

**WATERSTONE ESTATES PROPERTY OWNERS ASSOCIATION, INC.
AND ARCHITECTURAL CONTROL COMMITTEE
RESOLUTION ADOPTING *Construction Standards Design Guidelines***

WHEREAS Article 8.10 of the Declaration of Covenants, Conditions and Restrictions for Waterstone Estates (“Declarations”) provides that the Waterstone Estates Property Owners Association (“Association”) may adopt, amend, repeal and enforce rules and regulations (“Rules and Regulations”), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association;

WHEREAS Article 4.05 of the Declarations provides that the Architectural Control Committee (“Committee”) may from time to time promulgate an outline of minimum acceptable construction standards, provided, however, that such outline will serve as a minimum guideline only and the Committee shall not be bound thereby;

WHEREAS the Board of Directors (“Board”) for the Association and the Committee have determined it is in the best interest of the Association and community to adopt the *Construction Standards Design Guidelines* dated February 2022 attached hereto;

NOW, THEREFORE, IT RESOLVED the *Construction Standards Design Guidelines* attached hereto as hereby ADOPTED and will be effective upon recordation in the Collin County property records.

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This is to certify that the foregoing resolution was duly adopted by a majority of the Board and Committee at a duly called meeting of same with a quorum, and this resolution has not been modified, rescinded, or revoked.

Date: 3/3/22

Kirk Cobb
President - Signature

KIRK COBB

President - Printed Name

Date: 3/3/22

C. Gary Munger
Committee Chair - Signature

C. GARY MUNGER
Committee Chair - Printed Name

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 3 day of MARCH, 2022,
by KIRK COBB, the PRESIDENT, for the Waterstone Estates Property
Owners Association, Inc.

[Signature]
Notary Public in and for the State of Texas

Notary stamp or seal:

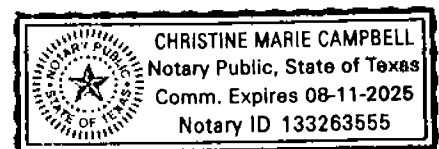
STATE OF TEXAS §
 §
COUNTY OF COLLIN §



This instrument was acknowledged before me on the 3 day of MARCH, 2022,
by GARY MUNGER, the ACE COMMITTEE CHAIRMAN, for the Waterstone Estates Property
Owners Association, Inc.

[Signature]
Notary Public in and for the State of Texas

Notary stamp or seal:



AFTER RECORDING RETURN TO:
The Kapioltas Law Firm, PLLC
2150 S. Central Expressway, Ste. 200
McKinney, Texas 75070

WATERSTONE ESTATES PROPERTY OWNERS ASSOCIATION

CONSTRUCTION STANDARDS
DESIGN GUIDELINES

Waterstone Estates

Architectural Control Committee
February, 2022



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Design Guidelines For Waterstone Estates

1. Introduction

1.1 Authority. This Construction Standards Design Guidelines (“Design Guidelines”) document is adopted pursuant to the authority granted to the Waterstone Estates Property Owner’s Association, Inc. as granted in Section 4.05 and Section 8.10 of the Covenants, Conditions and Restrictions for Waterstone Estates Section One and Section Two (“CC&Rs”). The requirements and provisions of the Design Guidelines shall be in addition detail to, and not in lieu of, the requirements and provisions of the CC&Rs and shall apply to both Sections One and Two of Waterstone Estates. In cases of discrepancy between these Design Guidelines and the CC&Rs, the CC&Rs shall prevail.

1.2 Purpose. All drawings and specifications must be submitted to and approved by the ACC pursuant to the CC&Rs and these Design Guidelines for the sole and exclusive purpose of assuring that all proposed structures and landscaping to be constructed within Waterstone Estates are in harmony with the existing improvements established by the Common Property landscaping and residential structures that exist within the neighborhood in terms of massing, general architectural and landscape styling, and size.

1.3 Application of Design Guidelines. No improvement of any kind or nature shall be erected, placed or altered on any Lot until all plans and specifications related to the improvement have been submitted to and approved in writing by the ACC. The approval requirements are all encompassing and include by way of illustration and not limitation any improvement placed or constructed on the Lot. All property owners are responsible for procuring the necessary review and approvals for compliance with these Design Guidelines and the CC&Rs. There are no exemptions or automatic approvals, unless otherwise specifically noted within these documents. Each application will be reviewed on an individual basis. Improvements or modifications installed prior to written approval by the ACC are subject to fines and removal at the Owner’s expense per Section 8.11 of the CC&Rs.

1.4 Application for Review. Applications for New Home Construction, Applications for Modifications, and Applications for Open Burns are available from the Association Manager’s office or on-line. The applicable application form must be completed in its entirety and, together with the required drawings, specifications, deposits, and fees, submitted to the managing agent for the Association, at a location designated by the agent, for distribution to the ACC. The ACC shall act on the submittal within the

prescribed limits defined in the CC&Rs. The ACC's response will be in writing and available for pick up by the Applicant at the managing agent's designated office location. It shall be the Applicant's responsibility to preserve the written response from the ACC and implement any noted conditions of the approval. A checklist summarizing requirements for new construction is included in the Application for New Home Construction. Follow the checklist to ensure all required permits and attachments are included with the application will greatly expedite the ACC's review of an application. In addition to ACC approval, Modifications and New Construction request for Lots 25-45 of Block B in Section 1 of Waterstone Estates may need written approval from the gas pipeline owners.

