

**ARCHITECTURAL GUIDELINES
OF
POMONA RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

The following general architectural and design guidelines include rules, guidelines, criteria, standards and procedures regarding the architecture, design, standards, development, planning and construction of Improvements on as well as permitted uses of Lots in the Property, as the same may be amended from time to time (the "Architectural Guidelines"). The Architectural Guidelines have been established by MC 288, LLC a Delaware limited liability company (the "Declarant"), of that certain Property governed by the Declaration of Covenants, Conditions and Restrictions for Pomona Residential Community recorded on June 18, 2015 as Instrument No. 2015027167 in the Real Property Records of the County, as may be amended and supplemented ("Declaration") and the criteria, restrictions and provisions set forth herein may be enforced, varied, amended and/or withdrawn by Declarant, the Board of Directors or by the Architectural Control Committee established in accordance with Article XII of this Declaration (the "ACC").

These Architectural Guidelines do not intend to include or have enforced, nor shall the Association, Declarant, Manager, Board of Directors and each of their respective successors, assigns or designees include in the future by amendment or supplement or enforce any provision in these Architectural Guidelines or any other Governing Document that would prohibit or restrict an Owner in any manner in violation of Chapter 202 of the Texas Property Code, entitled Construction and Enforcement of Restrictive Covenants, as amended, including Sections 202.007 and 202.009. Capitalized terms not otherwise defined herein shall have the meaning as set forth in the Declaration.

I. Procedural Matters Regarding Applications to and Approval by the ACC

A. Requirements:

Pursuant to Article XII of the Declaration, Plans for initial construction of any Improvements and changes to the exterior of any building (after initial installation or construction) on a Lot that meet any of the criteria set forth in Section 12.1 of the Declaration must first be submitted to and approved in writing by the ACC. The ACC may require other information be submitted with applications as further described in these Architectural Guidelines.

B. Application Requirements and ACC Approvals:

Submission of Plans:

The ACC may require that applications of Owners be accompanied by payment of a fee for processing of the application, together with (as may be applicable) the plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors showing exterior design, height, materials, colors, location of the proposed and existing Improvements (plotted horizontally and vertically) and a certification letter from the Owner's architect stating that such drawings and plans and specifications conform with the applicable Architectural Guidelines, as well as such other materials and information as may be required by the ACC.

The ACC may require the submission of additional plans, specifications or other information prior to approving or disapproving any change. Until receipt by the ACC of all required materials in connection with the proposed improvement to the Lot, the ACC may postpone review of any materials submitted. Additionally, if the applicant Owner is in default of any covenants,

conditions or restrictions imposed by this Declaration, any review shall be suspended until such default is cured to the satisfaction of the ACC, in its sole discretion.

The ACC shall exercise its reasonable judgment to the end that all renovations, remodels, additions and changes subject to regulation of the ACC shall comply with the requirements of the Declaration and the Architectural Guidelines. The ACC may approve any proposed improvement to the Lot if it deems in its reasonable discretion that the change to the Lot meets the criteria set forth in of the Declaration and the Architectural Guidelines.

Approvals:

Decisions of the ACC shall be conclusive and binding on all interested parties, subject to the right of an Owner to appeal to the Board, as provided in the Declaration. Approval shall be based upon factors including conformity and harmony of exterior appearance of structures with neighboring structures, effective location and use of Improvements on the Lots, preservation of aesthetic appearance, and conformity with the specifications and purposes generally set out in the Declaration and Architectural Guidelines. The ACC may condition its approval of plans and specifications on such changes therein as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving the material submitted. The ACC may consider and review any and all aspects of design, architecture, materials, construction, landscaping including technological advances in such areas

In general, in addition to the Plans (or within the Plans), Owners can anticipate that the following information will be required to be submitted for any application of a proposed improvement:

Size and Location of Improvement - information regarding the size of the improvement, where it will be located on the Lot, size, floor plans and square footage.

Exterior of Improvement – information regarding the architectural style and character of the improvement, including the exterior appearance, finish material, color and any textures as well as landscaping, fencing and exterior lighting plans.

Roof and other Elevations of Improvement – information regarding composition and materials of roof along with roof pitch, slope and roof plane and any other information regarding elevations of the Improvement

Lot Changes - any grading, excavation, filling or similar disturbance to the surface of any portion of the Lot or surrounding Property including change of grade, change of ground level, or change of drainage pattern.

Notwithstanding the foregoing, once the ACC has approved a set of Plans for a certain type of residential Improvement to be constructed on multiple Lots by a Builder, such approval sets forth specific criteria as needed regarding frequency, location and distance between those Lots on which the same residential Improvement will be constructed and the Plans conform with the then applicable Architectural Guidelines, the Builder may proceed with construction of the approved residential Improvement on multiple Lots without having to re-submit Plans for approval each time it initiates construction. Any changes that occur to the approved Plans for a certain type of residential Improvement of the Declaration must be submitted to the ACC for approval.

Approval by Declarant, the ACC or by the Board shall not constitute a waiver or estoppel with respect to any future action by the Declarant, ACC or the Board, with respect to any Improvement to a Lot. Specifically, the approval by the ACC of any Improvement to a Lot shall not be deemed a waiver of any right or an estoppel to withholding approval for any similar Improvement to

another Lot or any similar proposals, plans, specifications or other materials submitted with respect to any other improvement to another Lot.

C. Timelines for ACC Review and Approval:

Within 30 days after the completion of applications and submittals of all information relating to a proposed Improvement, the ACC may respond in writing in one of the following ways: (1) approval as submitted; (2) approval with conditions; (3) deferral of action pending receipt and review of further information required by the ACC; or (4) disapproval. If no action is taken, the ACC shall be deemed to have disapproved the application. Subject to the provisions of Article XII of the Declaration and these Architectural Guidelines, the decision of the ACC shall be final on all matters submitted. All communications and submittals shall be addressed to the ACC in writing at such address as the ACC may designate. Notwithstanding the foregoing, and subject to anything stated herein to the contrary, the ACC owes no duty to any person, Owner or Occupant other than the applicant to provide, keep or make available any information or documentation relating to any application made pursuant to the Declaration and these Architectural Guidelines and any approvals granted by the ACC, or its designees, shall be granted solely for the benefit of the applicant only with respect to its application and shall not be construed as an approval for any other Person, Owner or Occupant planning to perform the same or similar type construction, architectural change or other improvement for which an application would be necessary pursuant to the Declaration.

D. Variances:

Variances may be granted without limitation by Declarant, ACC and the Board in order to overcome practical difficulties and unnecessary hardships arising by reason of the application of the Architectural Guidelines or such other conditions and restrictions. Variances may be granted in accordance with these Architectural Guidelines but in no event shall any variance granted be injurious to the other Lots, any portion of the Property or Common Areas, nor deviate substantially from the general intent and purpose of the Architectural Guidelines or the Declaration. No variance or adjustment granted by the ACC shall be deemed to apply to any other building, Person, Improvement or Lot, other than the Owner or Person granted such variance.

E. Miscellaneous:

Notice of Completion:

Upon completion of the Improvements to a Lot, the Owner shall give a written notice of completion to the Declarant, Board or ACC, whichever is applicable.

Inspection of Improvements:

The ACC or its duly authorized representative shall have the right, but not the obligation, to inspect any Improvement prior to or after completion; provided that the right of inspection shall terminate 60 days after the ACC receives a notice of completion from the Owner.

Address:

The address of the ACC shall be the address of the Association, set forth below, unless otherwise specified by Declarant or the Board:

Pomona Residential Community – Architectural Control Committee

3090 Olive Street, Suite 300
Dallas, Texas 75219

Obtaining Governmental Approvals:

Prior to commencement of construction of any Improvements, an Owner shall obtain all required approvals by any Governmental Authority and comply with all applicable Legal Requirements in order for the Owner to construct, operate and maintain the Improvements.

II. Architectural Standards, Materials and Requirements

A. Masonry:

(i) Masonry must be stone, stucco or brick. Stucco specs must be approved by ACC. All other forms or uses of concrete or faux material are subject to review from the ACC.

(ii) Coverage Percentages:

	Front	Side	Rear
Single Story	100%	100%	100%
Double Story			
1st	100%	100%	100%
2 nd *	100%	80% overall	

* All lots on park/roadway or backing or siding to a school or open space must be stucco or masonry on 2nd floor.

Accents are permitted with ACC approval

(iii) Trim/Shutter Color:

- Trim color must compliment colors of masonry/stucco and must be approved by the ACC.

B. Setbacks – Home to Street Relationship:

Front Yard Measurements and Considerations:

The front yard shall be measured from the street right of way (public use area which includes streets, sidewalks, crosswalks as well as trails and other means of public access) to the front face of the building. A covered porch or covered terrace may encroach into this space to help improve the architecture of the home and the character of the street.

On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless shown specifically otherwise on a Final Plat.

There should be a variety of home styles and front setbacks within a given block face. Builders are encouraged to use both the 20' and 25' front setback as determined on the plat, giving the street more interest and depth.

Side Yard and Rear Yard Measurements and Considerations:

Owners shall maintain a minimum side yard setback of 5 feet for all approved structures. Drainage swales and other grading or engineered site features must not be altered. All proposals for additional structures, improvements and/or site alterations shall be submitted to the ACC.

Rear yard considerations should be made for drainage and easements.

C. Roof Construction and Materials:

1. Roof Height and Chimney

- All Chimneys must meet Industry Safety Guidelines
- Chimneys shall be constructed completely to the ground so as not to appear cantilevered from the building
- Chimneys located on exterior wall must be 100% masonry
- Chimney color to match base or accent material of the house or compliment color of roof

2. Roof Materials

- All roofs must be constructed with 3 tab/3 dimensional shingles and must have ACC approval
- Architectural shingles and tile roofs are permitted.
- Roof Colors must be submitted for ACC approval

3. Roof Pitch

- A minimum of 8:12 slope roof pitch is set as standard, unless otherwise approved
- No flat roofs are allowed as a major structural element

4. Solar Panels

- Solar design should be considered in the early design stages
- All solar appurtenances shall be submitted for approval by ACC and will be evaluated on a case by case basis

D. Utility, Service and Mechanical Equipment:

All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground.

All services to the Lot, including pre-wiring for cable television, must be installed underground.

Ground-mounted mechanical equipment, such as HVAC units, shall be screened from view and grouped together away from street and public view. In the event cable boxes are installed, such boxes must be screened from view and grouped together away from street and public view.

Private, surface-mounted mechanical equipment, transformers, air conditioners, condensers, compressors, pool equipment, switches, etc. should be placed behind the side yard fence of a Lot. If placement in the side yard is not feasible, then all equipment must be screened with either a 4'

fence stained and constructed to match the rear yard fence or five (5) three-gallon shrubs and approved in writing by the ACC.

E. Size of Residences:

The size of residences shall be limited in general to the following square footage band requirements:

LOT SIZE	MINIMUM SQUARE FOOTAGE	MAXIMUM SQUARE FOOTAGE
<i>55 X 120</i>	<i>2000</i>	<i>3100*</i>
<i>65 X 120</i>	<i>2500</i>	<i>3800*</i>
<i>75 X 130</i>	<i>2900</i>	-
<i>90 X 140</i>	<i>TBD</i>	-

*200 square feet may be added to 30% of the plans per phase

Builder must have ACC approval if variance requested from the square footage bands.

