	5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Gardenia spp.	Gradenia	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Ilex comuta 'Burfordii' compacta	Dwarf Burford Holly	5 gal.	30-36" Ht., 24-30" spr., matching, full branching, 4' o.c.
Ilex vomioria 'Nana'	Dwarf Yaupon	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 30" o.c.
Juniperus	Juniper species	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Lagerstroemia indica "dwarf"	Dwarf Crape Myrtle	5 gal.	30-36" Ht., 24-36" spr., matching, full branching, 48-54" o.c.
Ligustrum lucidum	Glossy Privet	5 gal.	30-36" Ht., 24-36" spr., matching, full branching, 48-54" o.c.
Ligustrum japonicum	Wax Leaf Ligustrum	5 gal.	30-36" Ht., 24-36" spr., matching, full branching, 48-54" o.c.
Lonicera fragrantissima	Winter Honeysuckle	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Myrica cerifera	Southern Wax Myrtle	5 gal.	30-36" Ht., 24-36" spr., matching, full branching, 5' o.c.
Myrica pussila	Dwarf Wax Myrtle	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Nandina domestica	Dwarf Nandina varieties	5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Nerium oleander	Oleander	5 gal.	30-36" Ht., 24-36" spr., matching, full branching
Pittosporum tobira 'Wheeleri'	Dwarf Pittosporum	5 gal.	30"-36" Ht., 24-36" spr., matching, full branching, 4' o.c.
Podocarpus macrophylla	Yew Podcarpus	5 gal.	30"-36" Ht., 24-36" spr., matching, full branching, 4' o.c.

SHRUBS

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper, and Spread
Prunus carolina	Cherry Laurel	5 gal.	30"-36" Ht., 24-36" spr., matching, full branching, 4' o.c.
Pyracantha crenato-serrata	Dwarf Pyracantha	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Pyracantha fortuneana	Pyracantha	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Rhaphiolepsis indica	Indian Hawthorn	5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Rhododendron indicum 'Formosa'	Formosa Azalea	5 gal.	30"-36" Ht., 24-36" spr., matching, full branching, 4' o.c.
Spiraea prunifolia	Bridal Wreath Spirea	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.
Spirea bumalda or similar dwarf varieties	Spirea	3-5 gal.	24-30" Ht., 18-24" spr., matching, full branching, 36" o.c.

GROUNDCOVER AND VINES

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper, and Spread
Ajuga reptans	Carpet Bugle	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Antigonon leptopus	Coralvine	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Bignonia capreolata	Crossvine	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Campsis radicans	Trumpet Creeper	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Asparagus sprengeri	Sprengeri Fern	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Carex morrowii	Japanese Sedge	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Cuphea hyssopifolia	Mexican Heather	1 gal.	15-18" Ht., 12-15" spr., full, 18-24" o.c.
Dryopteris normalis	Wood Fern	1 gal.	24-30" Ht., full pot, well-rooted, 24" o.c.
Festuca cinerea	Fescue	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Gelsimium sempervirens	Carolina Jasmine	1 gal.	Full, well-rooted
Hedera helix	English Ivy	flat	Full, well-rooted, 9-12" o.c.
Hemerocallis species	Daylily	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c. for dwarf varieties and 24-30" for non-dwarf varieties
Lantana camara 'Radiation'	Lantana	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Liriope muscari	Liriope	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Millettia reticulata	Evergreen Wisteria	1 gal.	Full, well-rooted
Ophiopogon jaburan	Giant Liriope	1 gal.	15-18" Ht., 12-15" spr., full, 24" o.c.
Ophiopogon japonicum	Monkey Grass	1 quart	15-18" Ht., 12-15" spr., full, 18" o.c.
Lonicera spp.	Honeysuckle	1 gal.	15-18" Ht., 12-15" spr., full, 24" o.c.
Parthenocissus quinquefolia	Virginia Creeper	1 gal.	15-18" Ht., 12-15" spr., full, 24" o.c.
Osteopermum fruiticossum	African Daisy	1 gal.	15-18" Ht., 12-15" spr., full, 24" o.c.
Portulaca grandiflora	Moss Rose	1 gal.	15-18" Ht., 12-15" spr., full, 24" o.c.
Sedum spp.	Sedum	1 gal.	15-18" Ht., 12-15" spr., full, 24" o.c.