1.5 Variances and Waivers. Requests for variances from these Design Guidelines and/or CC&Rs must be in writing and submitted to the ACC for determination prior to the start of work. The ACC maintains the right, at its sole discretion, to reduce, waive, amend or modify the requirements of these Design Guidelines and to permit construction of improvements that are in variance with either the Design Guidelines or the CC&Rs. The ACC, its agents, representatives or employees shall not be liable for failure to follow these Design Guidelines as herein defined. These Design Guidelines confer no third party benefit or rights upon any person.

1.6 Non-liability of the ACC. The ACC's agents, representatives or employees shall not be liable for damages or otherwise to anyone submitting plans to it for approval by reason of mistake in judgment, negligence or non-feasance, arising out of any action of the ACC with respect to any submission, or for failure to follow these Design Guidelines. The role of the ACC is directed toward review and approval of site planning, appearance, architectural vocabulary and aesthetics. The ACC assumes no responsibility regarding the design (architectural, civil/structural, environmental, mechanical, electrical, plumbing, etc.), methods or means of construction, or technical suitability of materials used.

1.7 Document Precedent. These Design Guidelines are not intended to provide absolute rules for every situation. There may be situations where the ACC will consider and grant exceptions due to the uniqueness of a particular circumstance. Similarly there may be situations where the ACC determines that literal compliance with these Design Guidelines does not fully reflect the high standards of the community. Such discretionary determinations by the ACC shall not represent or constitute a binding precedent. It should be noted that non-complying improvements constructed prior to the implementation of these Design Guidelines do not set precedent over these standards. Existing improvements altered after the implementation of these Design

Guidelines may be required to be brought into compliance at the sole discretion of the ACC.

1.8 Design Professionals. Lot Owners are encouraged to retain the services of a registered Architect, Structural/Civil Engineer, Landscape Architect and Geotechnical Engineer for professional design assistance of new Dwellings.

1.9 Definitions. All definitions as stated in Article I of the CC&Rs are applicable to these Design Guidelines. In addition, further definitions are as follows:

“ACC” shall mean the Architectural Control Committee for Waterstone Estates Property Owner’s Association.

“CC&Rs” shall mean the Declaration of Covenants, Conditions and Restrictions For Waterstone Estates, Sections One and Two.

“Dwelling” shall mean the primary single-family residential unit, one per each Lot, of new construction and does not include single or double wide manufactured or mobile homes, or any old or used homes to be moved on the Lot or any log homes.

“Masonry” shall mean and refer to stucco (traditional 3-coat system), clay brick (ASTM C 216 Facing Brick Grade SW), stucco, and quarried natural stone. Masonry does not include fiber cement products.

“Streets” shall mean private roads of the Subdivision as described in Section 2.06 of the CC&Rs.

“Recreational fire” shall mean an outdoor fire burning materials other than rubbish where the fuel being burned is NOT contained in an incinerator, outdoor fireplace, portable outdoor fireplace, barbeque grill or barbeque pit. It has a total fuel area of 3 feet or less in diameter and 2 feet or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purposes. A fire pit is considered a recreational fire.

“Open Burning” shall mean the burning of materials wherein products or combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does NOT include road flares, smudge-pots and similar devices associated with safety or occupational uses typically considered open flames (candle/torch), recreational fires (fire pits), outdoor fireplaces and barbeque grills.

“Extinguished” in regards to fire or flame shall mean the absence of any flames, glowing coals, heat, or smoke.

“TCEQ” shall mean Texas Commission on Environmental Quality.

“IFC” shall mean 2012 International Fire Code

1.10 Prohibited Items and Activities.

- a. Sheet metal, fiberglass, aluminum, vinyl, log, or similar materials, siding or roofing.
- b. Wall or roof mounted mechanical equipment.
- c. Exposed plain concrete wall surfaces.
- d. Unacceptable window treatments (i.e. blankets, aluminum foil, newspapers, sheets or quilts, posters, flags, etc.).
- e. Reflective glass.
- f. Brightly or noticeably multi-colored masonry.
- g. Speckled or glazed brick.
- h. Clear or gold anodized aluminum.
- i. Exposed concrete masonry units.
- j. Exposed plywood.
- k. Stucco boards.
- l. Cinder blocks.
- m. Hazardous activities including unauthorized open burns.

2 SITE IMPROVEMENT GUIDELINES

2.1 Lot clearing and Site-preparation

- Prior to any excavation, utilities must be marked (call 811).
- Prior to any lot clearing, site-preparation, or open burns, a request must be submitted and approved in writing by the ACC.
- At the time of the request lot clearing and/or Site-preparation, the owner must specify how debris will be removed from the property. Firewood may be stored as defined in Section 2.12(d) of this document. Open burns may be allowed with prior ACC approval as defined in Section 2.2 of this document.
- All natural vegetation debris from site clearing must be removed, burned with ACC approval, or stacked as firewood before construction may begin.

- At the start of site-preparation, temporary culverts with large construction gravel overlay that is at or above street elevation level shall be installed to allow drainage and prevent road and vehicle damage.
- At the start of site-preparation, portable toilets shall be on the lot not within any easement area.
- At the start of site preparation, lake front lots or higher elevation lots to adjoining lower elevation lots shall have silt fences installed to prevent erosion or siltation into lakes or lower elevation adjoining lots.

