

ENCHANTED HILL

PHASE III, SECTION C GUIDELINES—Enchanted hill

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- ◆ The purpose of this committee is to oversee and provide direction to the individual and/or the home builder regarding a home's compliance and overall harmony with adjoining homes in the village streetscape.
- ◆ The ARC will **attempt to** review all submissions and provide written approval/denial within 10 working days of **a complete** submission. The applicant is required to submit a total package with all submission requirements in order for the submission to be reviewed and approved/denied.
- ◆ Reference to the Castle Hills Residential Association Covenants and Restrictions, **Enchanted Hill Restrictive Covenants** and **Castle Hills Single Family Design Guidelines** should be made for additional design information.

SUBMISSION REQUIREMENTS

1. Submissions should be made to:
 - ◆ Castle Hills ARC
Attn: Dale Selzer
4515 Travis Street #235
Dallas, TX 75205
Phone—214-528-4499
Fax—214-528-7375
2. Construction Plan Requirements
 - A. One set of architectural construction documents stamped and signed by licensed architect.
 - B. Engineered and Stamped, Site Plan 1"=20 FT. that contains the following:
 - ◆ Footprint of the house including location of HVAC equipment
 - ◆ Retaining walls
 - ◆ Flatwork
 - ◆ Pool and all pool equipment
 - ◆ Shade Structures
 - ◆ Setbacks
 - ◆ Fences
 - C. Dimensional Floor Plan
 - D. Exterior Elevations
 - E. Brick, Stucco, Stone, and paint colors
 - F. **Stamped Structural Foundation Plan (these will not be reviewed except for verifying they are stamped)**

SUBMISSION REQUIREMENTS CONTINUED

3. Landscape Plan Requirements

- ◆ Landscape Plan indicating sidewalks, fence type and locations, walls, existing trees, and proposed landscaping.
- ◆ Landscape plan must specify materials by common name, plant spacing and size at time of planting.
- ◆ *Landscape plans may be turned in late, but must be consistent with civil drawings.*

OVERALL ARCHITECTURAL CHARACTER

- ◆ The architectural design philosophy of Enchanted Hill is intended to develop a look and feel of “timeless” architectural design. The vocabulary selected is based on architectural traditions and design heritage and includes 5 basic “styles”:

- ◇ Mediterranean Villa
- ◇ Spanish Hacienda
- ◇ Italian Country Villa
- ◇ English Country/English Tudor
- ◇ French Country/French Norman

- ◆ The execution of each residence must be “traditional” in character and should be such that the residence fits the property with sensitivity and respect for the land and its surroundings. If a stucco design is planned, the colors must be in soft tones in shades of white, grey, tan, or cream. **No exterior designs of an “extreme” contemporary nature will be considered for construction in Enchanted Hill.**
- ◆ The ARC reserves the right to deny any architectural submittal that will, in their sole judgment, be inconsistent with the surrounding designs.

BUILDING RESTRICTIONS

MINIMUM SQUARE FOOTAGE

- ◆ No single story design in Enchanted Hill shall be less than 4,000 square feet of air-conditioned space.
- ◆ No two story design in the Enchanted Hill shall be less than 4,500 square feet of air-conditioned space.

BUILDING RESTRICTIONS CONTINUED

SETBACKS

- ◆ Front yard.....25 Feet
- ◆ Porte cochere.....20 Feet
- ◆ Rear Yard.....10 Feet
- ◆ Side Yard.....10 Feet
- ◆ Pools, Gazebos, and other vertical construction, rear yard.....10 Feet
- ◆ Pools, Gazebos, and other vertical construction, side yard.....10 Feet
- ◆ Please refer to a plat for special rear setbacks that may apply to each lot individually.
- ◆ No pool or structure can be constructed in a utility easement.

MASONRY REQUIREMENTS

- ◆ 100% masonry fireplaces – This requirement applies to the exterior finish. Metal fireboxes are permitted.
- ◆ 100% masonry on all elevations, with the exception of recessed porches and window treatments located on the side and rear elevations. Wooden detail will be considered based on architectural style. No cementitious siding (i.e. Hardi board) may be used on any elevation in Enchanted Hill.