Declarant, during the Declarant Control Period, may exercise its right, in its absolute and sole discretion, to vary, amend or change these minimum square foot requirements as set forth in the Declaration.

F. Landscaping and Lawn:

All required landscaping shall be installed by Builder and must be installed prior to the closing of the sale of the home.

Initial Landscape:

Owners must provide drought-tolerant plants as shown on landscape appendix. In addition, all homes shall be planted with 2" composted material along with 3" of double shredded hardwood mulch.

Turf areas in the front yard zone and corner zones shall not exceed 70% of the available pervious area. The remaining 30% shall be shrubs, ornamental grasses, perennials, vines and groundcover. Side yards between homes are encouraged to avoid turf and use stone or decomposed granite with landscape planting, when feasible. All turf areas must be sodded with Bermuda grass prior to the closing of sale of a Lot from a Builder to a homeowner.

St. Augustine grass is permitted.

Landscape Beds:

Landscape beds must use native and adaptive plants from the approved Plant List in these design guidelines, requiring less water and giving consistency to the landscape palette at Pomona and must be 30% of the front yard landscape. All beds must be prepped with a minimum two inches (2") of compost.

Corner Lots:

Owner shall maintain at a minimum, a 5 foot wide living screen between the fence and sidewalk on the side street of all corner lots. *This requires a 5' fencing setback.* All fencing facing the side street must have landscape planting in front of it to help soften the fences impact on the street. The planting design should include primarily evergreen plant material, with perennial accents for seasonal interest.

A mix of large, medium and small shrubs should be used from the Approved Plant List set forth in **Exhibit A** attached hereto and made a part hereof and arranged in a thoughtful manner.

In addition to the front yard landscape requirements for Lots, corner Lots must have street trees planted by the Builder along the planter strip within the side street ROW. The spacing and street tree types are specified by the Declarant in the Neighborhood Street Tree Plan set forth in **Exhibit B** and **Exhibit C** attached hereto and made a part hereof.

G. Trees:

It is the intent to provide tree coverage at Pomona to help reduce the heat island, shade the homes and to provide long-term value.

Owner shall preserve existing trees and understory vegetation to the extent practical.

All shade trees shall be minimum 3" in caliper size and shall measure 6" from the base of the tree. This size tree should be equivalent to a 65-gallon container unless otherwise stated in **Exhibit B** or **Exhibit C** attached hereto and made a part hereof.

All shrub beds must be fully prepped with compost material and top dressed with a 3" layer of double shredded hardwood mulch.

Colored Mulch such as dyed material in red or black is prohibited.

Front Yard – small & ornamental tree(s) are encouraged. These must be minimum 1 ½" caliper or 30 gal.

Rear Yard – One 3" caliper shade tree required. Two small or ornamental trees, minimum 1 ½" or 30 gal., may be substituted for one shade tree.

Street Trees:

Street trees not only provide shade and shelter but also play a part in a healthy streetscape. A uniform streetscape and tree planting is mandatory and critical to The Pomona development

Spacing:

Builder must reference the appropriate Neighborhood Street Tree Plan to determine the approved street tree, general location, and spacing for each street. Street trees must be 3" caliper minimum and be spaced as follows along all streets:

- 55' Lots..... 35' O.C. : 1 three inch (3") parkway street trees per lot: 40' min. from intersection
- 65' Lots..... 30' O.C. : 2 three inch (3") parkway street trees per lot: 50' min. from intersection
- 75' Lots..... 35' O.C. : 2 three inch (3") parkway street trees per lot: 50' min. from intersection

On side streets, smaller canopy trees shall be spaced 35' O.C. with 40' min. from intersections except on 75' Lots—trees must be 50' min from intersections.

Species and Varieties: Refer to **Exhibit B** for tree types and **Exhibit C** for street tree plan.

H. Fencing:

The “Pomona” Fence

Fence is to be six feet (6') tall #1 grade rough cedar. Refer to **Exhibit D** for Stain Specification and fence details. All connections to be galvanized, bottom picket to be field cut to slope with grade at 2" above finish grade. 4x4 cedar post 6' on center on concrete foundation. 1x6 pickets to overlap 1 ¼" with 2x6 top rail and 1x4 fascia centered on 4x4 post. At property corners and shared corners, 4x6 posts are to be used with 1x6 fascias.

Any fence facing a public street or area should always show the non intermediate post or “good side” towards the street or public area.

Given the horizontal nature of the fencing planks special care should be taken when joining a new fence with an existing one. Construction should always begin from the existing fence to ensure that the existing and new horizontal planks line up and create a seamless transition.

All fences shall be constructed with the finished side facing out when visible from the street.

No post shall be visible from any street, alley or open space within the community of the home being constructed.

I. Rain Water Collection and Irrigation:

Harvesting rainwater is allowed and encouraged. Rain barrels should be located along side or rear yards and screened from view.

Each Lot shall have an automatic irrigation system that must be installed with 100% head-to-head coverage on all turf areas. All irrigation systems must be installed per requirements of the Texas Commission of Environmental Quality.

All sprinkler heads should be placed to prevent spraying onto paved areas.

All trees and shrub beds shall be irrigated with a low-flow drip system and flush valve such as Netafim dipline or a closely matched equivalent.

Each home shall be equipped with an ET (Evapo-Transpiration) Controllers and Wind/Rain Sensors.

A Hunter Controller model no: Pro-C Indoor/Outdoor controller or equal shall be used.

J. Elevation and Floor Plan Repetition on Residential Lots:

Architectural diversity, within a traditional aesthetic framework, is of primary importance at Pomona. Multiple floor plans, elevations and architectural styles shall be provided by each Builder to help promote visual diversity and excitement within the street scene.

Product spacing requirements are as follows:

- Elevations are allowed to repeat when there are 4 Lots of separation on the same side of the street on which residential improvements are being constructed.
- The same elevation cannot repeat on a Lot across the street from the Lot on which the improvements are being constructed, nor on the two Lots immediately adjacent on either side of the Lot across the street.
- The same elevation cannot exist on the Lot immediately behind the Lot on which the improvement is being constructed.
- Repeating floor plans will follow the above criteria, with the exception that there can be a 3 Lot minimum spacing on floor plans instead of the 4 as dictated for repeating elevations.
- Brick colors are to vary according to the elevation repetition requirements.

K. Driveways, Garages and Sidewalks:

1. Garages:

Front-facing garages have a tremendous impact on the character of a community. Every effort should be made to minimize the negative visual impact of the garage on the street. Garages should be thought of as an accent piece to the house, and not as the dominant architectural feature.

Garages facing Public Streets:

- Homes shall be designed in a manner that functionally enhances the front porch and pedestrian entry to the home, rather than the garage door.
- Detached garages are acceptable.
- All homes shall have at least a two-car garage.
- The minimum garage dimensions shall accommodate two cars.
- Three-car garages are permitted, but no more than two garage doors may face a public street.
- It is encouraged that the garage face is setback a minimum of 5' from main entrance.

Garage Door Treatments:

The garage door must be recessed a minimum of 9 inches from the garage face and contain at least (3) of the following enhancements:

Garage Door Treatment in Plan Detail

- (1) Shed Roofs
- (2) Faux Cedar/Wood clad doors
- (3) Double doors
- (4) Windows
- (5) Decorative hardware & lights

(6) Reveals/texture

2. Driveways:

All driveways must accommodate the off-street parking of 2 vehicles without blocking the sidewalk.

Driveways shall be constructed with no damage or alterations to drainage swales.

Concrete driveways and aprons shall be a minimum of 2,500 PSI concrete with #3 rebar on a 16 inch grid pattern.

Driveway stain or treatments must be submitted to ACC for approval. Neutral colors only.

3. Sidewalks:

A walkable pedestrian environment is a top priority at Pomona. All public sidewalks not constructed by Declarant shall be constructed by Builders, where required at such Builder's sole cost and expense.

The Builder shall install residential sidewalks along all public ROW and at the locations referenced in the previous street sections (reference 3.4).

All public sidewalks are required to be 5 feet wide and must match the grade of any previously installed utility structures.

All sidewalks will be a minimum of 2,500 PSI concrete and must meet City of Manvel construction requirements.

Any sidewalks damaged by a Builder shall be repaired at Builder's sole expense prior to closing of the sale of any home adjacent to the damaged sidewalk. All sidewalks adjacent to a home must be in good condition prior to closing of the sale of any home.

Sidewalks adjacent to a Lot must be maintained by the Owner of such Lot. Any sidewalks damaged by an Owner shall be timely repaired at such Owner's sole expense and in the event of a sale, all damage must be repaired prior to the closing any sale.

L. Trash:

Recycling and trash collection containers shall be stored within the garage or hidden from view.

A 4' screening fence may be constructed along the side yard to allow the home- owner to store trash containers outside the garage. The screening fence must be constructed and stained to match the horizontal plank fence of the home and a concrete pad for the "parking" of trash receptacle must accompany the fence.

M. Drainage on Lots:

Builder shall maintain the drainage pattern as originally designed by the civil engineer and approved by the local municipality pursuant to any recorded Plat. Owners shall not alter the drainage pattern throughout construction and ownership.

N. Site Lighting Standards:

Light sources should be unobtrusive or concealed with all light in shades of white (no colored lights). No spillover of light should occur on neighboring properties and lighting must be shielded to prevent a glare. Tree lights should be concealed underground or in shrub masses. Exterior flood lights are to be directed away from neighboring homes and yards. Carriage or Coach lighting provides property security.

- Two (2) Coach Lights are required on the front elevation.
- Three (3) Coach Lights are required on a 75' home

Spotlights and/or floodlights cannot be mounted to the front elevation of the house (may be allowed if mounted discretely under the eave).

Up lighting may be substituted for one (1) coach light.

O. Sheds:

Sheds must be located behind a 6' cedar fence, not exceed 8' overall height and limited to 100 square feet. Exterior materials are limited to wood or cedar (metal and plastic sheds are not allowed). The shed must have a pitched roof and shingles similar to that of the main house. Sheds must have a minimum of 5' clearance from other structures or property lines.

P: Pools / Spas / Hot Tubs:

All pools, spas and hot tubs are to be located in side or rear yards and abide by City of Manvel standards. Pool, spa and hot tub equipment must be enclosed within a 6' fence. Above ground, masonry block, vinyl lined and low hung vinyl lined pools will not be approved. Pool, spa or hot tub drainage must be routed into the sanitary sewer line. Under no circumstances is surface deck or overspill drainage permitted to drain into a concentrated drain source (i.e., pvc pipe) into streets, neighboring properties, or "natural area". Improvements must have a minimum 5' clearance from other structures or property lines. Height of water features cannot exceed 4'. Exposed areas must be screened with landscaping or faced with an acceptable material.

Q. Permanent Outdoor Fireplaces / BBQ Grills:

Permanent outdoor fireplaces/ BBQ grills are classified in two ways: attached and freestanding. Both types may require a building permit and must comply with City of Manvel building and fire codes. A spark arrestor for the chimney and a screen for the fire box will be required for both types of units.