2.2 Open Burns

- Open burns are not permitted on any property without ACC approval. See the Application for Open Burning or contact your POA management company for more information of the approval process.
- Consolidated burns are strictly prohibited. (TCEQ)
- Only natural plant material grown on the said lot shall be burned. (TCEQ)
- Wind must be between 6-12 mph.
- Burns are prohibited during burn bans and Ozone Action days. (TCEQ)
- Burn piles shall be no larger than 10 feet in diameter and 5 feet in height.
- Burn piles shall be no less than 300 feet from a completed home or a home under construction once it has begun framing.
- Burn piles shall be no less than 50 feet from other trees, bushes, utilities, property lines, drainage easements, right of ways, roads and ponds/lakes.
- Multiple piles shall be no less than 25 feet apart.
- There must be a minimum 25 feet fire break around all material to be burned.
- The initiation of burning shall commence no earlier than one hour after sunrise.
- All fires shall be completely extinguished on the same day not later than one hour before sunset.
- The Open Burn should be constantly attended by a responsible adult with adequate fire-extinguishing equipment as defined in the International Fire Code (IFC) until the fire is completely extinguished. (IFC & TCEQ)
- In addition to ACC approval, Open Burns on Lots 25-45 of Block B in Section 1 of Waterstone Estates may need written approval from the gas pipeline owners.
- When open burning creates or adds to a hazardous situation or prior written ACC approval was not granted, the POA or its representatives, the fire code official, or the fire department is authorized to order the extinguishment of the open burning operation.
- Failure to comply with all of the POA and other governing rules/regulations may result in loss of deposits and future burning privileges, and fines may be issued.

- Following this document or ACC approval does not exempt or excuse any person responsible from the consequences, damages, or injuries resulting for the burning and does not exempt or excuse anyone from complying with all other applicable laws or ordinances, regulations, rules and orders of governmental entities having jurisdiction, even if the burning is otherwise conducted in compliance with this document.

2.3 Retaining Walls.

- All retaining walls shall be faced with natural stone masonry that matches residence masonry unless otherwise approved by the ACC.
- Retaining walls shall not exceed 4-feet in height unless it can be shown that site conditions justify a taller wall. Walls exceeding a total height of 4-feet must be designed by a licensed Professional Engineer with an active registration in the State of Texas.
- In general, retaining walls should follow and blend into the contours of the slope. Ends must terminate into the existing grades in a natural appearance.
- Sizes and shapes of the stone masonry units should be mixed with the larger sizes predominantly located along the base of the wall and smaller unit sizes evenly proportioned within the field. A dry-stacked appearance is preferable.
- Retaining walls shall not be constructed within any drainage easement and should typically not parallel property lines for long distances.
- Retaining walls must not impair or alter the surface drainage on neighboring Lots.

2.4 Drainage, Grading and Site Construction.

- Prior to any excavation, utilities must be marked (call 811).
- Each Lot Owner is responsible for maintaining the natural drainage patterns established for the Subdivision.
- The natural topography of each lot should be retained and respected to the greatest extent possible. The major drainage patterns of the site should be maintained.
- The platted drainage easements must not be altered.
- Finish grades should blend into the existing grades in a natural appearance.
- Slopes should not exceed 3:1.
- Excess material from excavations shall be removed from the Development and properly disposed of.

- All natural vegetation debris from site clearing must be removed, burned with ACC approval, or stacked as firewood before construction may begin.
- Control measures must be implemented and maintained to prevent erosion of and siltation into lakes, drainage easements, streets and adjacent properties.
- Protect existing trees scheduled to remain. Grading and paving improvements should be maintained outside of existing tree drip line(s).
- Gutters, downspouts, subsurface area drains, etc., may be required to improve the drainage quality and remove the surface water from the site. Concentrated drainage shall not be directed onto adjacent properties. Surface water should sheet flow prior to entering platted drainage easements.
- In instances where the natural topography of the lot results in surface water drainage onto an adjacent lot, Owner shall make a reasonable effort to create a swale in the drainage easement to contain and direct surface water.
- Prior to new home construction, Owner shall submit an individual lot Grading and Drainage Plan, signed and sealed by a Civil Engineer licensed in the State of Texas.
- At completion of construction and final grading, Owner shall submit a final Drainage Survey verifying general conformance with the Grading and Drainage Plan.
- At completion of construction, surface water runoff onto adjacent lots should not be greater than prior to construction.
- Streets shall be cleared of mud, dirt and debris on a regular basis during construction of any improvement.
- Prior to construction, temporary or permanent culverts shall be installed as per section 2.7 of this document to allow drainage and prevent road and vehicle damage. Berms are not allowed to block drainage along roads or in drainage easements.
- Portable Toilets shall be available before construction begins.
- During construction and lot clearing, lake front lots should prevent erosion and siltation into lakes with hay bales or silt fences maintained no closer than 20 feet from the edge of the lake until ground cover vegetation can be reestablished.

2.5 Setbacks, Easements, and Plats

- No structures shall lie within setbacks and easements without prior written approval by the ACC.

- Minimum building setbacks and easements are as noted on the Final Plats filed with Collin County. No Setbacks, Easements, or Plats shall be changed without prior written approval by the ACC.
- In addition to ACC approval, Modifications and New Construction request for Lots 25-45 of Block B in Section 1 of Waterstone Estates may need written approval from the gas pipeline owners.

2.6 Lot Coverage.

- Maximum lot coverage is 30% of the total Lot area for all structures under roof.