CHIMNEYS

- ◆ ***Chimney must be masonry, and direct vents will not be approved in lieu of a chimney unless there is an engineering reason that the ARC is in agreement with.***

ROOFS

- ◆ Composition roofs are permitted based on an acceptable color approved by the ARC. The minimum requirement is a 40 year laminated roof. Wood roofs are not allowed. Other roof materials such as tile or slate *may be* acceptable pending approval by the ARC. The minimum roof pitch allowed is 8:12. Flatter roof pitches may be accepted for portions of the roof structure.
- ◆ **Architectural designs that warrant flatter roof sections will be given consideration. However, if an architectural design includes roof pitch of less than 8:12, only barrel tile may be used for the roofing material.** No composite roofs will be allowed on designs of less than 8:12 pitch.

HEIGHT

- **No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.**

BUILDING RESTRICTIONS CONTINUED

GARAGES

- ◆ Whenever possible, garage doors should be placed at right angles to the street, creating a motor court theme. Where this is not possible, doors facing the street must be located a minimum of 30 feet from the front building line and must be recessed from the front elevation a minimum of 24 inches. All garage doors visible from the street **or common areas** must be wood or clad with wood.
- ◆ Front entry or swing-in garages could, under certain circumstances, be considered on corner lots. Conceptual scale drawings **should** be submitted for preliminary approval prior to standard ARC submittal.

LANDSCAPE

- ◆ 100% irrigated, sodded yards. Sod variety is at discretion of the buyer.
- ◆ Each neighborhood builder will be required to implement a parkway tree planting program within their **lots**. The requirements of this program are:
 - ◇ Plant trees centered within 6.5 feet parkway (between sidewalk and curb) at an average of 30'-0" o.c.
 - ◇ Utilize a single species of parkway tree on each street.
 - ◇ **Use** tree species from the approved plant materials listed with the guidelines. **(pg. 5-7 of the Landscape Design Guidelines)**
 - ◇ All parkway trees are to be a minimum 3 1/2" caliper, full and matched per species.
 - ◇ Builder is responsible for maintenance until time of occupancy.
- ◆ Minimum of three 6" caliper trees and two ornamental trees (minimum 8-19 ft. in height) in the front yard. The ornamental trees permitted include but are not limited to multi-trunk crepe myrtles and Yaupon Hollies.

PLANT MATERIALS LIST AND SPECIFICATIONS

1. General Requirements

- ◆ All plant materials within Castle Hills must comply with "American Standards for Nursery Stock", as established by the American Nurserymen Association.
- ◆ Tree Size: 3 1/2 minimum caliper measured at height of 12" from the base of the tree.
- ◆ Root ball size (if ball and burlap material or machine transplanted material or machine transplanted material used): Minimum 10 inch width for every 1 inch caliper.

PLANT MATERIALS LIST AND SPECIFICATIONS CONTINUED

2. Species

A. Parkway Trees

- ◊ Quercus shumardi – Red Oak
- ◊ Ulmus crassifolia – Cedar Elm
- ◊ Pistacia Chinensis – Chinese Pistache
- ◊ Ulmus Parvifolia – Drake Elm

B. Ornamental Trees

- ◊ Lagerstroemia indica – Crape Myrtle
- ◊ Cercis Canadensis 'Ok. Palnora" – Ok. Redbud
- ◊ Myrica cerifera – Wax Myrtle
- ◊ Pyrus calleryana 'Aristocrat' – Aristocrat Pear

3. Irrigation

- ◊ Irrigation system to include components to prevent system operation during or within 24 hours of a rain event and/or when air temperatures fall below 34 degrees F.