Wood burning fire pits may be permitted but must include a top screen. These outdoor fire units must not create a neighborhood nuisance and the homeowner will be responsible for any damage created by smoke, fire or ash.

Attached Units should complement the architectural style of the home. Construction must be of 100% masonry (brick or stone) and must match materials in the original construction. Access doors, screens, grills, etc. may be steel.

Free Standing Units should be designed so that the main body of the unit does not exceed 6' height, with the chimney tapering to a maximum of 12' height including any chimney cap. The overall size (footprint) of the unit should not exceed 30 square feet but larger units will be considered on a case by case basis. As with attached units, the free standing unit must complement the architectural style of the home, be constructed of 100% masonry and constructed of materials that match the original construction of the home. Access doors, screens, grills, etc may be steel. Any overhanging tree limbs should be trimmed to help reduce the fire risk. A sufficient hearth must be included in the design to prevent fire danger to surrounding vegetation.

Please Note: The Fire Chief (or his designee) is authorized to require that recreational fires be immediately discontinued if such fires are determined by the chief (or his designee) to constitute a hazardous condition or neighborhood nuisance.

R. Decks and Patios:

Patios may be constructed of concrete, brick, pavers or stone. Decks may be constructed of redwood, cedar, pressure treated pine or a material acceptable to the AC. Decks that are elevated above 12" must be screened with non-deciduous (evergreen) shrubbery around the perimeter of the deck concealing the skirt from view.

S. Trellises / Arbors / Gazebos:

A trellis should be a "continuation" or a complement of the architectural style of the house (both in design, color and materials). Design, color and materials that are not part of or do not complement the house should not be introduced. An overall height of 12' – 0" and an area of seventy-five (75) square feet shall not be exceeded. Locations shall be confined to within the side or rear yard and located within the building setback lines. Clearance of at least ten (10) feet must occur between any attached or detached structure. Properties that already have a playhouse or shed will not be allowed to have a gazebo.

T. Play Equipment / Playhouses:

Play equipment shall be limited to the rear yard and not exceed a maximum height of 12' – 0". The setback requirements will be measured from the property line/fence to the raised portion of the structure. Awnings must be composed of wood (to match the stained structure) or fabric. Fabric awnings shall be solid earth tone color (i.e. dark green, grey, brown, etc).

Playhouses are also confined to the rear yard and located behind a 6' wood fence. The playhouse roof and façade materials and colors must be similar to that of the main house if visible over the fence. The overall height shall not exceed 8', not exceed 80 square feet in area and have at least a 5' clearance from any structure or property line. If a property already has a storage shed or gazebo, the playhouse may not be permitted.

Trampoline nets must be screened from view with one tree on each side visible from the street, common area or neighborhood home.

U. Flagpoles and Flags:

Flagpoles on lots must be silver or black in color, must be constructed of aluminum and may not exceed 20 feet in height. One flagpole that attaches to the façade of a residence is also allowed. Only one flagpole is allowed per Lot. The location of a flagpole must be approved by the AC prior to its installation on a Lot or residence

Flags. Each Owner has a right to fly certain flags on his Lot. A United States flag, State of Texas flag or an official or replica flag of any branch of the United States armed forces may be displayed in a respectful manner on a flagpole. Flags may not exceed three feet by five feet in size. Flag lighting (if any) shall be directed at the flag and may not cause or be a nuisance to neighboring Lots. All flags must be in good condition and flown in compliance with applicable federal and state laws governing public flags.

V. Storm and Screen Doors:

The proposed storm or screen door shall be without ornamentation or grill work and finished in a color complementary of the house. Storm doors shall have transparent glass. Screen doors shall have a screen mesh (dark in color) with an even transparent look.

W. Shutters:

Shutters must be proportioned and sized to match windows/doors. In order to give the appearance that the shutters are operable, the shutter width should equal one half of the overall window width (i.e., a 3' wide window should have a pair of 1'-6" wide shutters). The shutter color should be compatible with the color scheme of the house.

X. Birdhouses / Feeders:

Pole mounted birdhouses area limited to one per property, confined to the rear or side property (except corner lots which front two street) area and not to exceed 20' overall height. Pole material is to be limited to wood or metal, painted a dark earth tone (preferably black) and maintained as required.

Y. Painting / Staining / Color Changes:

Property owners who wish to re-paint their house with the same original color do not have to submit a modification application. Property owners who elect to change their house color from the originally approved color are required to submit a modification application.

Z. No Soliciting Signs:

An Owner is permitted to post a “no soliciting” sign near or on the front door of the residence, provided that the sign not exceed twenty-five (25) square inches.

AA. Garage Door Paint/Stain:

An Owner wishing to paint or stain their garage doors must submit written notification with a photo of the residence and requested color to the HOA Management.

BB. Roof Replacements:

The roof material must be an earth tone and compliment the other exterior materials of the house. All roof replacements are required to make a submission for approval prior to completion unless the roof is being replaced with the exact same roof (material and color).

CC. Dog Runs:

Dog runs must adhere to the following guidelines.

- 1.) Located behind a 6’ cedar fence.
- 2.) Confined to rear or side yard.
- 3.) Chain link is permissible only if it is located inside of a 6’ cedar fence and not visible from the street or neighboring homes.

DD. Retaining Walls / Landscape Borders

Must be constructed with masonry in a manner approved by the AC. A copy of your plat indicating the proposed retaining wall location as it relates to the home and a drawing, brochure or picture of the proposed stone color and pattern/formation and height must be submitted for approval.

EE. Xeriscape Guidelines

Xeriscaping refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. It is promoted in regions that do not have easily accessible, plentiful, or reliable supplies of fresh water. Common elements in xeriscaping are the reduction of lawn grass or sodded areas (since lawn grass is often one of the worst offenders against water conservation), and the installation of indigenous plants that are adapted to the local climate and consequently require less water.

Any homeowner interested in replacing a standard sod lawn by xeriscaping with native groundcovers, plants, or mulch must submit a landscape plan **before removing any sod and/or installing any plant material**. All plans will be reviewed on a case by case basis and must conform to the guidelines.

The Pomona Board of Directors has adopted the following xeriscaping guidelines for the community:

- Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants.
- Allow variances for xeriscaping as long as 50% of front yard area is turfed and all other guidelines below are met.
- Non-turf planted areas must be bordered to define the xeriscaped area clearly from turfed areas.
- Xeriscaped areas must be kept maintained at all times (plants trimmed and thinned, weeded, and borders edged) to ensure a reasonably attractive appearance.
- No boulders or large rocks exceeding 12" in height may be used on the narrow strips between public sidewalks and the street curb.
- No plants may encroach onto or over public sidewalks
- No plant with thorns, spines, or sharp edges can be used within 6' of the public sidewalks
- A minimum of 60% of shrubs must be evergreen
- A Minimum of 50% of planters in street beds must be decomposed granite
- River Rock must be used in appropriate water runoff areas

Residents are encouraged to consider converting the sidewalk strip areas (between sidewalk and curb) from turf grasses to xeriscaped areas as these areas are difficult to water. This area may be composed of a combination of river rock, crushed granite, and include native plantings.

IN WITNESS WHEREOF, the Declarant has caused these Architectural Guidelines to be executed and effective as of the 18th day of June, 2015.

DECLARANT:

MC 288, LLC,
a Delaware limited liability company

By: [Signature]
Name: BRIAN CARLOCK
Title: SVP

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on June 26, 2015, by Brian Carlock of MC 288, LLC, a Delaware limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Hillwood
3090 Olive Street, Suite 300
Dallas, TX 75219
Attn: Michele Ringnald

Exhibit A
Pomona Approved Plant List – Residential Lots

Color Chart:

Very drought tolerant - **Red**

Moderately drought tolerant - **Green**

Slightly drought tolerant - **Blue**

Not drought tolerant - **Purple**

Canopy Trees:

1. Acer barbatum var. Caddo, **Caddo Maple** - Moderately drought tolerant
2. Acer buergerianum, **Trident Maple** - Moderately drought tolerant
3. Acer buergerianum var, Aeryn, **Aeryn Trident Maple** - Moderately drought tolerant
4. Acer buergerianum var, Shandong, **Shandong Trident Maple** - Moderately drought tolerant
5. Acer buergerianum var, Streetwise, **Streetwise Trident Maple** - Moderately drought tolerant
6. Acer grandidentatum, **Bigtooth Maple** - Moderately drought tolerant
7. Acer negundo, **Box Elder or Ashleaf Maple** - Very drought tolerant
8. Acer rubrum, **Drummond Maple** - Moderately drought tolerant
9. Carya illinoensis, **Pecan**, select Pawnee or Choctaw variety- Moderately drought tolerant
10. Ehretia anacua, **Anacua**, - Moderately drought tolerant
11. Fraxinus americana, **White Ash** - Moderately drought tolerant
12. Fraxinus pennsylvanica, **Green Ash** - Moderately drought tolerant
13. Fraxinus pennsylvanica var. Urbanite, **Urbanite Ash** - Moderately drought tolerant
14. Fraxinum texensis, **Texas Ash** - Moderately drought tolerant
15. Gingko biloba, **Gingko** - Moderately drought tolerant
16. Juglans microcarpa, **Texas Black Walnut** - Moderately drought tolerant
17. Juniperus virginiana, **Eastern Red Cedar** - Very drought tolerant
18. Koelreuteria bipinnator, **Chinese Flame Tree** - Moderately drought tolerant
19. Pistacio chinensis, **Chinese Pistache** - Moderately drought tolerant
20. Platanus mexicana, **Mexican Sycamore** - Moderately drought tolerant
21. Prosopis glandulosa, **Honey Mesquite** - Very drought tolerant
22. Prunus caroliniana, **Carolina Laurelcherry**- Slightly drought tolerant
23. Quercus buckleyi, **Texas Red Oak** - Moderately drought tolerant
24. Quercus coccinea, **Scarlett Oak** - Moderately drought tolerant
25. Quercus laceyji, **Lacey Oak**, bluish foliage - Very drought tolerant
26. Quercus lyrata, **Overcup Oak** - Moderately drought tolerant
27. Quercus macrocarpa, **Bur Oak** - Moderately drought tolerant
28. Quercus michauxii, **Swamp Chestnut Oak** - Moderately drought tolerant
29. Quercus muhlenbergii, **Chinquapin Oak** - Moderately drought tolerant
30. Quercus nigra, **Water Oak** - Slightly drought tolerant
31. Quercus phellos, **Willow Oak** - Slightly drought tolerant
32. Quercus phellos var. Wynstar, **Wynstar Willow Oak** - Slightly drought tolerant
33. Quercus polymorphy, **Mexican White Oak or Monterey Oak** - Moderately drought tolerant
34. Quercus shumardii, **Shumard Red Oak** - Moderately drought tolerant
35. Quercus virginiana, **Live Oak** - Moderately drought tolerant
36. Sabal texana or sabal mexicana, **Texas Sabal Palm** - Moderately drought tolerant