2.7 Driveways, Culverts, Sidewalks, Auto-Courts and Parking.

- Driveways from the street culvert to the auto-court are limited to a maximum of 15-feet in width, with the exception of driveway culverts.
- Driveways and auto-courts may not be located within or cross any side or rear yard drainage easement, with the exception of driveway culverts.
- Driveways and other structures must maintain a minimum clearance of 6' around water meters and 3' around fire hydrants and other utilities.
- All driveway tie-ins to the road must be even with the road surface and edge of the clean-cut existing driving surface. Please see the examples shown in EXHIBIT – E Driveway and Adjoining Road Examples of this document.
- Permanent culverts ends shall be one of two options: 1) either precast or cast-in-place concrete safety culverts as pictured in EXHIBIT F at the end of this document; or 2) a cast-in-place concrete vertical culvert, faced with stone and/or brick material matching the home.
- Permanent culvert pipes must be 20' long and made of corrugated metal pipe.
- Temporary and permanent culvert pipes must be the diameter designated for the specified lot in Exhibits C & D of this document. If not, the owner may incur fines and be required to replace the culvert with the proper sized pipe at their expense.
- Each end of the culvert must be even with the ditch, and Culverts must also be installed in such a way as to permit unimpeded flow in and out of the culvert.
- Finish materials recommended for driveways and auto-courts:
 1. broom finished concrete;
 2. exposed aggregate concrete;
 3. brick, stone or interlocking pavers;

4. textured stamped concrete patterns with integral color admixtures;
 5. broom finished concrete with a brick; stone; or decorative stamped/textured/colored patterned border; or
 6. coarse rock salt broadcast or mechanically patterned finish, in colored or plain concrete, with a saw cut decorative pattern.
- Driveways should be curvilinear and blend into the natural contours of the site to minimize grading and to soften the visual effects of excessively long drives. Tree plantings and landscape features should be added to provide visual relief.
 - Siting of driveways and auto-courts should consider existing driveways/auto-courts on neighboring properties to minimize congregated paving areas with adjoining Lots.
 - Finish paving colors must complement those used on the residence.
 - Concrete curbing, if used, must be backfilled to the top of the curb. Back side of concrete curbs must not be left exposed.
 - Sidewalks from the front entry porch to the driveway should harmoniously match the driveway finish, color and texture.
 - Driveway markers, reflectors and lighting must be approved by the ACC.

2.8 Fencing and Gates. It is the intention of the ACC to maintain the open country landscape that exists throughout the Development by requiring all Lot fencing to be ornamental open metal. Exhibit A and B are provided as example fencing and fence column types. Other styles and details may be proposed for ACC consideration. Lot fencing shall comply with the following basic restrictions:

- All Lot fencing shall be ornamental open metal as exemplified by Exhibit-A.
- No fence shall exceed 6-feet in height. Reference Exhibit-A.
- Privacy fencing is not permitted.
- Double fencing is prohibited.
- Fences constructed within or across any platted easement must have prior Board variance approval.
- Fencing installed in front yards in front of the Dwelling, or in side yards of corner lots (street side only), should include masonry columns finished with natural stone masonry that matches residence masonry as approved by the ACC. Masonry columns are required starting at the front building line; at fence corners; at fence ends; and on both sides of driveway gates, if any. Intermediate columns shall be a maximum of 30-feet on center. Reference Exhibit-B example.

- Fences along sloped grades shall be stepped at a maximum of 1-foot. All rails to remain level (not sloped to follow the grade). Pickets shall be extended below the bottom rail to maintain enclosure. Reference Exhibit-A.
- Fencing proposed along retaining walls shall be located on top of the wall.
- Fencing shall be of sufficient strength to remain plumb and level. Figures 1 and 2 at the end of this document provide additional fence information.
- Fencing location shall be adjusted to accommodate existing trees. No fence shall be attached to a tree.

2.9 Pools and Water Features.

- Swimming pools, water features, associated decks and equipment shall be located in the side and rear yards of the Lot only and are not approvable in front of any Dwelling or within any easement.
- Pool equipment should typically be located adjacent to the main residence and sited so as not to cause an audible nuisance to neighbors. Construction access is permitted only across the Lot where the pool is to be constructed. Access across adjacent properties is not permitted.
- Pool overflow must not be directed onto adjacent Lots, Common Areas/Reserves or into the Lakes. Swimming pool drain plans must be approved by the ACC. Drains should terminate through a concrete pad constructed flush with the slope of the terrain so as not to interfere with the maintenance or mowing.
- All excess soil shall be removed from the Waterstone Estates development and properly disposed of.
- Pneumatic pool enclosures and above ground pools are prohibited.
- All pools and water features must be approved by the ACC.
- Pool equipment must be completely screened with evergreen plantings or a masonry screening wall, or premium wood fence screening.
 1. Planting options must fully screen the equipment no later than 24 months of planting.
 - a. Plants should be a minimum of 36" high and planted 12" to 18" apart depending on pool equipment location.
 - b. Best plants to use:
 - i. Oak Leaf Hollies.
 - ii. Waxleaf Ligustrum Pyramid.
 - iii. Variegated Privet.
 2. Masonry screens must be at a height not less than that of the tallest piece of equipment, match the masonry used on the residence, and detailed to complement the architecture of the

residence.

3. Wood fence screening must be made from cedar/redwood or similar premium wood and stained to match other stained wood on the house. If there is no wood staining on the house, a dark stain must be used. If the pool equipment is completely enclosed, the entry gate must not face the street.
4. The above screening methods are not required for HVAC equipment, but may be used at the option of the property owner.

2.10 Utility Equipment.

- Roof mounted mechanical and electrical equipment is not permitted.
- All utility services shall be underground.
- Driveways and other structures must maintain a minimum clearance of 6' around water meters and 3' around fire hydrants and other utilities.

2.11 Sports Courts and Equipment.

- Sport courts are confined to side and rear yards and must be set back a minimum of 15-feet from any property line.
- Sports courts may not be lighted, unless specifically approved by the ACC.
- The size, type, location, screening, fencing and materials of sports courts will be reviewed on a case-by-case basis by the ACC in consideration of the visual and use impact on neighboring properties.
- Basketball goals shall be located to minimize the use impact on neighboring properties and must be approved by the ACC. Backboards shall be pole mounted (not attached to the house, garage or other structures) and constructed of transparent acrylic material. Poles shall be painted black and maintain a net. One goal per Lot is allowed.
- Portable sports equipment must not obstruct sidewalks and should be stored out of public view when not in use.

