

Howard Ranch

**Hays County
Dripping Springs, Texas**

Architectural Guidelines

(Exhibit)

The intent of these guidelines is to provide guidance to the property owners of Howard Ranch and their design professionals in the development of timeless and historically inspired Texas architecture. Howard Ranch has been carefully planned to provide a traditional neighborhood environment, while allowing owners to express themselves through the selection of historic architectural styles. These same styles have shaped historic Texas towns such as Blanco, Round Top, Georgetown, and most importantly the original homestead built by brothers Ed and Jamie Howard in 1922.

The architectural and landscape design standards have been developed to insure that thoughtful architectural design, the finest quality materials, and a beautifully landscaped environment will surround all property owners.

The Architectural Review Board (ARB) will review all plans with consideration given to the designs impact on the neighborhood and the environment, as well as meeting the wishes of the applicant. This policy will insure that all property owners' interests are fairly represented during the approval process.

These same policies and procedures will be used in the review of new construction, additions and all other improvements to the exterior and/or site.

Neither the Architectural Review Board (ARB), nor the Declarant, nor their successors or assigns can be held liable for damages to applicant or to any other property owner due to oversights, errors, omissions, negligence or nonfeasance as it pertains to the review, approval, or disapproval of any submissions. All applicants and their agents agree, by submission for approval, that they will not bring any action or suit against the ARB or Declarant for any purpose and by submission, applicant waives all rights to do so.

The ARB has the right to amend these guidelines as they see fit, so as to better serve the neighborhood and the applicants. Any amendments ex post facto to an approved plan will not apply to that previously approved plan. The applicant shall be responsible for requesting and obtaining any and all amendments to this document prior to Conceptual Design Review.

These guidelines apply to all property owners in the Howard Ranch Development.

Guideline Principles

- 1) All main residences and accessory cottages shall have a porch facing the frontage street. A variance from this requirement may be granted to homes that are in the Spanish Colonial style or for other purposes that would best serve the architectural integrity of the project. The main residence porch shall measure no less than 10% of the total heated & cooled square footage and no less than 5% on any accessory cottage. These porches are to be not less than 8 (eight) feet in depth on the main residence and not less than 6 (six) feet deep on any accessory cottage.
- 2) Should any general use areas be erected, each of these areas will be maintained by the POA, and at the POA's expense and will be erected and maintained in accordance with the Architectural Guidelines. All such plans must receive the approval of the ARB.
- 3) All cottages / accessory structures must be constructed in the same or complimentary style as the primary structure
- 4) Architectural Review Board approval and a septic system permit must be obtained within five years of lot purchase and construction must commence within 180 days of approval. Once construction has begun, it shall not cease for longer than 30 (thirty) days.
- 5) All general use areas will be under the supervision of the POA.
- 6) Building composition and relationship should infer that there was an original smaller structure, which was then added to over the evolution of the homestead. The main residence square footage (heated and cooled) shall not be less than 2300 square feet for single story homes and 2700 square feet for two story homes. First floor must be a minimum of 65% of the square footage.
- 7) Building height shall not exceed 35 (thirty-five) feet. One and two-story structures are permitted so long as the building height is consistent with that particular style architecture and is in scale with the entire site plan and architectural scale. A third story belvedere, cupola, or catwalk, is permitted so long as it does not exceed 35 feet and is not greater than 250 square feet. The site placement of all two-story structures will be carefully considered in the review process so as to be considerate of neighboring property owners' views. Measurement to be taken from highest point on the property.
- 8) Preliminary clearing plan must be approved prior to the beginning of any site work. No additional clearing will be allowed until the roof framing is complete. The Architectural Review Board will allow additional clearing following a review. Every care should be given to saving the existing tree-scape.

9) Setbacks

Setbacks will be carefully considered regarding the context of a traditional neighborhood. Setbacks are lot specific and may be acquired from the ARB.

10) Landscaping

The feeding of deer will not be permitted in this development and the use of xeriscaping and the installation of deer resistant plants will help to maintain property owners landscaping. Landscape plans must be developed and executed according to the Landscape Guidelines.

Lots are to be landscaped from the edge of the street to the front of the house. Lots are to maintain a groomed look. Tree beds are to be mulched. Edging is not required, but is encouraged for maintenance purposes. Plastic, corrugated aluminum, wire wicket, railroad ties, etc., are not in character with the desired landscape effect and are prohibited. Acceptable edging is ryerson steel, rustic or antique brick and stone.

All planting beds are to be mulched.

The use of gravel or rock in front yard planting beds is prohibited, except as a border when set horizontally or utilized for drainage purposes. Specimen boulders are permitted.

St. Augustine grass is prohibited.