37. *Sapindus drummondii*, **Western Soapberry** - Moderately drought tolerant
38. *Taxodium ascendens*, **Pond Cypress** - Moderately drought tolerant
39. *Taxodium distichum*, **Bald Cypress** - Moderately drought tolerant
40. *Taxodium distichum* var. *Shawnee Brave*, **Shawnee Brave Bald Cypress** - Moderately drought tolerant
41. *Taxodium mucronatum*, **Montezuma Baldcypress** - Moderately drought tolerant
42. *Ulmus alata*, **Winged Elm** - Moderately drought tolerant
43. *Ulmus Americana* var. *Valley Forge*, **Valley Forge American Elm**, this variety is resistant to Dutch Elm Disease - Moderately drought tolerant
44. *Ulmus crassifolia*, **Cedar Elm** - Moderately drought tolerant
45. *Ulmus parvifolia*, **Lacebark Elm** - Moderately drought tolerant
46. *Ulmus parvifolia* var. *Allee*, **Allee Elm** - Moderately drought tolerant

Accent Plants:

1. *Acacia farnesiana*, **Huisache** - Moderately drought tolerant
2. *Bauhinia lunarioides*, **Anacho Orchid Tree** - Moderately drought tolerant
3. *Betula nigra*, **River Birch** - Slightly drought tolerant
4. *Cephalanthus occidentalis*, **Button Bush** - Moderately drought tolerant
5. *Cercis canadensis*, **Redbud** – full sun or understory tree - Moderately drought tolerant
6. *Cercis canadensis* var. *Alba*, **White Redbud** – full sun or understory tree - Moderately drought tolerant
7. *Cercis canadensis* var. *Texensis*, **Texas Redbud** – full sun or understory tree - Moderately drought tolerant
8. *Cercis canadensis* var. *Mexicana*, **Mexican Redbud** – full sun or understory tree – **Very drought tolerant**
9. *Cercis reniformis* var. *Oklahoma*, **Oklahoma Redbud** – full sun or understory tree - Moderately drought tolerant
10. *Chilopsis linearis*, **Desert Willow** – **Very drought tolerant**
11. *Chionanthus virginicus*, **White Fringe Tree** - Moderately drought tolerant
12. *Cordia boissieri*, **Mexican Olive** – **Very drought tolerant**
13. *Cornus drummondii*, **Roughleaf Dogwood** – understory tree – **Very drought tolerant**
14. *Cornus florida*, **Flowering Dogwood** - Moderately drought tolerant
15. *Cotinus obovatus*, **American Smoketree** – **Very drought tolerant**
16. *Crataegus* spp., **Hawthorn** - Moderately drought tolerant
17. *Cupressus arizonica* – **Arizona Cypress** – **Very drought tolerant**
18. *Cupressus sempervirens*, **Italian Cypress** – **Very drought tolerant**
19. *Diospyros texana*, **Texas Persimmon** – **Very drought tolerant**
20. *Fresteria pubescens*, **Elbow Bush** - Moderately drought tolerant
21. *Garrya ovate* spp. *lindheimeri*, **Mexican Silktassel** - Moderately drought tolerant
22. *Gleditsia triacanthos* var. *Inermis*, **Thornless Honeylocust** - Moderately drought tolerant
23. *Hamamelis vernalis*, **Arkansas Witch Hazel** - Moderately drought tolerant
24. *Hamamelis virginiana*, **Common Witch Hazel** - Moderately drought tolerant
25. *Ilex decidua*, **Possumhaw Holly** - Moderately drought tolerant
26. *Ilex decidua* var. *Finch's Golden*, **Finch's Golden Possumhaw Holly** – bright golden berries - Moderately drought tolerant
27. *Ilex decidua* var. *Paco*, **Paco Possumhaw Holly** – deep orange berries - Moderately drought tolerant
28. *Ilex decidua* var. *Warren's Red*, **Warren's Red Possumhaw Holly** – bright red berries - Moderately drought tolerant

29. *Ilex opaca*, **American Holly** - Moderately drought tolerant
30. *Ilex* var. *Mary Nell*, **Mary Nell Holly** - Slightly drought tolerant
31. *Ilex* var. *Nellie R. Steven's*, **Nellie R. Steven's Holly** - Slightly drought tolerant
32. *Ilex vomitoria* var. *Pride of Houston*, **Pride of Houston Yaupon Holly** - Moderately drought tolerant
33. *Ilex vomitoria* var. *Will Fleming*, **Will Fleming Yaupon Holly** - upright, 1-2' spread, no berries - Moderately drought tolerant
34. *Jacaranda mimosifolia*, **Jacaranda** - Moderately drought tolerant
35. *Juglans microcarpa*, **Little Walnut** - Moderately drought tolerant
36. *Juniperus ashei*, **Ash Juniper or Blueberry Juniper** - Very drought tolerant
37. *Juniperus chinensis* var. *Blue Point*, **Blue Point Juniper** - blue color - Very drought tolerant - more upright - Moderately drought tolerant
38. *Juniperus chinensis* var. *Spartan*, **Spartan Juniper** - more upright - Very drought tolerant
39. *Juniperus virginiana*, **Eastern Red Cedar** - Very drought tolerant
40. *Koelreuteria paniculata*, **Goldenraintree** - Moderately drought tolerant
41. *Lagerstroemia indica* var. *Acoma*, **Acoma Crape Myrtle** - white with weeping, cascading growth habit - Very drought tolerant
42. *Lagerstroemia indica* var. *Basham's Party Pink*, **Party Pink Crape Myrtle** - lavender pink - Very drought tolerant
43. *Lagerstroemia indica* var. *Muskogee*, **Muskogee Crape Myrtle** - Light lavender - Very drought tolerant
44. *Lagerstroemia indica* var. *Natchez*, **Natchez Crape Myrtle** - White - Very drought tolerant
45. *Lagerstroemia indica* var. *Sioux*, **Sioux Crape Myrtle** - vivid pink - Very drought tolerant
46. *Lagerstroemia indica* var. *Tonto*, **Tonto Crape Myrtle** - deep red - Very drought tolerant
47. *Lagerstroemia indica* var. *Tuscarora*, **Tuscarora Crape Myrtle** - coral pink - Very drought tolerant
48. *Lagerstroemia indica* var. *Tuskegee*, **Tuskegee Crape Myrtle** - dark pink - Very drought tolerant
49. *Leucana retusa*, **Lemonball or Goldenball Lead Tree** - Very drought tolerant
50. *Lindera benzoin*, **Spice Bush** - Moderately drought tolerant
51. *Magnolia grandiflora* var. *Alta*, **Alta Magnolia** - upright and dense - Moderately drought tolerant
52. *Magnolia grandiflora* var. *Claudia Wannamaker* - **Claudia Wannamaker Magnolia** - Moderately drought tolerant
53. *Magnolia grandiflora* var. *Little Gem* - **Little Gem Magnolia** - Moderately drought tolerant
54. *Magnolia stellata*, **Star Magnolia** - understory tree - Moderately drought tolerant
55. *Magnolia soulangiana*, **Saucer Magnolia** - understory tree - Moderately drought tolerant
56. *Magnolia virginiana*, **Sweet Bay Magnolia** - understory tree - Moderately drought tolerant
57. *Morella cerifera*, **Wax Myrtle** - Moderately drought tolerant
58. *Nyssa sylvatica*, **Blackgum** - Moderately drought tolerant
59. *Parkinsonia aculeata*, **Jerusalem-Thorn** - Very drought tolerant
60. *Pinus edulis*, **Pinion Pine** - Very drought tolerant
61. *Pinus eldarica*, **Afghan Pine** - Very drought tolerant
62. *Pinus nigra*, **Austrian Pine** - Moderately drought tolerant
63. *Pinus pinea*, **Italian Stone Pine** - Very drought tolerant

64. *Pinus thunbergii*, **Japanese Black Pine** – Very drought tolerant
65. *Pithecellobium flexicaule*, **Texas Ebony** – Very drought tolerant
66. *Prosopis glandulosa*, **Honey Mesquite** – Very drought tolerant
67. *Prunus mexicana*, **Mexican Plum** - Moderately drought tolerant
68. *Rhamnus caroliniana*, **Carolina Buckthorn** - Moderately drought tolerant
69. *Rhus aromatic*, **Fragrant Sumac** – Very drought tolerant
70. *Rhus lanceolata*, **Prairie Flameleaf Sumac** – Very drought tolerant
71. *Rhus microphylla*, **Littleleaf Sumac** – Very drought tolerant
72. *Sophora affinis*, **Eve's Necklace** – Very drought tolerant
73. *Sophora affinis*, **Texas Mountain Laurel** – Very drought tolerant
74. *Trachycarpus fortunei*, **Windmill Palm** - Moderately drought tolerant
75. *Tilia caroliniana*, **Carolina Basswood** - Slightly drought tolerant
76. *Ungnadia speciosa*, **Mexican Buckeye** – Very drought tolerant
77. *Vaccinium* spp., **Ornamental Blueberry**, select Emerald or Jubilee variety - Moderately drought tolerant
78. *Viburnum acerfolium*, **Maple-Leaf Viburnum** - Moderately drought tolerant
79. *Viburnum macrocephalum*, **Chinese Snowball Viburnum** - Moderately drought tolerant
80. *Viburnum rufulum*, **Rusty Blackhaw** – good understory tree - Moderately drought tolerant
81. *Viburnum suspensum*, **Sandankwa Viburnum** - Moderately drought tolerant
82. *Vitex agnus-castus*, **Vitex** – purple variety – Very drought tolerant
83. *Vitex agnus-castus* var. *Cooke's White*, **Cooke's White Vitex** – white variety – Very drought tolerant
84. *Washingtonia filifera*, **California Washingtonia** – Very drought tolerant
85. *Xylosma congestum*, **Xylosma** - Moderately drought tolerant

Shrubs:

1. *Abelia* var. *Rose Creek*, **Rose Creek Abelia** - Moderately drought tolerant
2. *Abelia* var. *Kaleidoscope*, **Kaleidoscope Abelia** - Moderately drought tolerant
3. *Abelia* var. *White Prostrate*, **White Prostrate Abelia** - Moderately drought tolerant
4. *Acuba japonica*, **Acuba** - Moderately drought tolerant
5. *Agave* spp, **Agave** – Very drought tolerant
6. *Ageratina havanensis*, **White Mistflower** - Moderately drought tolerant
7. *Anisacanthus quadrifidus* var. *wrightii*, **Flame Acanthus** – Very drought tolerant
8. *Berberis thunbergii*, **Japanese Barberry** - Moderately drought tolerant
9. *Berberis trifoliata*, **Agarita** – Very drought tolerant
10. *Buddleja davidii*, **Butterfly Bush** - Moderately drought tolerant
11. *Buddleja marrubifolia*, **Wooly Butterfly Bush** – Very drought tolerant
12. *Buxus* var. *Wintergreen*, **Wintergreen Boxwood** - Moderately drought tolerant
13. *Buxus* var. *Winter Gem*, **Winter Gem Boxwood** - Moderately drought tolerant
14. *Callicarpa americana*, **American Beautyberry** - Moderately drought tolerant
15. *Callistemon citrinus*, **Bottlebrush** – Very drought tolerant
16. *Cassia corymbosa*, **Flowering Senna** - Moderately drought tolerant
17. *Ceanothus americana*, **New Jersey Tea Plant** – Very drought tolerant
18. *Chaenomeles superba* var. *Texas Scarlet*, **Texas Scarlet Flowering Quince** - Moderately drought tolerant
19. *Cotoneaster glaucophyllus*, **Gray Cotoneaster** – Very drought tolerant
20. *Dalea formosa*, **Feather Dalea** – Very drought tolerant
21. *Dalea frutescens*, **Black Dalea** – Very drought tolerant
22. *Duranta erecta*, **Skyflower Duranta** - Moderately drought tolerant
23. *Elaeagnus pungens*, **Elaeagnus** – Very drought tolerant