2.12 Miscellaneous Structures and Equipment. All miscellaneous structures and equipment require ACC approval unless noted otherwise.

a. Birdhouses.

- Pole mounted birdhouses shall be limited to a mount height of 10-feet and should not exceed 18-inches (w) x 24-inches (h) x 18-inches (d) in size.
- Birdhouses shall be located in the side and rear yards only and shall be set back a minimum of 10-feet from any property line.

- Birdhouses shall be maintained in a clean, sanitary condition and in a vertical and upright position.
- Not more than two pole mounted birdhouses are allowed per Lot.
- All colors must be approved by the ACC and should complement those of the main residence.
- Hanging birdhouses shall be limited to 12-inches in height, width or length.

b. Dog houses and runs.

- The location, size, materials, and fencing of all dog houses/runs are subject to ACC approval.
- Dog houses and dog runs shall be screened from both public and neighboring property views.
- Dog runs shall be located in the side or rear yards of a Lot only and not placed within any drainage easement.
- Dog runs shall be well maintained with regard to odors and appearance.

c. Flags and flagpoles.

- No more than two flags may be displayed on a Lot at any one time.
- Owners may display the flag of the United States, State of Texas, or an official or replica flag of any branch of the United States armed forces, displayed in accordance with the governing flag code. Other flags (i.e. family shields, collegiate, etc.) require ACC approval.
- Flags shall be limited to a maximum size of 3-feet x 5-feet. The size however must be in proportion to the mounting height.
- Flags and flagpoles shall be maintained in good order. Flags shall be replaced when faded, worn or frayed. Flagpoles must be installed in a concrete footing sufficiently designed to maintain the pole in a structurally safe condition.
- Flagpole cables must be secure to minimize halyard noise. Internal halyards are preferred.
- Mounting brackets may be affixed to the main structure of the home but may not exceed 8-feet in height.
- A flagpole may not exceed 20-feet in height.
- One flagpole per Lot is allowed.
- Placement of a flagpole and associated lighting, if any, requires ACC approval. Lighting determined to be objectionable by the Association must be immediately removed, replaced or shielded to the satisfaction of the Association.

- Flagpoles must be located within the building setback lines of the Lot and may not be located in any side yard unless the side yard has secondary street frontage (corner Lot).

d. Outdoor fireplaces, grills and Firewood.

- Outdoor fireplaces and grill structures must be approved by the ACC and shall be finished with masonry that blends with the masonry selected for the Dwelling. Brick masonry shall match the Dwelling brick blend.
- Location of these structures is limited to the side and rear yards of the Lot, but not closer than 15-feet to any property line and may not be located within any easement.
- These types of structures shall be in scale with and integrated into the architecture of the Dwelling, decking and/or landscape areas and shall be sited in consideration of neighboring properties.
- Fireboxes should not be greater than 6-feet in height.
- Portable Grills and Fireplaces (Chimineea/Chimenea), candles and torches do not need ACC approval.
- Firewood shall be neatly stacked in the side or rear yard as inconspicuously as possible. A variance must be approved to store firewood in a drainage easement.
- Fires and flames should be constantly attended by a responsible adult with adequate fire-extinguishing equipment defined in the International Fire Code (IFC) until the fire is extinguished.

e. Outdoor Recreational Fires and Fire Pits.

- Outdoor fireplaces and grill structures must be approved by the ACC and shall be finished with masonry that blends with the masonry selected for the Dwelling. Brick masonry shall match the Dwelling brick blend.
- Location of these structures is limited to the side and rear yards of the Lot, but not closer than 15-feet to any property line and may not be located within any easement.
- These types of structures shall be in scale with and integrated into the architecture of the Dwelling, decking and/or landscape areas and shall be sited in consideration of neighboring properties.
- Fireboxes should not be greater than 6-feet in height.
- Portable Grills and Fireplaces (Chimineea/Chimenea), candles and

torches do not need ACC approval.

- Firewood shall be neatly stacked in the side or rear yard as inconspicuously as possible. A variance must be approved to store firewood in a drainage easement.
- Fires and flames should be constantly attended by a responsible adult with adequate fire-extinguishing equipment defined in the International Fire Code (IFC) until the fire is extinguished.

f. Fountains, statuary and yard art.

- The location of fountains, statuary and yard art must comply with the same building setbacks established for the Lot and be generally limited to side and/or rear yards. A maximum of three may be placed in landscaped areas.
- Fountains, statuary and yard art shall be incorporated into the landscape design (not freestanding in yard areas) and preferably screened from view.
- Quantity of these types of landscape features must not be excessive as determined by the ACC.
- In general, heights should be limited to 3-feet. The ACC may consider taller features provided they are in scale with the massing of the Dwelling and size of the Lot.
- Fountains, statuary and yard art must be complementary in appearance and in scale with the architectural style of the Dwelling and landscape design concept.
- Fountains, statuary and yard art should be approved by the ACC.

g. Gazebos, pergolas/arbors/trellises and covered porches.

- Detached gazebos, pergolas/arbors/trellises and covered porches shall be constructed of cedar or redwood stained or painted to match the colors used on the Dwelling. Other materials may be considered by the ACC provided they are similar or the same as the main structure. Overall height of these structures must not exceed 15-feet.
- Gazebos must not exceed 200 square feet in size. The finish roof material must match that of the Dwelling. Gazebos shall be located in the side or rear yards only and may not be located between any property line and building setback line established on the Lot. Gazebos must maintain a minimum clearance of 3-feet from fences and 10-feet from other structures. One gazebo per Lot is permitted.
- The roof structure of pergolas/arbors/trellises is to be a minimum 50% open constructed of timbers and/or latticework.