The front lawn of each completed house and side yard of corner lots shall be completely sodded with either Bermuda Tif 419, JaMur Zoysia, El Toro Zoysia or 609 Buffalo Grass. Seeding and/or sprigging is prohibited. Homes must have lawns facing any street frontage equal to the footprint of the house. Corner lots will have lawn on two sides.

Rear yards visible from adjacent lots shall be landscaped and maintain a groomed look. Rear yards in Conservation Easements are to be maintained as per the Restrictive Covenants. Cedar trees less than 8 inches in diameter are to be removed and grasses are to be mowed.

All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:

- a. Adequate irrigation, automatic irrigation systems are encouraged;
- b. Appropriate fertilization;
- c. Pruning;
- d. Mowing;
- e. Weed control in lawns and planting;
- f. Seasonal mulching of planting beds;
- g. Insect and disease control;
- h. Replacement of diseased or dead plant materials; and
- i. Initial warranty of all planting materials.

11) Trees

Howard Ranch has established a “street tree” program. All property owners may be required to plant trees along their frontage road. The number, size and placement will be determined on a per lot basis but will not exceed five total on the street frontage. The location, size and specimen of the trees required for your home site can be obtained from the ARB. Property Owners are required to install these trees prior to obtaining a Certificate of Occupancy and they are to be maintained by the homeowner. Homeowner will replace any trees that die within the first five years.

12) Screening

All air conditioning compressors, and any other mechanical or electrical devices, pool equipment, garbage containers or other equipment will be screened by appropriate fencing, decorative walls, landscaping or a combination of the foregoing. If screening is by landscaping, complete screening will be accomplished with initial material installation, rather than achieved with growth at maturity.

Construction Guidelines

All contractors are required to submit a Construction Plan prior to the commencement of work. See “Construction Plan Application”.

All contractor personnel will enter and exit through the designated construction entrance.

1. Construction work will be allowed from 7:00am to 7:00pm on weekdays and from 9:00am to 5:00pm on Saturdays. Only job site cleaning and interior work will be allowed on Sundays, so long as there is not a noise nuisance.
2. All job sites must be kept clean. There shall be no dumping, storage, or parking on adjacent properties. Grounds maintenance is required to minimize growth of weeds. Should the property owners association have to remove debris from a jobsite, the contractor will reimburse these expenses plus 25%.
3. Job trailers may be permitted on an individual basis but are discouraged.
4. Contractors are permitted to use only the utilities supplied to them by the property owner.
5. Any damage to streets, curbs, park lands, recreational facilities, utility lines, etc will be repaired immediately at the expense of the contractor/property owner, plus 25%.

6. As this is a walking community, the speed limit of 20 miles per hour will be observed by all vehicles, including construction equipment.
7. Absolutely no equipment wash downs or wash outs are permitted on the property, except on your construction site. This cleaning must not affect the appearance of the site, nor the environment. Areas for such action must be identified and approved by the ARB.
8. Any spillage from equipment will immediately be cleaned by the contractor/property owner.
9. Any utility or communication lines that are severed or damaged will be repaired or replaced at the cost of the contractor/property owner. These repairs must commence immediately following damage.
10. Loud music or foul language will not be permitted and will be cause for immediate removal from the site. Continued violations will cause contractor, or other agent of the property owner, to be permanently removed from the project.
11. No vehicles may be left on property overnight. Construction equipment may be left on the site while needed but may not be left on the street. All equipment must be secured with booms and buckets lowered.
12. Tree protection, as dictated by professional arborist, or other ARB approved professional is required on all sites. Any tree damaged during the course of construction will be replaced by a tree(s) of the same size and proportion by the contractor/property owner, as required by the Architectural Review Board.
13. Builders shall provide, at the request of the ARB, a general liability certificate of insurance in the amount of up to \$1,000,000. The Howard Ranch Property Owners Association shall be named as additional insured on this policy. Workmen's Compensation and General Liability Insurance proof shall be submitted to ARB prior to the commencement of construction.
14. No work will begin prior to the arrival of a temporary toilet, an adequate dumpster and the installation of required silt fences and tree protection barriers.
15. Only one construction sign is permitted per lot.
16. Property Owners property, to include any part of Onion Creek, are strictly off limits to construction personnel. This restriction includes rinsing of tools, cleaning of equipment, personnel swimming and all other access to the creek and/or the adjacent conservation easement.

Failure to comply with above guidelines will result in fines and/or removal from the job site.

ADMINISTRATION

The Architectural Review Board (ARB) shall consist of not less than three persons, appointed by the Declarant, to include the Declarant and/or its agent.

The ARB will have authority over the approval of all aspects of this development. Careful consideration will be given to all aspects of the design, to include site plan, exterior details, environmental impact and impact on adjacent property owners.

This board may also make variances for specific instances where these guidelines would create an unnecessary hardship or have a negative impact on the environment. Architectural standards may be modified so long as they are true to the historic architecture of Texas.