GROUNDCOVER AND VINES cont.

Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper, and Spread
Rosa banksiae	Lady Bank's Rose	1 gal.	15-18" Ht., 12-15" spr., full, 2' o.c.
Rosa Meidiland	Meidiland Roses	1 gal.	15-18" Ht., 12-15" spr., full, 2' o.c.
Santolina incana	Lavender	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Trachelosperum asiaticum	Asian Jasmine	Flat	Full, well-rooted, 9-12" o.c.
Trachelosperum jasminoides	Confederate Jasmine	flat	Full, well-rooted, 9-12" o.c.
Vinca minor and major	Vinca	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.
Veronica latifolia scrophulariaceae and spicata	Veronica	1 gal.	15-18" Ht., 12-15" spr., full, 18" o.c.

Architecture – Introduction

Intent of this section is to establish basic criteria for the construction of residences. These guidelines allow for diversity in design and should product a climate of individuality, while insuring the architectural integrity of the community as a whole. Unarticulated or blank walls, which face a street or common area or golf course are strongly prohibited.

Masonry	100% masonry required (brick, quarried stone, stucco). ACC may consider other materials in case by case basis as accent trims.
General	Limited to three materials per residence – excluding glass and trim.
Brick	Must meet standards of the Brick Institute of America
Stucco	100% stucco not permitted. Stucco may be used in combination with other materials up to 40% but may not over walls completely as a single material. Stucco board, EFIS and Drivet are not permitted.
Siding	Hardi-plank siding is not considered masonry.
Wood	All wood must be painted, stained with wood sealant. Natural weathered wood is prohibited.
Stone	Must be quarried stone. Cultured stone prohibited.
Metal	Must be anodized aluminum, bronze, copper or painted galvanized steel. Reflective aluminum prohibited.
Trim	All wood trim must be smooth, high quality finish-grade stock, stained or painted as approved by the ACC.
Windows	Wood, metal or vinyl clad windows may be used. Finish or color must complement style of house. Window tinting is encouraged for energy conservation purposes. Mirrored, reflective glass or glazing wrought iron ornamentation, sunscreens and awnings are prohibited.
Roof Forms	Roof pitches must be 6:12 or greater. Roof pitches over porches must be 4:12 or greater. Dormers may not be less than 3:12.
Roof Material	Composite dimensional shingle must be 30 warranty by Elk Prestique or equivalent. Acceptable roofing materials include Clay, Slate, Tile, Standing seam metal with ACC approval.
Bay Windows	Copper roofing and standing metal seam is permitted over these areas.
Colors	Composite shingle – a variety of colors in the darker ranges of brown, black, gray or as approved by ACC. Tile color range must be submitted.

Metal Flashing	Exposed roof metal must be painted to match roofing material and kept to a minimum.
Rear Porch	Front elevation must have a minimum 8' width covered porch along one fourth of the rear elevation for all homes. Porches shall be incorporated into the architecture.
Skylight and Solar	Skylights must be integrated with roof design and parallel to roof pitch. Glazing should be clear, solar bronze or gray. Framing must match roof material. Solar collectors are permitted but not allowed on any roof slope visible from street or golf course and must have ACC approval.
Chimneys	Must be brick, stucco or stone to match materials on residence.
Chimney caps	Sheet metal caps are required on all chimneys.
Railing	Railing may only be wrought iron painted black, approved stylized wrought iron to match the architecture of the residence or painted decorative wood railing. Pressure treated deck railing is not permitted.
Porte Cochere	Must be an integral component of the building architecture. Side yard set back is same as a residence.
Garages	Two-car minimum; four car maximum. Four-car front loaded garages prohibited. Maximum ten-foot extensions for additional storage are permitted. Front loaded garages must be setback a minimum of 8' from front elevation. Roof pitch may not exceed the roof pitch of the residence. Roof may not exceed the height of the residence. Garage doors may be metal, paneled construction; “carriage house” door are encouraged on all garages. Limited in height to eight feet only. Swing-in garage doors should never face the entry to a section, lake, or golf course. Two car swing in garages only. Rear and side of garage facing street, golf course, pipeline easement must have windows.
Addresses	Pre-cast concrete community standard on all residence – see below detail.
Homeowner	For sale signs – one per lot. Home security located no more than 5' from front of foundation. Temporary political signs (1) only no greater than 6 sq.ft.- 30 days prior and 5 days after election.