- Covered porches must be consistent in detailing and integrated into the architecture of the Dwelling.
- All gazebos, pergolas/arbors/trellises and covered porches must be approved by the ACC.

h. Play equipment.

- Play equipment must be located in rear or side yard areas and maintain a minimum 10-foot setback from any property line.
- No portion of the play equipment (including banners, trampoline safety nets, awnings, coverings, etc.) shall extend higher than 12-feet above grade.
- Play equipment must be earth tone in color, including awnings, coverings, slides, netting, etc.
- Wood structures must be redwood or cedar stained.
- Metal structures must be earth tone in color.
- All play structures shall be properly assembled and maintained.
- All play equipment must be approved by the ACC.

i. Storage sheds and accessory buildings.

- Storage sheds and accessory buildings must be located in side or rear yards only and must maintain a minimum 15-foot setback from any property line.
- Storage sheds and accessory buildings are not permitted in side or rear yards with Common Area or street adjacency. On these Lots, storage sheds and accessory structures may only be placed between the front and rear elevations of the Dwelling in the side yard(s) *without* adjacency, unless granted variance by the ACC.
- The height of storage sheds and accessory buildings may not exceed 18-feet from the finish grade to the highest point of the roof.
- The area of storage sheds and accessory buildings may not exceed 144-square feet, with a maximum width or depth dimension of 12-feet. Structures exceeding 144-square feet may be considered by the ACC on a case-by-case basis.
- The minimum roof pitch for storage sheds and accessory buildings is 8:12. The roof finish material is to match the roofing material of the Dwelling.
- The exterior wall finish may be fiber cement siding painted or a material that matches the finish on the Dwelling. Metal structures are not permitted. Masonry exterior wall finishes require a concrete foundation.

- Roof accessory embellishments such as weathervanes, cupolas, finials, etc. are not permitted. Through roof vents should not be placed on roof planes facing a neighboring property.
- Windows may be clear or opaque (i.e. obscured, etched, sandblasted, etc.). Black or colored glass is not permitted.
- One storage shed or accessory building per Lot is permitted.
- All storage sheds and accessory buildings must be approved by the ACC.

j. Workshops, guest/servant quarters and barns/stables.

- Workshops, guest/servant quarters and barns/stables must be located in rear yards only, behind the Dwelling, and maintain the same setbacks required of the Dwelling.
- Workshops and barns/stables shall not exceed 18-feet in height from the finish grade to the highest point of the roof.
- The area of workshops, guest/servant quarters and barns/stables may not exceed 50% of the Dwelling. The minimum area of a guest/servant quarter to be 500-square feet.
- Workshops, guest/servant quarters and barns/stables must be designed to match the architecture of the Dwelling (i.e. architectural style and detailing, roof pitch, finish materials and colors, etc.).
- The minimum exterior masonry finish requirements of workshops, guest/servant quarters and barns/stables shall be:

100%	Front elevations.
50%	Side and rear elevations on interior Lots.
75%	Side and rear elevations on Lots adjacent to Common Areas/Reserves.

- Roof accessory embellishments such as weathervanes, cupolas, finials, etc. are not permitted. Through roof vents should not be placed on roof planes facing a neighboring property or Common Area.
- Barn/stables are permitted on Lots 25 through 45, Block B only.
- All workshops, guest/servant quarters and barns/stables must be approved by the ACC.

k. Yard and patio furniture.

- Outdoor furniture is generally limited to patios, porches and decks in the rear yard and should not be excessive.

- Exterior storage of outdoor furniture and accessories should be in areas not visible to neighboring properties or public view.
- Outdoor furniture does not require ACC approval.

l. Garbage and recycling bins.

- Bins shall not be left in the street except on the scheduled pick-up day.
- Bins must be stored in a location out of public view.
- Bin locations do not require ACC approval.

m. Playhouses.

- Playhouses limited to the side or rear yards and must maintain a minimum 10-foot setback from any property line.
- Sizes are generally limited to 75-square feet with a maximum height of 9-feet to the tallest point.
- Playhouses should be constructed of wood with a pitched roof. Paint colors and roof materials should complement those used on the Dwelling.

2.13 Mailboxes.

- Mailboxes are recommended to be encased in a decorative masonry column enclosure that complements the exterior finishes and architectural style of the primary residence.
- Precast concrete plaque with the identifying street number must be integrated into the design. No other lettering or graphics are permitted without ACC approval.
- Mailboxes and enclosures must be approved by the ACC.

2.14 Garages.

- All garages must be incorporated as part of the Dwelling or, as a separate structure (detached). Detached garages must be connected to the Dwelling by means of a covered walkway or porte-cochere.
- Detached garages, covered walkways and porte-cocheres must be architecturally integrated into the general massing of the Dwelling.
- Access to garage doors must be by side or rear entry. Front entry garages are not permitted.
- Each Dwelling must accommodate a minimum of two, but not more than five, enclosed typical vehicle bays.

- Garages and garage doors must be sited to minimize their visibility to a street or Common Area.
- All garages and their locations must be approved by the ACC.

2.15 Views and Privacy.

- The ACC shall have the right, but not the obligation, to review the location of all improvements in consideration of privacy and aesthetic quality of views to and from a Lot.

2.16 Orientation.

- On corner lots the Dwelling front door entry area should be oriented toward the street corner. Garages and driveways shall be placed on the interior side of the Lot.
- The front elevation of Dwellings on Entrance Lots 163 of Block B and Lot 57 of Block C must face Deerwood Trail.
- The front elevation of Dwellings on Entrance Lots 1 and 30 of Block A must face County Road 409.