24. Eupatorium greggii, **Greg's Mist Flower** - Very drought tolerant
25. Fatsia japonica, **Japanese Aralia** - Moderately drought tolerant
26. Feijoa sellowiana, **Pineapple Guava** - Moderately drought tolerant
27. Forestiera pubescens, **Elbow Bush** - Very drought tolerant
28. Galphimia glauca, **Golden Showers** - Very drought tolerant
29. Hesperaloe funifera, **Giant Red Yucca** - Very drought tolerant
30. Hesperaloe parviflora, **False Red Yucca** - Very drought tolerant
31. Hesperaloe parviflora, **False Yellow Yucca** - Very drought tolerant
32. Hibiscus coccineus, **Texas Star Hibiscus** - Very drought tolerant
33. Hydrangea quercifolia, **Oakleaf Hydrangea** - Moderately drought tolerant
34. Ilex cornuta var. Burfordii, **Dwarf Burford Holly** - Moderately drought tolerant
35. Ilex cornuta var. Rotunda, **Dwarf Chinese Holly** - Moderately drought tolerant
36. Ilex vomitoria var. Nana, **Dwarf Yaupon Holly** - Moderately drought tolerant
37. Ilex vomitoria var. Bordeaux, **Bordeaux Dwarf Yaupon Holly** - Moderately drought tolerant
38. Jasminum mesnyi, **Primrose Jasmine** - Moderately drought tolerant
39. Lagerstroemia indica, **Dwarf Crape Myrtle**, this plant is available in many colors and range of heights - Very drought tolerant
40. Leucaena retusa, **Goldenball Leadtree** - Very drought tolerant
41. Leucophyllum frutescens, **Texas Sage** - Very drought tolerant
42. Leucophyllum var. Greencloud, **Greencloud Texas Sage** - Very drought tolerant
43. Leucophyllum var. Silverado Dwarf, **Silverado Dwarf Texas Sage** - Very drought tolerant
44. Lonicera albiflora, **Honeysuckle Bush** - Moderately drought tolerant
45. Malpighia glabra, **Cherry Barbados** - Moderately drought tolerant
46. Malvaviscus drummondii, **Turk's Cap** - Very drought tolerant
47. Mimosa borealis, **Fragrant Mimosa** - Very drought tolerant
48. Myrica pusila, **Dwarf Wax Myrtle** - Moderately drought tolerant
49. Opuntia ellisiana, **Spineless Prickly Pear** - Very drought tolerant
50. Philadelphus coronarius, **Mock Orange** - Moderately drought tolerant
51. Nerium oleander, **Oleander** - Very drought tolerant
52. Punica granatum, **Pomegranate** - Very drought tolerant
53. Rhamphiolepis indica, **Indian Hawthorne** - Moderately drought tolerant
54. Rhus aromatica, **Fragrant Sumac** - Very drought tolerant
55. Rhus michauxii, **Michaux's Sumac** - Very drought tolerant
56. Rhus virens, **Evergreen Sumac** - Moderately drought tolerant
57. Rosa var. Belinda's Dream, **Belinda's Dream Rose** - Moderately drought tolerant
58. Rosa var. Cecile Brunner, **Cecile Brunner Rose** - Moderately drought tolerant
59. Rosa var. Grandma's Yellow, **Grandma's Yellow Rose** - Moderately drought tolerant
60. Rosa var. Knockout, **Knockout Rose** - Moderately drought tolerant
61. Rosa var. Lady Banksia, **Lady Banksia Rose** - Moderately drought tolerant
62. Rosa var. Livin' Easy, **Livin' Easy Rose** - Moderately drought tolerant
63. Rosa var. Martha Gonzalez, **Martha Gonzalez Rose**
64. Rosa var. Mutabilis, **Mutabilis Rose** - Moderately drought tolerant
65. Rosa var. Nearly Wild, **Nearly Wild Rose** - Moderately drought tolerant
66. Rosmarinus officinalis, **Rosemary** - Moderately drought tolerant
67. Sedum var. Autumn Joy, **Autumn Joy Sedum** - Moderately drought tolerant
68. Sabal minor, **Texas Dwarf Palmetto** - Moderately drought tolerant
69. Sphaeralcea ambigua, **Globe Mallow** - Moderately drought tolerant
70. Spirea vanhouttei, **Bridal Wreath Spirea** - Moderately drought tolerant

71. *Spirea japonica* var. *Anthony Japonica*, **Anthony Spirea** - Moderately drought tolerant
72. *Symphoricarpos chenaultii* var. *Hancock*, **Hancock Snowberry** - Moderately drought tolerant
73. *Symphoricarpos orbiculatus*, **Coralberry** - Very drought tolerant
74. *Teucrium fruticans*, **Germander Bush** - Moderately drought tolerant
75. *Trachycarpus fortunei*, **Windmill Palm** - Very drought tolerant
76. *Yucca filamentosa* var. *Color Guard*, **Color Guard Yucca** - Very drought tolerant
77. *Yucca gloriosa* var. *Variegata*, **Variegated Spanish Dagger** - Very drought tolerant
78. *Yucca pallida*, **Pale Leaf Yucca** - Very drought tolerant
79. *Yucca recurvifolia*, **Softleaf Yucca** - Very drought tolerant
80. *Yucca rigida*, **Blue Yucca** - Very drought tolerant
81. *Yucca rostrata* var. *Sapphire Skies*, **Sapphire Skies Yucca** - Very drought tolerant
82. *Yucca rupicola*, **Twisted Leaf Yucca** - Very drought tolerant
83. *Yucca treculeana*, **Texas Bayonet Yucca** - Very drought tolerant

Agave, Yucca, Cacti, Succulents, Sotols:

1. *Agave americana*, **Century Plant Agave** - Very drought tolerant
2. *Agave bracteosa*, **Squid Agave** - Very drought tolerant
3. *Agave parryi*, **Parry's Agave** - Very drought tolerant
4. *Agave tequilana*, **Blue Agave** - Very drought tolerant
5. *Agave victoria-reginae*, **Queen Victoria Agave** - Very drought tolerant
6. *Dasyliirion texanum*, **Texas Sotol** - Very drought tolerant
7. *Hesperaloe funifera*, **Giant Yucca Hesperaloe** - Very drought tolerant
8. *Hesperaloe parviflora*, **Red Yucca** - Very drought tolerant
9. *Nolina lindheimeriana*, **Nolina** - Very drought tolerant
10. *Nolina texana*, **Basket Grass** - Very drought tolerant
11. *Optuntia* spp., **Prickly Pear Cactus** - Very drought tolerant
12. *Yucca filamentosa* var. *Color Guard*, **Color Guard Yucca** - Very drought tolerant
13. *Yucca gloriosa* var. *Variegata*, **Variegated Spanish Dagger** - Very drought tolerant
14. *Yucca pallida*, **Pale Leaf Yucca** - Very drought tolerant
15. *Yucca recurvifolia*, **Softleaf Yucca** - Very drought tolerant
16. *Yucca rigida*, **Blue Yucca** - Very drought tolerant
17. *Yucca rostrata* var. *Sapphire Skies*, **Sapphire Skies Yucca** - Very drought tolerant
18. *Yucca rupicola*, **Twisted Leaf Yucca** - Very drought tolerant
19. *Yucca treculeana*, **Texas Bayonet Yucca** - Very drought tolerant

Ornamental Grasses:

1. *Carex buchananii* var. *Red Rooster*, **Red Rooster Sedge** - Moderately drought tolerant
2. *Carex cherokeensis*, **Cherokee Sedge** - Moderately drought tolerant
3. *Carex divulsa*, **Meadow Sedge** - Moderately drought tolerant
4. *Carex oshimensis* var. *Everest*, **Everest Weeping Sedge** - Moderately drought tolerant
5. *Carex oshimensis* var. *Evergold*, **Evergold Sedge** - Moderately drought tolerant
6. *Carex perdentata*, **Webberville Sedge** - Moderately drought tolerant

7. *Carex phyllocephala* var. Sparkler, **Sparkler Sedge** - Moderately drought tolerant
8. *Chasmanthium latifolium*, **Inland Sea Oats** - Moderately drought tolerant
9. *Cortaderia seloana* var. Pumila, **Dwarf Pampas Grass** - Moderately drought tolerant
10. *Corynephorus canescens* var. Spiky Blue, **Spiky Blue Grass** - Moderately drought tolerant
11. *Cyperus alternifolia*, **Umbrella Plant** – Not drought tolerant
12. *Cyperus nanas*, **Compact Umbrella Plant** – Not drought tolerant
13. *Dianella tasmanica* var. Variegata, **Variegated Flax Lily** - Moderately drought tolerant
14. *Eragrostis curvula*, **Weeping Lovegrass** – Very drought tolerant
15. *Eragrostis elliottii*, **Blue Lovegrass** – Very drought tolerant
16. *Juncus inflexus* var. Blue Arrows, **Blue Arrows Rush** - Moderately drought tolerant
17. *Juncus pallidus* var. Javelin, **Javelin Rush** - Moderately drought tolerant
18. *Koeleria glauca* var. Coolio, **Coolio Blue Hair Grass** - Moderately drought tolerant
19. *Koeleria glauca* var. Blue Sprite, **Blue Sprite Blue Hair Grass** - Moderately drought tolerant
20. *Miscanthus sinensis* var. Adagio, **Adagio Miscanthus** – Very drought tolerant
21. *Miscanthus sinensis* var. Gracillimus, **Maiden Grass** – Very drought tolerant
22. *Muhlenbergia capillaris*, **Gulf Coast Muhly** – Very drought tolerant
23. *Muhlenbergia capillaris* var. Lenca, **Regal Mist Pink Muhly** – Very drought tolerant
24. *Muhlenbergia dubia*, **Pine Muhly** – Very drought tolerant
25. *Muhlenbergia duboides*, **Weeping Muhly** – Very drought tolerant
26. *Muhlenbergia dumosa*, **Bamboo Muhly** – Very drought tolerant
27. *Muhlenbergia lindheimeri*, **Lindheimer Muhly** – Very drought tolerant
28. *Muhlenbergia rigens*, **Deer Muhly** – Very drought tolerant
29. *Nassella tenuissima*, **Mexican Feathergrass** - Moderately drought tolerant
30. *Panicum virgatum* var. Dallas Blues, **Dallas Blues Switchgrass** – Very drought tolerant
31. *Panicum virgatum* var. Heavy Metal, **Heavy Metal Switchgrass** – Very drought tolerant
32. *Pennisetum alopecuroides*, **Dwarf Fountain Grass** - Moderately drought tolerant
33. *Schizachyrium scoparium*, **Little Bluestem** – Very drought tolerant