TREE LIGHTING

- ◊ ***Up or down lighting is required in front yard trees.***

SCREENING

- ◊ Continuous shrub planting is required along the foundation visible to streets or ***common areas***. A minimum 5-gallon size shrub is required.
- ◊ All outdoor equipment including HVAC and pool equipment must be screened from public view.
- ◊ All gas and electric meters must be screened with landscaping.
- ◊ All outdoor equipment must be set back from the front elevation a minimum of 20 ft.

WINDOW RESTRICTIONS

- ◆ All windows must be wood or vinyl clad wood.
- ◆ All windows must be wood, vinyl clad wood, or aluminum clad wood. All windows must have brick mould trim. Windows must comply with AAMA/WDMA/CSA Specifications 101/1.S.2A440-5, "Standard Specification for windows, doors and unit skylights", latest edition, Performance Class LC meeting or exceeding the following criteria as defined by the referenced specification:
 1. Minimum Performance Grade of 25,
 2. Minimum Design Pressure of 25.0 psf,
 3. Minimum Structural Test Pressure of 37.5 psf, and
 4. Minimum Water Resistance Test Pressure of 3.75 psf.

To be approved, window manufacturers' specifications conforming to the above requirements must be submitted to the Architectural Review Committee for approval.

DRAINAGE

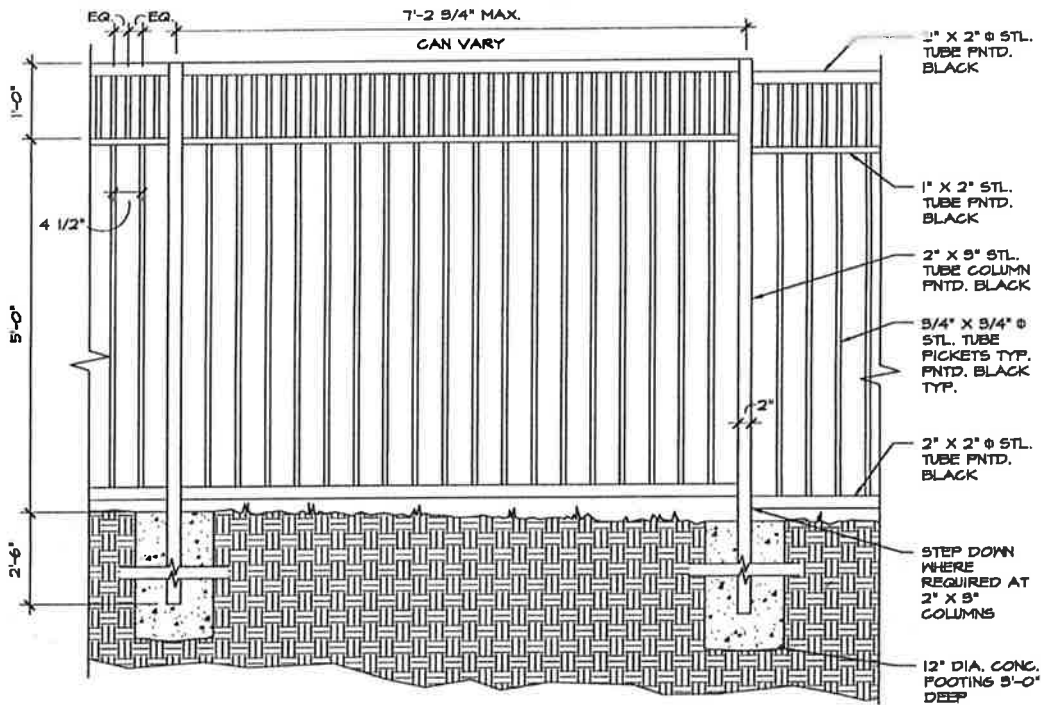
- ◆ The builder is required to coordinate both water surface drainage and underground drainage of improved lots with adjacent property owners, so as to ensure that there is no lot to lot drainage.
- ◆ The builder is required to coordinate with the Developer the drainage from the rear and sides of lots adjacent to the common areas to prevent damages to the landscape and the improvements therein.
- ◆ No pool drainage is allowed to discharge into the common areas.