3 ARCHITECTURAL GUIDELINES

3.1 Architecture.

- The architecture of the Dwelling should respond to the North Texas climate; topography specific to the site; landforms and existing trees; the country setting of the Development; and respectfully coalesce with neighboring structures to visually unify the Development.
- The design should be more simple than complex in massing and should include offsets, porches, functional dormers, balconies and courtyards that add architectural interest to the structure.
- Distinct architectural styles (i.e. Italianate, Tudor, French Rural, etc.) are not required. However, if used, the structure should be detailed appropriately in deference to the style selected.
- Due to the size of the Lots and open country setting that the Development offers, each Dwelling should possess an architectural character consistent in quality and completeness *on all elevations*.
- Over stylistic ornamentation or detailing, transitory embellishments that tend to date the community, and non-functional elements (false features) should be avoided.

3.2 Square Footage.

- All Dwellings must have at least 2,400 square feet of living space, with a minimum of 1,800 square feet of living space on the first (ground) floor, exclusive of porches, except Lake Shore Drive Lots, Private Park Lots, Lakefront Lots and Entrance Lots.
- All Lake Shore Drive Lots (Lots 93-106, Block B); Private Park Lots (Lots 1-34, Block E); Lakefront Lots (Lots 107-129, Block B); and Entrance Lots (Lots 1 and 30, Block A; Lot 163, Block B; and Lot 57, Block C) must have at least 2,800 square feet of living space, with a minimum of 2,000 square feet of living space on the first (ground) floor, exclusive of porches.
- Within Waterstone Estates, no more than 20% of the Dwellings within each Block of a Plat shall be constructed with less than 3,500 square feet of living space. Furthermore, no more than 10% of the Dwellings within each Block of a Plat shall be constructed with less than 3,000 square feet of living space. The ACC shall have the responsibility to keep record of existing Dwellings and their square footage within the individual Blocks of a Plat to aid in the review and approval of Dwelling requests submitted at less than 3,500 square feet of living space. For every Dwelling, the living space of the second floor should not exceed 75% of the square footage of the first floor's living space. This provision does not apply to lots purchased prior to February 1, 2018.

3.3 Foundations.

- All foundations should be engineered and designed by a licensed, registered engineer based upon a geotechnical soil investigation sampled from the specific Lot for the Dwelling.
- All foundation beams shall be seated on a firm rock surface. If a firm rock surface is not encountered within 1 foot of the top of the graded house pad surface, the foundation shall be built upon machine drilled and on-site poured concrete piers with a 12-inch diameter seated on a firm rock surface as indicated by the geotechnical soil investigation report. If a suitable firm rock surface is not encountered during machine drilling, then the pier holes may be drilled to a minimum of 15 feet in depth if the soil material is adequate at the engineer's direction.
- Survey of the foundation form boards must be provided to the ACC, per Section 3.04 of the CC&Rs, to verify that the location of the Dwelling complies with the approved site plan.

- Form Board Survey must be sealed by a registered surveyor and reviewed and approved by the ACC before beginning construction.
- Minimum slab elevation must be 12 inches above the foundation perimeter finished grade.
- Foundation plans must be signed, sealed and dated by the project engineer.

3.4 Exterior Walls, Colors and Finish Materials.

- Exterior wall surface materials of a Dwelling shall be limited to a maximum of three choices (excluding glass, trim, and doors) with one clearly dominant over the others as viewed on all elevations.
- The plate line height for first floors should be 10 to 12-feet for primary masses, a minimum of 9-feet for secondary areas such as garages.
- Exterior walls of the home must consist of a minimum 75% coverage of the masonry material selected (brick, stone or stucco). It is recommended that **Each elevation** consist of a minimum 75% coverage of the masonry material selected (brick, stone or stucco).
- When used in combination with brick, stone masonry should generally be used as a “base” to visually tie the structure to the site. Color tones of the stone masonry must complement and blend with those of the brick. High contrast combinations (i.e. red brick and white stone) are not acceptable.
- Random patterns of stone or brick applied to the surface of a stucco wall plane is prohibited.
- Structural support for cantilevered walls, balconies, projecting bay and/or box windows should be architecturally expressed with exposed supporting brackets, columns, masonry corbelling, etc.
- Paint and mortar color selections must complement the color tones of the masonry units.
- Paint colors should fall within a range of warm to cool neutral shades, selected from the same color family. Intense, bright primary and secondary colors are typically not acceptable.
- Masonry shall be continuous across the head of windows and doors, including garage doors, with the exception of recessed and covered porches not visible from streets and Common Areas/Reserves.
- Front elevation materials and detailing (i.e. brick rowlock/soldier coursings, water tables, etc.) shall continue around the structure. Discontinuing details or changing finish materials may occur at interior corners only, not within a wall plane.

- Exterior wall finishes shall be extended or stepped down as necessary so that no more than 12-inches of the Dwelling perimeter concrete foundation is left exposed.
- Surrounds and lintels may be decorative brick (projections or special shapes), cast stone, rough sawn cedar, cut stone or stucco projections.
- Allowed Materials:
 - Clay brick in blends that range from medium to warm earth tone colors. Brick blends in the pastel color family and high contrast blends that have a spotted appearance are prohibited. Clay brick shall satisfy ASTM C 216 Facing Brick Grade SW.
 - Quarried (natural) stone in coursed or un-coursed patterns (i.e. fieldstone, ashlar, ledge rock, roughly square). River rock is not recommended.
 - Cast stone.
 - Portland Cement Plaster (Stucco) in 3-coat application colored in light to warm earth tones and textured.
 - Fiber cements board lap, shingle or panel siding with wood grain texture. Maximum lap siding exposure to be 7-inches. Maximum exposed panel siding without battens to be 24-inches.
 - Wood siding to be redwood or cedar, clear grades. 8-inch nominal maximum widths.