The ARB shall meet not less than once a month. They may call special meetings to facilitate a timely review of a project or variance request. These additional meetings may incur additional expenses that are to the responsibility of the applicant. All documents should be submitted one week prior to the review and the applicant shall receive the boards written response within two weeks after the review. Review fees will be the responsibility of the applicant and will be paid not less than 7 days prior to the review.

Variance requests will be reviewed by professionals from that particular discipline. For example, architects will be consulted regarding architectural variances, etc. Any additional expense incurred through this process will be the responsibility of the applicant.

Conceptual Review:

Applicant will submit review fees at this time.

Four copies to be submitted:

Lot # _____

Date _____

Property Owners Name

Present Address

Home # _____ Work # _____

Architect _____ Phone # _____

Landscape Arch. _____ Phone # _____

Contractor _____ Phone # _____

Submittal Information:

1. Site Plan (sketch of park side & main residence)
2. Elevations (sketch of park side & main residence)
3. Floor Plans (general layout including approx. sq. ft. of all buildings)
4. Landscape Design (proposed layout and of plants & trees)
5. Style Declaration (select one of seven styles)
6. Proposed list of exterior material and colors.
7. Photos of similar structures (optional)

Other Notes:

See application for additional information to be submitted.

This review is a way of steering the applicant so as to expedite the approval process. This response will not be considered binding.

Preliminary Review:

Four copies to be submitted:

Lot # _____

Date _____

Property Owners Name

Present Address

Home # _____ Work # _____

Architect _____ Phone # _____

Landscape Arch. _____ Phone # _____

Contractor _____ Phone # _____

Submittal Information:

1. Site Plan (to include tree and topo, proposed footprint, driveways, walkways)
2. Elevations (all sides of all structures, to include details and color samples)
3. Floor Plans (precise layout including room labels & sq. ft. of all buildings)
4. Landscape Design (detailed plant & tree identification and layout)
6. Proposed list of materials and sample of exterior finishes as requested.
7. Photos as needed (optional)

Other Notes:

See application for additional information to be submitted.

Note that the architect or building designer should attend this meeting.

Final Review:

Not less than five copies should be submitted. One will be returned to applicant with response and will remain with the Chairman of the Architectural Review Board or the Declarant.

Lot # _____

Date _____

Property Owners Name

Present Address

Home # _____ Work # _____

Architect _____ Phone # _____

Landscape Arch. _____ Phone # _____

Contractor _____ Phone # _____

Submittal Information:

1. Site Plan (all preliminary information, utility connections, other pertinent information)
2. Elevations (any revisions to preliminary, color and sample boards on request)
3. Floor Plans (precise layout including room labels & sq. ft. of all buildings)
4. Landscape Design (complete plan delineating all landscaping, fencing, hardscape materials, plantings, irrigation, drainage, lighting, "street tree" specimens and locations.)
5. Photos as needed (optional)

Other Notes:

See application for additional information to be submitted. Note that the architect or building designer, as well as the landscape architect or site planner should attend this meeting.

EXTERIORS

SIDING/FACADE:

Acceptable façade materials are natural stone, reproduction brick, stucco, wood, wood shingle and Hardiplank or similar product. The use of masonry is encouraged but not required. All exteriors may be painted. Aluminum is not permitted. Vinyl may be considered if being used in certain areas, such as soffit details.

CONFIGURATIONS:

Natural stone mortar should be consistent with the natural color of the stone.

Brick may be painted or left natural.

Stucco may be tinted prior to application or painted - textures other than smooth must be approved - submittal required.

Wood & Hardiplank shall be board & batten, clapboard or drop siding - no smaller than a 6" reveal - must be painted. Wood walking surfaces may be left natural.

Wood shingles must be sealed, stained or painted.

COLUMNS: columns should be made of natural stone, brick, stucco, wood, pre-cast concrete, fiberglass or similar product. Aluminum will not be permitted. On main porches or main residences, primary square columns must be a minimum of 4" X 4" and turned columns must be a minimum of 4" diameter. A minimum of 4" square columns is required on park cottages.

PIERS: Piers may not be made of wood. All piers must be faced or constructed with a masonry material. Minimum width is 12".

ARCHES: These may not be made of wood but should be made of the same material as the façade. Profile of any arches should match profiles of arched windows. This will be completely at the discretion of the ARB

FENCES

All fences must be staked and approved by the ARB before construction. Some fences may be rejected, even though they fit within these guidelines, on the basis that it may detract from the adjoining property views and/or have a negative environmental impact on the neighborhood. Fences will not be allowed in some areas of the conservation easement in order to allow residents along the creeks views and access.

FRONTAGE WALLS:

Gates in frontage walls should be made of wood or metal and should match adjacent buildings.