Perennials:

1. *Achillea* var. Moonshine, **Moonshine Yarrow** – Very drought tolerant
2. *Anisacanthus quadrifidus wrightii*, **Flame Acanthus** – Very drought tolerant
3. *Aquilegia canadensis*, **Red Columbine** - Moderately drought tolerant
4. *Aquilegia chrysantha* var. hinkleyana, **Texas Gold Columbine** – Very drought tolerant
5. *Artemisia* var. Powis Castle, **Powis Castle Artemisia** - Moderately drought tolerant
6. *Aspidistra elatior*, **Cast Iron Plant** – Very drought tolerant
7. *Aster oblongifolius*, **Fall Aster** - Moderately drought tolerant
8. *Astrolepis sinuata*, **Wavy Scaly Cloakfern** – Very drought tolerant
9. *B. frutescens*, **Bulbine** – Very drought tolerant
10. *Buddleia davidii*, **Butterfly Bush** – Very drought tolerant
11. *Caesalpinia pulcherrima*, **Pride of Barbados** - Moderately drought tolerant
12. *Callirhoe involucrate*, **Winecup** – Very drought tolerant
13. *Calylophus berlandieri*, **Square Bud Primrose Calylophus** – Very drought tolerant

14. Calyptocarpus vialis, **Horse Herb** – Very drought tolerant
15. Capsicum annuum, **Chile Pequin** – Very drought tolerant
16. Chrysactinia mexicana, **Damianita** – Very drought tolerant
17. Coreopsis lanceolata, **Lanceleaf Coreopsis** – Very drought tolerant
18. Cuphea llavea, **Bafface Cuphea** – Very drought tolerant
19. Cuphea llavea var David Verity, **David Verity Cuphea** – Very drought tolerant
20. Datura wrightii, **Datura Jimson Weed** – Very drought tolerant
21. Dietes bicolor, **Bicolor Iris** – Very drought tolerant
22. Dyschoriste linearis, **Snake Herb** – Very drought tolerant
23. Echinacea purpurea, **Purple Coneflower** – Very drought tolerant
24. Engelmannia peristenia, **Engelmann Daisy** - Moderately drought tolerant
25. Erythrina herbacea, **Coralbean** – Very drought tolerant
26. Eupatorium greggii, **Greg's Mist Flower** – Very drought tolerant
27. Gaura lindheimeri, **Pink Gaura** - Moderately drought tolerant
28. Hamelia patens **Firebush** - Moderately drought tolerant
29. Hemerocallis var. Yangtze, **Yangtze Daylily** – Very drought tolerant
30. Hibiscus moscheutos, **Perennial Hibiscus** - Moderately drought tolerant
31. Iris bracteata, **Siskiyou Iris** - Moderately drought tolerant
32. Iris germanica, **Bearded Iris** – Very drought tolerant
33. Justicia brandegeana, **Shrimp Plant** - Moderately drought tolerant
34. Justicia spicigera, **Mexican Honeysuckle** – Very drought tolerant
35. Lantana camara var. Dwarf Yellow, **Dwarf Yellow Lantana** – Very drought tolerant
36. Lantana horrida or urticoides, **Texas Lantana** – Very drought tolerant
37. Lantana hybridii, **Lantana** – Very drought tolerant
38. Lantana montevidensis, **Trailing Lantana** – Very drought tolerant
39. Leonotis leonurus, **Lion's Tail** – Very drought tolerant
40. Lavandula intermedia var. Provence, **Provence Lavender** – Very drought tolerant
41. Liatris mucronata, **Gayfeather Liatris** – Very drought tolerant
42. Lippia graveolens, **Mexican Oregano** - Moderately drought tolerant
43. Marsilia macropoda, **Clover Fern** – Very drought tolerant
44. Melampodium leucanthum, **Blackfoot Daisy** – Very drought tolerant
45. Nepeta faassenii var. Walker's Low, **Walker's Low Catmint** - Moderately drought tolerant
46. Nierembergia gracilis var. Starry Eyes, **Starry Eyes Nierembergia** – Very drought tolerant
47. Oenothera missouriensis, **Fluttermills** – Very drought tolerant
48. Pavonia lasiopetala, **Rock Rose** – Very drought tolerant
49. Packeria obovata, **Golden Groundsel** - Moderately drought tolerant
50. Penstemon baccharifolius, **Copper Rock Penstemon** – Very drought tolerant
51. Penstemon tenuis, **Brazos Penstemon** - Moderately drought tolerant
52. Penstemon triflorus, **Hill Country Penstemon** – Very drought tolerant
53. Perovskia atriplicifolia, **Russian Sage** - Moderately drought tolerant
54. Phlox paniculata, **Garden Phlox** - Moderately drought tolerant
55. Phlomis fruticosa, **Jerusalem Sage** – Very drought tolerant
56. Physostegia virginiana, **Fall Obedient Plant** - Moderately drought tolerant
57. Plumbago auriculata, **Plumbago** - Moderately drought tolerant
58. Poliomintha longiflora, **Mexican Oregano** – Very drought tolerant
59. Rosmarinus officinalis var. Prostratus, **Prostrate Rosemary** - Moderately drought tolerant
60. Rudbeckia fulgida, **Black-Eyed Susan** – Very drought tolerant
61. Rudbeckia fulgida var. Goldsturm, **Goldsturm Rudbeckia** - Moderately drought tolerant

62. Rudbeckia maxima, **Giant Coneflower** - Moderately drought tolerant
63. Ruellia brittoniana, **Dwarf Ruellia** - Very drought tolerant
64. Russelia equisetiformis, **Firecracker Fern** - Very drought tolerant
65. Salvia chamaedryoides, **Gray Shrub Sage** - Very drought tolerant
66. Salvia coccinea, **Tropical Sage** - Very drought tolerant
67. Salvia farinacea var. Henry Duelberg, **Henry Duelberg Sage** - Moderately drought tolerant
68. Salvia guaranitica, **Majestic Sage** - Very drought tolerant
69. Salvia gregii var. Autumn Sage, **Autumn Sage Salvia** - Moderately drought tolerant
70. Salvia hybrid, **Nuevo Leon Sage** - Moderately drought tolerant
71. Salvia leucantha, **Mexican Bush Sage** - Very drought tolerant
72. Salvia longispicata var. Indigo Spires, **Indigo Spires Salvia** - Moderately drought tolerant
73. Salvia lyrata, **Lyre Leaf Sage** - Moderately drought tolerant
74. Salvia penstemonoides, **Sage Penstemon** - Very drought tolerant
75. Salvia roemeriana, **Cedar Sage** - Moderately drought tolerant
76. Salvia var. May Night, **May Night Salvia** - Moderately drought tolerant
77. Santolina chamaecyparissus, **Gray Santolina** - Very drought tolerant
78. Santolina pinnata, **Green Santolina** - Very drought tolerant
79. Scutellaria ovata, **Heartleaf Skullcap** - Moderately drought tolerant
80. Scutellaria suffrutescens, **Pink Skullcap** - Moderately drought tolerant
81. Sedum var. Autumn Joy, **Autumn Joy Sedum** - Moderately drought tolerant
82. Senna lindheimeriana, **Lindheimer Senna** - Very drought tolerant
83. Stachys byzantine, **Lamb's Ear** - Moderately drought tolerant
84. Stachys coccinea, **Texas Betony** - Very drought tolerant
85. Tagetes lemmonii, **Copper Canyon Daisy** - Very drought tolerant
86. Tagetes lucida, **Mexican Mint Marigold** - Very drought tolerant
87. Tecoma stans, **Yellow Bells Esperanza** - Moderately drought tolerant
88. Tetraeneuris scaposa, **Four Nerve Daisy** - Very drought tolerant
89. Thelypteris kunthii, **Southern Wood Fern** - Moderately drought tolerant
90. Tradescantia spp., **Spiderwort** - Very drought tolerant
91. Tulbaghia violacea, **Society Garlic** - Very drought tolerant
92. Verbena canadensis var. Homestead Purple, **Homestead Purple Verbena** - Very drought tolerant
93. Viguiera stenoloba, **Skeletonleaf Goldeneye** - Very drought tolerant
94. Wedelia texana, **Orange Zexmenia** - Moderately drought tolerant

Vines and Groundcover:

1. Antigonon leptopus, **Coral Vine** - Moderately drought tolerant
2. Bignonia capreolata var. Tangerine Beauty, **Tangerine Beauty Crossvine** - Moderately drought tolerant
3. Calyptocarpus vialis, **Horseherb** - Very drought tolerant
4. Campsis tagliabuana var. Madame Galen, **Madame Galen Trumpet creeper** - Moderately drought tolerant
5. Campsis radicans var. Monbal, **Balboa Sunset Trumpet creeper** - Moderately drought tolerant
6. Campsis radicans var. Flamingo, **Flamingo Trumpet creeper** - Moderately drought tolerant

7. *Campsis radicans* var. *Flava*, **Yellow Trumpet creeper** - Moderately drought tolerant
8. *Carex cherokeensis*, **Cherokee Sedge** - Very drought tolerant
9. *Carex flacca*, **Blue Sedge** - Very drought tolerant
10. *Carex perdentata*, **Meadow Sedge** - Very drought tolerant
11. *Carex texensis*, **Texas Sedge** - Very drought tolerant
12. *Carex tumulicola*, **Berkeley Sedge** - Very drought tolerant
13. *Ceratostigma plumbaginoides*, **Leadwort Plumbago** - Very drought tolerant
14. *Clematis paniculata*, **Sweet Autumn Clematis** - Moderately drought tolerant
15. *Clematis* var. *Henryi*, **Henry's Clematis** - Moderately drought tolerant
16. *Clematis* var. *Jackmanii*, **Jackmanii Clematis** - Moderately drought tolerant
17. *Clematis* var. *Ramona*, **Ramona Clematis** - Moderately drought tolerant
18. *Dalea greggii*, **Gregg Dalea** - Very drought tolerant
19. *Dianella tasmanica* variegata - **Variegated Dianella** - Moderately drought tolerant
20. *Dichondra argentea*, **Silver Ponyfoot** - Very drought tolerant
21. *Ficus pumila*, **Fig Vine** - Moderately drought tolerant
22. *Gelsemium rankinii*, **Swamp Jessamine** - Very drought tolerant
23. *Gelsemium sempervirens*, **Carolina Jessamine** - Moderately drought tolerant
24. *Ipomoea quamoclit*, **Cypress Vine** - Very drought tolerant
25. *Ipomoea sinuate*, **Alamo Vine** - Very drought tolerant
26. *Liriope gigantea*, **Giant Liriope** - Moderately drought tolerant
27. *Lonicera sempervirens*, **Coral Honeysuckle** - Moderately drought tolerant
28. *Lonicera sempervirens*, **Yellow Honeysuckle** - Moderately drought tolerant
29. *Mascagnia macroptera*, **Butterfly Vine** - Very drought tolerant
30. *Mazus Reptans*, **Mazus Reptans** - Moderately drought tolerant
31. *Millettia reticulata*, **Evergreen Wisteria** - Moderately drought tolerant
32. *Myoporum parvifolium*, **Myoporum** - Very drought tolerant
33. *Ophiopogon intermedius*, **Aztec Grass** - Moderately drought tolerant
34. *Orbexilum* spp. nov., **Mountain Pea** - Very drought tolerant
35. *Origanum vulgare*, **Oregano** - Moderately drought tolerant
36. *Parthenocissus quinquefolia*, **Virginia Creeper** - Moderately drought tolerant
37. *Passiflora caerulea* var. *Blue Crown*, **Blue Crown Passion Vine** - Moderately drought tolerant
38. *Passiflora incarnate* var. *Incense*, **Incense Passion Vine** - Moderately drought tolerant
39. *Phyla nodiflora*, **Texas Frogfruit** - Very drought tolerant
40. *Rivina humilis*, **Pigeonberry** - Moderately drought tolerant
41. *Rosmarinus officinalis* var. *ptrostratus*, **Trailing Rosemary** - Very drought tolerant
42. *Sedum* spp., **Sedum** - Moderately drought tolerant
43. *Setcreasea pallida*, **Purple Heart** - Very drought tolerant
44. *Stemodia lanata*, **Woolly Stemodia** - Very drought tolerant
45. *Teucrium cossonii*, **Creeping Germander** - Very drought tolerant
46. *Trachelospermum asiaticum*, **Asian Jasmine** - Moderately drought tolerant
47. *Trachelospermum jasminoides*, **Confederate Jasmine** - Very drought tolerant
48. *Vinca Major*, **Vinca Major** - Moderately drought tolerant
49. *Vinca Minor*, **Vinca Minor** - Moderately drought tolerant
50. *Viola missourensis*, **Violet** - Very drought tolerant
51. *Wisteria frutescens*, **Texas Wisteria** - Moderately drought tolerant