Builder Activity

Signage

One sign per lot until occupancy. Information displayed is limited to name and logo, model name (if applicable), phone number. Maximum size is limited to 4.5 sq.ft. Or 18'x36". Larger signs may be permitted per ACC approval.

Sales Offices

No freestanding sales offices are permitted on site except for temporary use of a trailer – sales must be contained within homes.

Builder Construction Activity

There are no dumpsters on Fall Creek Property. All materials shall be removed from the premises during construction and completion of construction. Each Friday, all construction sites are to be cleaned so as to facilitate a pleasing environment to visitors and homeowners of the community. Construction materials shall be kept out of the street right-of-way at all times. All streets are to be free from dirt, debris and spilled concrete. Each builder shall be responsible for street cleaning. "Washout" areas for concrete trucks must be provided on all construction sites. Builders will be responsible for repair and/or replacement of trees, plants, sidewalks, lights, etc damaged during construction. Builder construction activity is limited to Monday through Friday 7 AM – 7 PM except summer hours shall be Monday through Friday 6 AM-7 PM.

Sediment Control

As soon as earthwork commences, sediment control methods shall be installed in such a way so as to filter all storm water runoff from the tract into the public street. The sediment control system must remain in place and in good repair until construction is complete, 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.

Construction Offices

The use of temporary structures, trailers or portable buildings is permitted at designated and pre-approved locations. Activities are limited to construction offices, security offices, or temporary sales offices, storage of tools and equipment and toilets. The location, design and general appearance of all temporary buildings must be approved by the ACC. All temporary buildings must be placed behind street ROW. Each builder must provide an off-street parking area for construction crews. Hardi-plank siding, GE Capital modular trailer on approved equal skirt painted gray.

Flags and Flagpoles

Advertising flags, banners, and pennants are permitted but must be approved by the ACC. Builder shall not use bandit signs. Individual lot may not have bandit signs until construction has begun. Sign placement on lots shall be 10' from ROW of street.

Temporary Project Signs

Information for sales must be limited to section name, contractor(s), financial institution if applicable, opening date, phone number, leasing agent, name of project, logo, phone number and Fall Creek name and logo. Maximum size of sign is 4'x8' special sign board painted and lettered on both sides and setback 10' from ROW. Lighting limited to up lighting only in-ground, not required.

RESIDENTIAL REVIEW PROCESS

The official submittal of plans and specifications to the ACC is to provide a review process for conformance to guidelines and standards, adopted by the ACC. All new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures must be reviewed and approved by the ACC prior to commencement of any on-site building or construction activity.

The site plan, architecture, landscape and irrigation plans must be approved in writing by the ACC and a pre-construction meeting to identify existing trees, utilities must take place before construction begins. A final review before closing of the property is also mandatory.

Reasonable variances may be granted upon written request as long as the variance hall be in conformance with the overall intent of the master plan for the improvement and development of property. All applicants must comply with the conditions for approval that may be imposed on a variance. Each builder must address the variance request in writing and the reason(s) why the request should be granted.

Submittals to be delivered/sent to the attention of the Fall Creek ACC, care of:

Fall Creek Architectural Control Committee
13711 Pristine Lake Lane
Cypress TX 77429
281-844-6201 (voice)
281-516-3461 (fax)
info@mccauleyarc.com

Submittal Requirements (Forms in Appendices)

Only complete submittals will be reviewed. Builder will have responsibility for compliance with all governing codes and ordinances.