FRONTAGE FENCES:

A frontage fence is defined as any fence that extends in front of the house. These shall have different designs from adjacent lots and shall be made of hedges, natural stone, brick, stucco, wood or metal. Frontage fences should not exceed 3' in height.

YARD FENCES:

A yard fence is defined as any fence that begins behind the front façade of the house. Constructed fences shall extend no more than 10' without a column. Fences may be made of wood, hedges, masonry, metal, square lattice, or square wire. The square wire will be framed with wood and of an appropriate gauge, as determined on a case-by-case basis. Yard fences should not exceed 4' in height. All pool or spa areas require a minimum of 4' high fences.

PRIVACY AND ENCLOSURE FENCES:

These fences shall be permitted at rear yards only. Trash containers, boats, RVs, trailers, satellite dishes, utility meters and equipment service yards should be enclosed with these fences. These may also be used to enclose areas such as hot tubs or bathroom window areas. These should in case obstruct the views of neighboring property owners. Fences should not exceed a height of 6 (six) feet.

No chain-link or vinyl fences are allowed. CMU fences may be considered if stucco faced. Electrical fences are discouraged and shall not be permitted without a variance request.

ROOFS

MATERIALS:

Sloped roofs may be made of clay tile, slate, copper, galvanized metal, concrete tile or architectural shingles.

CONFIGURATIONS:

OVERLAPPING GABLES are permitted only when the smaller gable is associated with a balcony, porch or entrance.

FLAT ROOFS are allowed only if they are enclosed with an architectural parapet wall with a minimum height of three feet.

PRINCIPAL ROOFS where sloped, shall be symmetrical and either gable or hip angled between 5:12 and 12:12. Arched roof forms of all types are permitted.

ANCILLARY ROOFS may be shed roofs angled no less than 3:12.

EAVES shall be continuous.

DORMERS shall be habitable and placed a minimum of 3 feet from side building walls.

ROOF PENETRATIONS, including vent stacks, shall not be on the front roof slope and shall match the color of the roof.

SKYLIGHTS shall be flat.

ROOF COLORS shall be approved from the Project Architect's List.

WINDOWS AND DOORS

MATERIALS:

Windows shall be made of painted aluminum, wood or vinyl and shall have clear, lightly tinted, or non-reflective glass.

DOORS:

All doors (to include garage doors) shall be painted wood or composite wood, if they can be viewed from the street. Other garage doors may be metal. All garage doors must be single bay.

SHUTTERS:

Shall be either louvered, bead board or paneled and made of wood or cementitious and sized to match associated openings.

CONFIGURATIONS:

WINDOWS shall be single, double, triple-hung, or operable casements. Windows shall be rectangular with a vertical or square proportion. Palladian windows are discouraged. Transoms shall be oriented horizontally with equal proportioned panes of glass. A divider shall separate multiple windows in the same rough opening. The centerline of the window sash shall align within the centerline of other windows on the front facade or be a decorative window. There shall be no flush to the plate mounted windows. All windows will be trimmed appropriate to the architectural style. Window trim is required.

MUNTINS shall be true or simulated divided panes. Panes shall be similar proportions, throughout the building.

BAY WINDOWS shall extend to the floor inside and to the ground outside, or be supported by visible brackets.

STORM WINDOWS AND SCREENS shall cover the entire window area.

DOORS (except garage doors) shall be side hinged. Sliders are discouraged at main residence and disallowed on the rear of the structures around the green.

GARAGE DOORS No garage doors shall face the street front, unless they are set back from the front of the house and have received a variance from the review board due to site constraints. If such doors are permitted, they must be architectural in nature and metal will not be permitted.

ATTACHMENTS

MATERIAL

CHIMNEYS where visible shall be brick, stone, or stucco.

FLUES may be galvanized metal, but must be enclosed in a chimney.

AWNINGS shall be a light metal armature with a canvas membrane.

RAILINGS shall be generally made of wood or ornamental iron.

CONFIGURATION

CHIMNEYS shall extend to the ground and have a projecting cap.

RAILINGS shall have top rails and horizontal bottom rails centered on the balusters. Bottom rails shall clear the floor.

BALCONIES shall be visibly supported by brackets and shall not exceed 5 feet in depth.

POSTAL NUMBERS shall be placed on the principal building facades.

AWNINGS shall be sloping rectangles without side or bottom soffit panels.

GENERAL NOTES

COLORS

All exterior colors must be submitted and approved by the ARB. However, the use of color is encouraged.

COTTAGES /ACCESSORY STRUCTURES:

No accessory structure shall exceed the height of the main residence, with a maximum height of 28' feet.

There shall be no more than 4 structures on the main residence side and no more than one structure on the park side. These structures may include one main residence, one cottage and one detached garage. Additional buildings may consist of approved workshops, pool house casitas, or storage buildings.

All heights are measured from the highest point on the property.