Fruit Trees:

1. Asimina triloba, **Pawpaw**, select from the following varieties - **Moderately drought tolerant**
Rebecca's Pawpaw, Mango, Prolific, Sunflower, Wells
2. Carya illinoensis, **Pecan**, select from the following varieties - **Moderately drought tolerant**
Choctaw, Pawnee
3. Citrus spp, **Grapefruit**, select from the following varieties - **Moderately drought tolerant**
Rio Red, Star Red, Chandler's Red Pummelo (most cold tolerant varieties)
4. Citrus spp, **Lemon**, select **Eureka** variety - **Moderately drought tolerant**
5. Citrus spp, **Lime**, select from the following varieties - **Moderately drought tolerant**
Mexican, Persian, Kafir
6. Citrus spp, **Mandarine**, select from the following varieties - **Moderately drought tolerant**
Clementine, Atlas Honey, PongKoa, Kishu Seedless
7. Citrus spp, **Orange**, select from the following varieties - **Moderately drought tolerant**
Naval, Republic of Texas, Hamlin Sweet, Valencia, Frost Satsuma
8. Citrus spp, **Satsuma**, select from the following varieties - **Moderately drought tolerant**
Brown Select, Miho, Owari, Seto
9. Citrus spp, **Tangerine**, select **Sunburst** variety- **Moderately drought tolerant**
10. Diospyros virginiana, **Persimmon**, select from the following varieties - **Moderately drought tolerant**
Fuyu, Eureka, Giombo, Hiratanenashi, Saijo, Suruga
11. Ficus spp, **Fig**, select from the following varieties - **Moderately drought tolerant**
Banana, Celeste, LSU Purple
12. Malus spp, **Apple**, select from the following varieties - **Moderately drought tolerant**
Anna - (200 hours chilling)

Golden Dorsett- (100 hours chilling) good pollinator for Anna so plant both varieties
13. Mangifera indica, **Mango**, select from the following varieties - **Moderately drought tolerant**
Julie, Manila
14. Morus alba, **Pakistan Mulberry Papaya**, - **Moderately drought tolerant**
15. Kumquat spp, **Kumquat**, select from the following varieties - **Moderately drought tolerant**
Meiwa, Nagami (most cold tolerant varieties)
16. Persea spp, **Avocado**, select from the following varieties, Mexican varieties are the most cold tolerant - **Moderately drought tolerant**

Mexicola, Pancho, Joey

17. Prunus spp, **Apricot**, select from the following varieties - Moderately drought tolerant
Goldkist, Katy, Royal (Blenheim)
18. Prunus spp, **Nectarine**, select from the following varieties - Moderately drought tolerant
Arctic Star White, Panamint, Sunmist, Sunraycer, Smooth Zest One, Smooth Zest Two
19. Prunus spp, **Peach**, select from the following varieties - Moderately drought tolerant
EarliGrande, Eva's Pride, May Pride, Mid-Pride, Red Baron, TexKing, Tropic Beauty, Tropic Snow, Tropic Sweet, Gulf King, Florida Crest, Gulf Prince, Tropic Prince, Tropic Zest Four, Tex First
20. Prunus spp, **Plum**, select from the following varieties - Moderately drought tolerant
Santa Rosa, Gulf Beauty, Gulf Blaze, Gulf Rose, Inca, Methley, Segundo
21. Punica Granitum, **Pomegranate**, select from the following varieties - Moderately drought tolerant
Garnet Sash, Cloud, Kashmir Blend, Pink Satin, Red Silk, Sharp Velvet, Desertnyi, Eversweet
22. Pyrus pyrofolia, **Asian Pear**, select from the following varieties - Moderately drought tolerant
Hosui – (450 hours chilling)
Shinseiki (450 hours chilling)
20th Century– (450 hours chilling)
Ya Lee – (250 hours chilling)
23. Pyrus spp, **Pear**, select from the following varieties - Moderately drought tolerant
Acres Home, Baldwin, Hood, Southern Bartlett, Southern Queen, Tennessee, Spalding, Tennousi
24. Rubus spp, **Blackberries**, select from the following varieties - Moderately drought tolerant
Shawnee, Kiowa (thorned)
Apache, Quachita, Arapahoe, Navaho (Thornless)
25. Rubus spp, **Raspberries**, select from the following varieties - Moderately drought tolerant
Rose Creek, Red Raspberry Profusion
26. Vaccinium spp, **Blueberry**, select from the following varieties - Moderately drought tolerant
Summer Sunset, Titan (bush varieties)

Austin, Brightwell, Premier, Tifblue (Rabbiteye varieties)

27. *Vitis vinifera* var. American, **Mortensen Hardy Grape** - Moderately drought tolerant
28. *Vitis rotundifolia*, **Muscadine Grape**, select from the following varieties - Moderately drought tolerant
Ison, Late Fray
29. *Vitis* spp, **Table Grape**, select from the following varieties - Moderately drought tolerant
Himrod, Flame Seedless
30. *Ziziphus jujube*, **Jujube**, select from the following varieties - Moderately drought tolerant
Tigertooth, Li, So, Sherwood

Aquatic Plants:

1. *Itea virginica*, **Sweetspire** - Not drought tolerant
2. *Pontederia cordata*, **Pickereel Weed** - Not drought tolerant

Wildflower Blends:

1. **Butterfly/Hummingbird Blend** from Wildseed Farms
2. **Cut Flower Mix** from Wildseed Farms
3. **Texas/Oklahoma Wildflower Mix** from Wildseed Farms

Exhibit B
Neighborhood Street Tree Plan

YARD TREES:

Cedar Elm
Chinquapin Oak
Urbanite Ash
Chinese Pistache
Bald Cypress
Lacebark Elm
Live Oak
Bur Oak
Red Oak
Shumard Oak
White Ash

STREET TREES:

Cedar Elm
Live Oak
Shumard Oak
White Oak

Exhibit C
STREET TREE PLAN

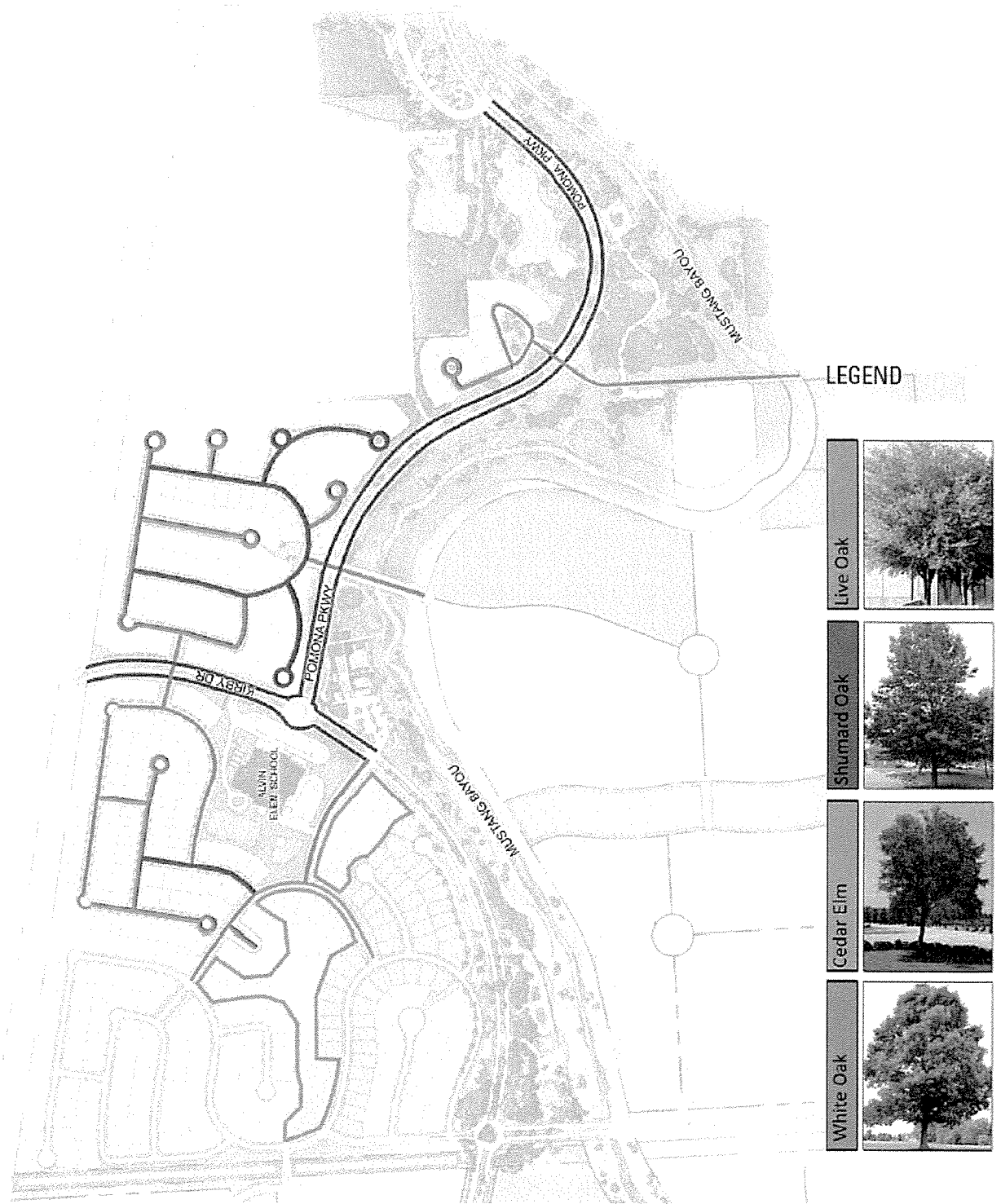


Exhibit D
Fence Stain and Fence Design Specifications

(See attached)