Architectural Plan and Site Plan Submittal (2 copies):

- **Check for $200.00**
- Full set of plans 11x17" showing
  - All elevations
  - Square Footage on plans
  - Floor Plans
  - Outline specifications describing all materials to be used on the project
- Plot showing
  - Setbacks – Building Lines
  - Drainage
  - Fencing – type and locations
  - Drive Placement and Size
  - Location of air conditioner

Exterior Materials Selection:

- Brick – manufacturer and name (sample may be required)
- Stone – manufacturer and name (sample may be required)
- Stucco – Color – manufacturer and number or name
- Trim – Color – manufacturer and number or name
- Shutters – Color of paint or stain
- Any other
- Roofing – Manufacturer and color or blend
- Paving Material – Specifications of decorative paving and walkway

Re-submittal fee of $75.00 for changes to site, plan or exterior selections.

Landscape and Irrigation Plans

- Landscape plans showing type and sizes of landscape materials
- Irrigation Plans

Pre-Construction Inspection

- Ribbon survey indicating the location of the building pad clearing area and existing trees to be preserved prior to any clearing and construction. There will be $1,000 penalty for trees removed without written authorization from ACC.
- Required for construction.

Final Review:

- Mandatory approved review required before closing
- $50 fee for re-review

City Building Permits

In addition to the submittal requirements for the Fall Creek ACC, applicants shall also comply with City of Houston requirements and/or local governing authorities for the Building Permit Review Process.

Disclaimer

Neither Fall Creek (Fall Creek Development Partners, L.P., Fall Creek West, L.P., Fall Creek East, L.L.C.) 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 Committee 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, the members of the ACC, or its representatives, to recover any damages.

FALL CREEK
So Much. So Close.

Serrano Creek Estates Plan Submittal and Plot Plan Submittal Form

Prior to construction, all new home plans must be submitted to the Fall Creek Architectural Control Committee for review. It is the applicant's responsibility to ensure compliance with Fall Creek Architectural Design Guidelines. Submittals are to be sent to Fall Creek Architectural Control Committee. Checks payable to McCauley Architectural Reviews for the required ONE TIME Submittal Fee of $200.00 per plan.

Date Submitted:_____ Submittal Fee $200.00:_____

Builder Name:_____ Contact:_____

Address:_____ E-Mail:_____

Phone Number:_____ Fax Number:_____

Master Plan Submittal:

Plan #	%Masonry	Living Area Sq.	Approved	Conditional Approval (See Comments)	Disapprove

Comments:_____

_____

_____

Plot Plan Submittals:

Lot/Block/Section:_____ Address:_____

_____

Set Backs: Front:_____Back:_____Right Side:_____Left Side:_____

Estimated Start Date:_____ Estimated Completion Date: _____ Buyer/Spec: _____

Must schedule Pre-Construction PRIOR to construction. $1000 Fine per tree for clearing without permission.

Review and approval of any application may be made on the basis of aesthetic considerations only, and the ACC shall not bear any responsibility for ensuring the structural integrity or soundness of approved plans or construction, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all structures are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.

_____ Approved _____ Approved with the following Conditions _____ Disapproved

Comments:_____

_____

_____

Reviewed By: _____ _____ Approved By: _____ _____

ACC Reviewers Initials Date ACC Signature Date

FALL CREEK
So Much. So Close.