WALLS AND FENCING

- ◆ The builder is required to install fences according to the established Castle Hills' Guidelines and details.
- ◆ A plan submission indicating the fence type and location is required for approval to the ARC prior to the commencement of construction.
- ◆ Only wrought iron, masonry fencing, and board on board wood, will be considered for residences in Enchanted Hill.
- ◆ Any wooden fence sections that adjoin a community street must also include 18" x18' masonry columns on max of 12 ft. centers.
- ◆ All fences are considered to be common fencing between adjacent property owners.

SIX FOOT (6') HIGH WROUGHT IRON FENCING – REQUIRED INSTALLATION BY THE BUILDER

- ◆ Wrought iron fencing is required along the rear yards on all of the lots in Enchanted Hill. All side yards which face common areas or the golf course must also be wrought iron.
- ◆ Design shall be Castle Hills 6 foot High fence (see detail below).

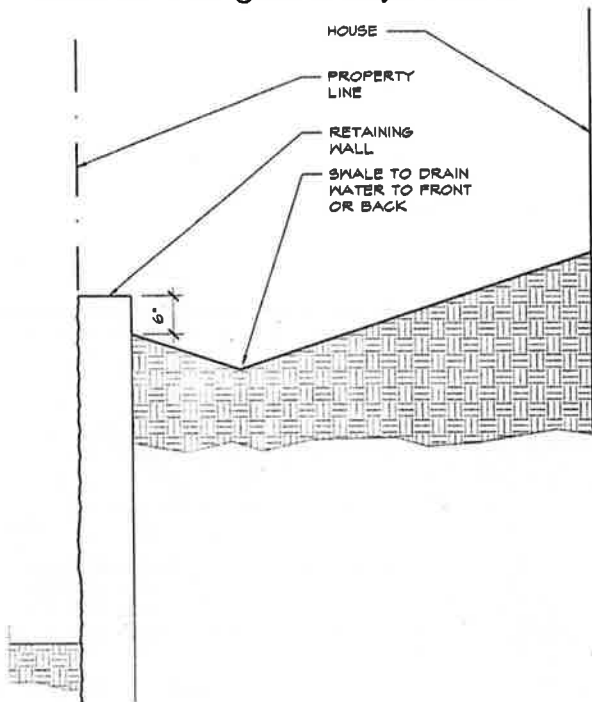


RETAINING WALLS

- ◆ Retaining walls will be required on all lots where side or rear slopes exceed 4.5 to 1, the party on the high side shall be responsible for the cost and installation of the retaining wall.
- ◆ In the event that a lot on the high side remains in the ownership of the developer and a retaining wall is required for installation for a completed residence on the lower lot, then the developer may install the retaining wall and increase the sales price of the lot by the amount of the cost of the retaining wall.
- ◆ In the event that the uphill lot is under contract, but unclosed to a builder, then the low side builder shall notify the developer 120 days prior to the estimated completion to the low side residence. The developer shall then notify the builder of the unclosed lot and that builder will have 60 days to build the wall or the developer will build the wall and the lot price will be adjusted accordingly.

RETAINING WALLS CONTINUED

- ◆ All retaining walls shall be constructed of rock or masonry construction.
- ◆ If the low side is built first and the grading plan creates more of a wall obligation on the high side lot, then the low side lot will be required to build the entirety of the high side wall.
- ◆ **Wood or Railroad Tie wall construction is not permitted.**
- ◆ **No mortared, dry stack walls will not be permitted.**
- ◆ The high side property owner shall have financial and maintenance responsibility for retaining walls between lots.
- ◆ If a builder creates a grade separation greater than the one that presently exists, then he shall bear the financial responsibility for any wall required as a result of that grade adjustment.



SIDEWALKS

- ◆ Enchanted Hill design guidelines require sidewalks along both sides of Enchanted Hill's residential streets. The builder is responsible for sidewalks, including side-yards along streets. The sidewalks may extend out of the sidewalk easement if so desired with ARC approval, but must be within the sidewalk easement at each property line.