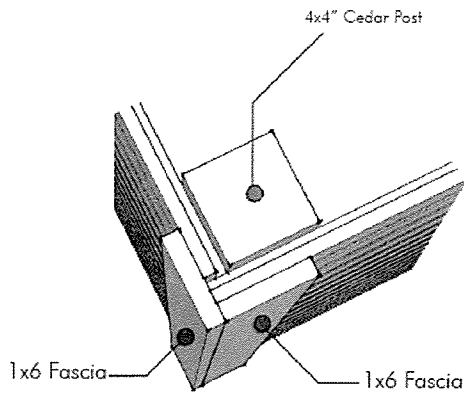
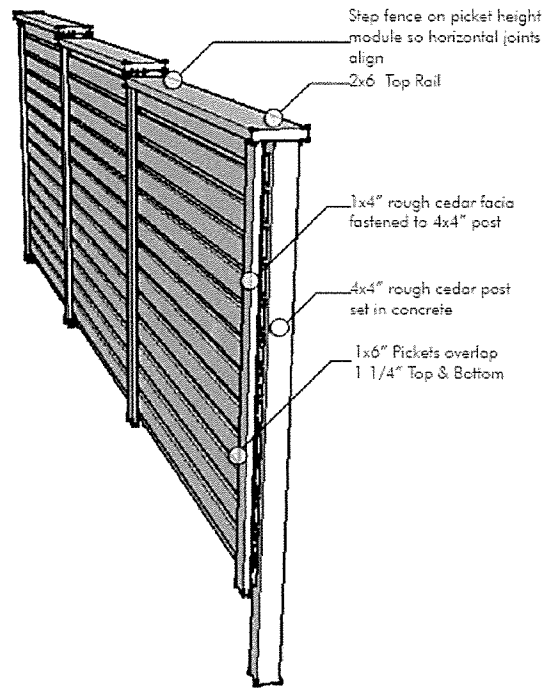
5.11.1 The "Pomona" Wood Fence

Fence is to be 6' height #1 grade rough cedar. Stain minimum two coats with **Cape Cod Gray by Standard Paints, Inc. or Similar (Refer to Exhibit D)**. All connections to be galvanized. Bottom picket to be field cut to slope with grade at 2" above finish grade. 4x4 cedar post @ 6' o.c. set in concrete foundation. 1x6 pickets to overlap 1 1/4" with 2x6 top rail and 1x4 fascia centered on 4x4 post. At property corners and shared corners, 4x6 posts are to be used with 1x6 fascias. Any fence facing public street or area should always show the non intermediate post or "good side" towards the street or public area.

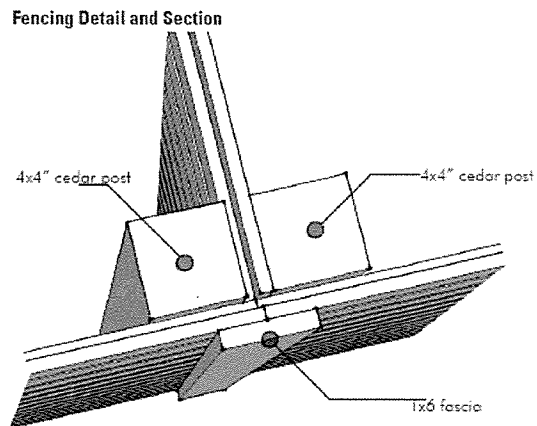
Given the horizontal nature of the fencing planks special care should be taken when joining a new fence with an existing one. Construction should always begin from the existing fence to ensure that the existing and new horizontal planks line up and create a seamless transition.

All fences shall be constructed with the finished side facing out on key lots, side lots and window lots See Exhibit D for fencing orientation.

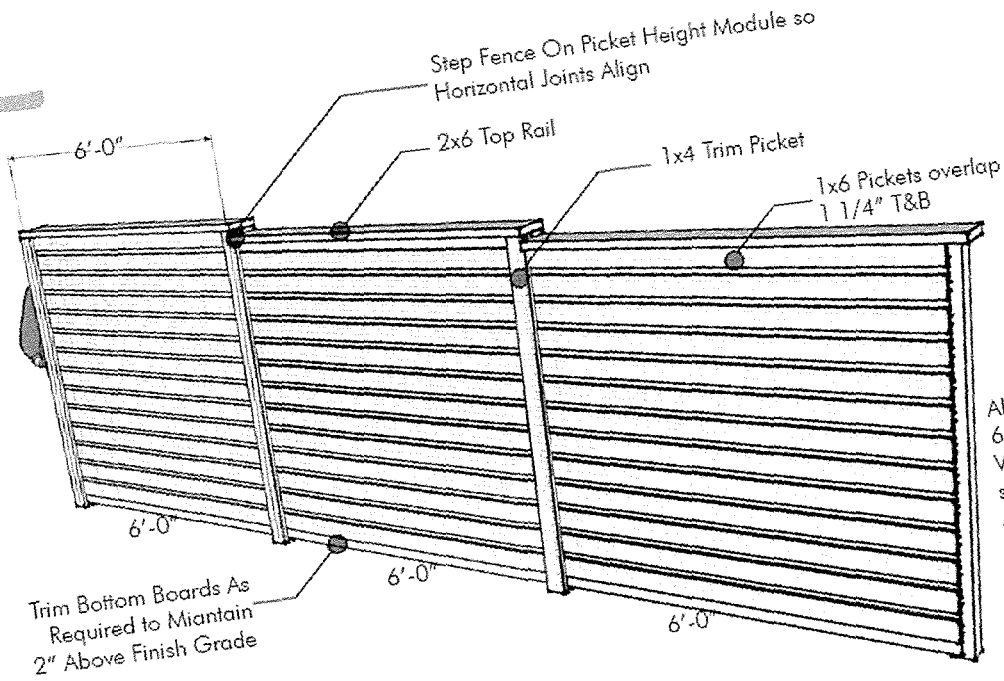
No post shall be visible from any street, alley, open space or within the community of the home being constructed



Fencing Corner Detail



Fencing Top Detail For Corner at Shared

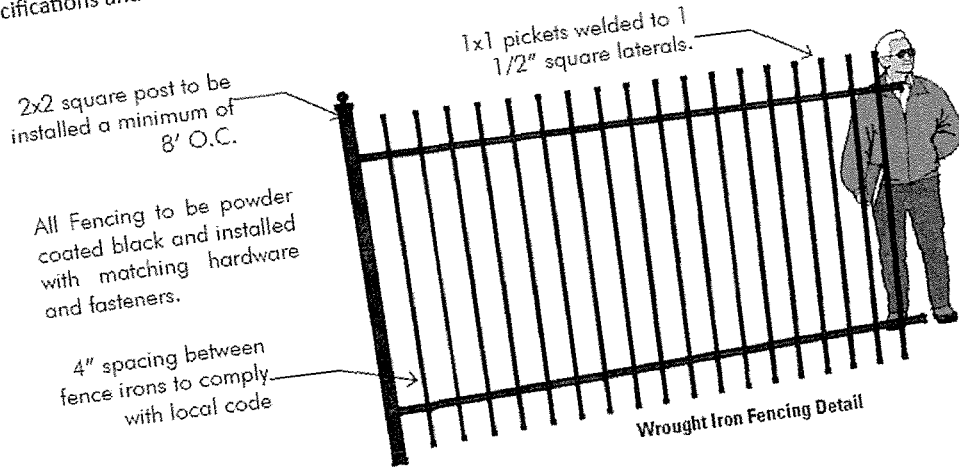


All fences to be 6'-0" in height. Variances to be submitted to ACC for review

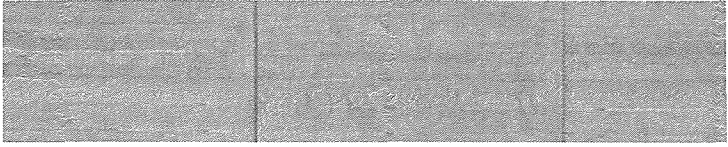
Fencing Street Frontage Detail

5.11.2 The "Pomona" Wrought Iron Fence

Specifications and locations TBD



All wrought iron fencing is to be 5'-0" in height. Variances to be submitted to ACC for review



M A T E R I A L S A F E T Y D A T A S H E E T

SEMI-TRANS FENCE STAIN, CAPE COD GRAY

Page: 1
3/27/2013

PRODUCT NAME: SEMI-TRANS FENCE STAIN, CAPE COD GRAY
PRODUCT CODE: 809515-5

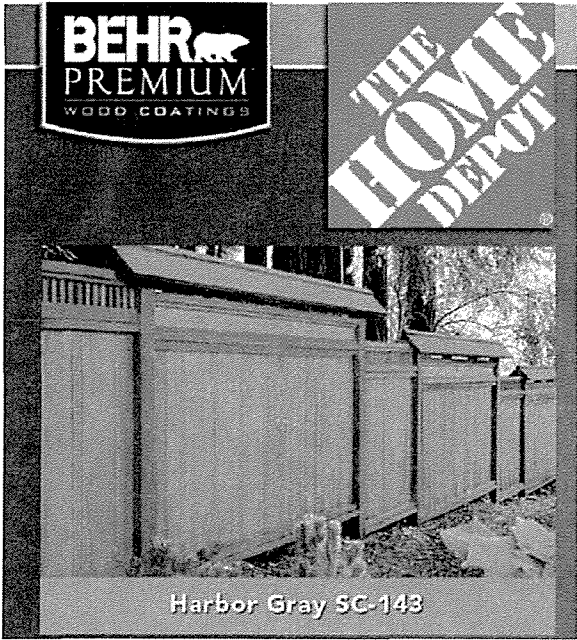
HMIS CODES: H F R P
2 2 0 G

===== SECTION I - MANUFACTURER IDENTIFICATION =====

MANUFACTURER'S NAME: STANDARD PAINTS, INC.
ADDRESS : 940 S. 6th Avenue
Mansfield, Texas 76063

EMERGENCY PHONE : 800-424-9300 CHEMTE DATE PRINTED : 3/27/2013
INFORMATION PHONE : 817-477-5060 NAME OF PREPARER : Jim Hughes

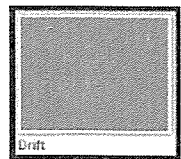
===== SECTION II - HAZARDOUS INGREDIENTS/SARA III INFORMATION =====



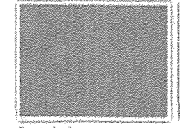
SEMI-SOLID COLORS



Improving Home Improvement™



Drift



Dark Ash



Olivewood