SERRANO CREEK ESTATES
SUBMITTAL FORM

EXTERIOR SELECTIONS, LANDSCAPE PLAN, IRRIGATION PLAN

Date Submitted: _____

Builder Name: _____ Contact: _____

Address: _____ E-Mail: _____

Phone Number: _____ Fax Number: _____

Home Address: _____ L/B/S: _____

Exterior Selections (Include Manufacturer)

Brick: _____ Paint: _____

Stucco: _____ Roof: _____

Stone: _____ Accents/Shutters: _____

Other Exterior Items: _____

Check if submitting:

Landscape Plans: _____ **Irrigation Plans**: _____

_____ Approved _____ Approved with the following Conditions _____ Disapproved

Comments: _____

_____

_____

_____

Reviewed By: _____ _____ Approved By: _____ _____

ACC Reviewers Initials Date ACC Signature Date

FALL CREEK

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PRE-CONSTRUCTION SUBMITTAL

All lots must have pre-construction on site inspection before construction begins. This is to determine which, if any, trees will be left and determine utility placements as it relates to proposed construction. Please make sure house area is marked off and bring plot submittal to meeting. These will be done every Wednesday. Form must be faxed, e-mailed by Tuesday A.M. for Wednesday inspection.

Date:_____

Builder:_____
Builder Contact: _____Phone:_____
Fax:_____E-Mail:_____

Address:_____Lot/Block/Section: _____

Est. Start Date:_____ Est. Finish Date: _____Buyer/Spec:_____

Comments: _____
_____
_____

Approved_____ **Conditional Approval** _____ **Disapproved**_____

Comments:_____
_____

_____
_____

Reviewed By: _____ _____ Approved By: _____ _____
Reviewers Initials Date Approval Signature Date

This approval constitutes conformance with guidelines and standards, and protective covenants and deed restrictions, but does not relieve the applicant from conformance to local codes and ordinances and other considerations not reviewed by the Developer. The Developer assumes no responsibility for structural integrity or for mechanical, electrical and civil design with approval of this clearing.

Call, fax, or E-mail to: Phone:(281) 844-6201 Fax:(281) 516-3461 info@mccauleyarc.com

FALL CREEK

So Much. So Close.

FINAL REVIEW REQUEST FORM

90' Custom

Prior to closing, the exterior of all new homes must be reviewed by the Fall Creek Architectural Control Committee. It is the applicant's responsibility to ensure compliance with Fall Creek Residential Design Standards for Serrano Creek Estates.

Date : _____

Builder Name:_____Contact:_____

Phone:_____Fax#:_____

Address of Home:_____Lot /Block/Section:_____

Lot Clearing:	_____	Lot cleared according to pre-construction
Front Landscaping:	_____	(2) 6"caliper Live Oak Trees(10'fromROW)
	_____	(1) 30 Gal. Large Specimen Plant
	_____	(4) 15 Gal. Shrub
	_____	(20) 5 Gal. Shrub
	_____	(50) 1 Gal. or (35) 5 Gal. Border Plants
Corner Landscaping	_____	(3) 15Gal Ornamental Trees w/(15) 5gal
Rear Yard	_____	(2) 4" caliper shade or flowering trees
(Lake or	_____	(4) 15 Gal. Shrub
Golf Course)	_____	(10) 5 Gal. Shrub
	_____	(30) 1 Gal. or (20) 3 Gal. Border Plants
Irrigation	_____	Required front and rear
Screening:	_____	Screen all A/C units, utility meters, transformers, pedestals
Sidewalk: Harris	_____	Must be 4' wide and placed according to County Standards.
Fencing:	_____	As shown on approved plot plan, good side out when visible from street. Cap and rail where needed. 5' from corner side property line with landscaping. Wrought Iron fencing on golf or lake, as stated in the Design Guidelines.
General:	_____	Manholes, Inlets, Street Lights, WaterValves
Exterior Elevation:	_____	As submitted and approved

Approved: _____ Conditional Approval:_____ Disapproved:_____

$50.00 for Re-Review if necessary

Comments:_____

_____

_____

Reviewed By: _____ _____ Approved By: _____ _____

Reviewer's Initials Date Developer's Signature Date

This approval constitutes conformance with guidelines and standards, and protective covenants and deed restrictions, but does not relieve the applicant from conformance to local codes and ordinances and other design considerations not reviewed by the Developer. The Developer assumes no responsibility for structural integrity or for mechanical, electrical and civil design with conditional approval of these plans.

Call, fax, or e-mail to: Phone: (281) 844-6201 Fax: (281) 516-3461 Email: info@mccauleyarc.com