3.5 Roof Construction, Materials and Accessories.

- Roofs shall primarily consist of gable and hip forms, with flat and shed roof types limited to minor areas.
- Roof pitches and eave depths will vary as dictated by the architectural style of the Dwelling.
- Roof pitches for the primary masses of the house should range between 8:12 to 12:12. The ACC may consider lower or steeper pitches where appropriate.
- Eave depths should range between 12 and 30-inches.
- Fascia boards should typically be 6-inches in width, with a maximum of 8-inches.
- Roof vents, vent stacks, and galvanized metal (flashing/valleys) shall be painted to blend with the finish roof material.
- Roof vents, stacks and other roof appendages shall not be placed on a roof plane where visible to a street.

- Attic ventilators shall be of the low profile “pancake” or low profile fan type.
- All roof material types, texture, profile and color must be approved by the ACC.
- Allowed Materials:
 - Dimensional composition shingles, minimum 30-year product.
 - Copper.
 - Clay tile.
 - Natural slate.
 - Prefinished non-reflective standing seam metal roofing.
 - Other roofing materials must be specifically approved by the ACC.

3.6 Windows and Doors.

- Windows shall be quality units consisting of one of the following: wood frames with an exterior finish of either painted/stained wood, vinyl clad or pre-finished aluminum similar to Andersen, Pella; aluminum framed units with painted finish by General Aluminum or similar, vinyl units or other type as approved by the ACC. Window units may consist of either operating or stationary sashes (i.e. casement, single hung, double hung, awning, fixed, etc.). Muntins in patterns appropriate to the architectural style of the house may be included. If muntins are included, they should be consistent in appearance and should be part all windows on the common face of the house, in order to maintain a consistent appearance. Inclusion of muntins should be reviewed and approved by the ACC.
- Patio Doors shall be quality units of materials, color and appearance, similar and complimentary to the windows. Patio doors color and appearance shall be subject to approval of the ACC.
- Doors and windows are recommended to be recessed into the exterior wall plane a minimum of 4-inches.
- Other frame type units may be considered by the ACC.
- Screens shall be integral to the window and patio door units.
- Front entry doors shall be custom solid wood, wood-grain fiberglass, or metal such as iron or steel crafted to the architectural style of the house; stained or painted; with or without accent decorative glass (i.e. leaded, beveled or stained glass) and sidelights.
- Secondary doors may be panel style wood, fiberglass, or metal such as iron or steel, painted or stained, with or without glass panels.

- All glazing shall be insulating glass units with one glass pane clear and one glass pane Low-E coated. Glass may be tinted if approved by the ACC, however reflective mirrored appearances are not permitted.
- Storm and screen doors shall be full-view (without intermediate rails) glass or screens. Frames (stiles and rails) shall not exceed 6-inches in width and must match the Dwelling window unit finish color. Clear glass panels are required where visible to streets.

3.7 Garage Doors.

- Aluminum or steel sectional doors with embossed wood-grain texture and classic styled raised panels. The doors shall be pre-finished to match the color family selected for the house.
- Wood clad steel doors shall be stained.
- Garage doors are limited to 18-feet in width and 9-feet in height and may include window options with clear or obscure glass. Black glass is not approvable.
- Rolling curtain type doors are not permitted.

3.8 Decks, Patios, Pathways and Exterior Stairs.

- Decks may be constructed of redwood, cedar, wood/thermoplastic composites (warm neutral brown and gray wood grains), or other materials specifically approved by the ACC. Pressure treated lumber is permitted for the structural purposes only that are not typically exposed to view.
- Patios and pathways may be brick; stone; pavers; tile; or decorative concrete that has been stamped, textured and colored. Finishes shall complement the color tones on the residence. Plain broom finished concrete may be used in limited areas not visible to or screened from neighboring properties.
- Decks and patios should be incorporated into the topography of the site. Unsightly structural members must be screened.
- Decks are limited to side and rear yard areas.
- Perimeter of decks shall be skirted with a finish material. Edges of patios shall set to or within 4-inches of the finish grade.
- Exterior stairs must be integrated into the architecture of the house design and constructed of materials and finished in colors that match or complement those used on the residence.
- Decks, patios and exterior stairs may not be located within any drainage easement.

3.9 Gutters and Downspouts.

- Downspouts must not concentrate water flow directly onto adjacent properties.
- Roof drainage should sheet flow into the designated drainage easements.
- Additional drainage systems (i.e. subsurface systems), gutters and /or downspouts may be necessary to assist in the orderly drainage and removal of roof water.
- Gutters and downspouts shall complement the color family selected for the Dwelling.

3.10 Dormers.

- Dormers are recommended to be functional as an extension of a habitable room or by providing day lighting into an interior space.
- Unfinished attics and mechanicals must not be visible through dormer windows. It is recommended that attic dormers include a finished ceiling and walls, matching blinds, or tinted windows which match all windows on that side of the elevation so as to appear as a functional space from exterior views.
- Window units and glass shall match those used on the residence.

3.11 Awnings.

- Awnings are not permitted on elevations that face streets.
- Colors must be of a solid earth tone. Bright and/or multi-colors are not permitted.
- Sizes and locations to be approved by the ACC on a case-by-case basis.

3.12 Shutters.

- Shutters shall be wood either painted or stained.
- Double shuttered windows: shutters shall be ½-width x full height of the window unit and match the window unit profile.
- Single shuttered windows: shutters shall be full width x full height of the window unit and match the window unit profile.
- Shutter widths should not exceed 24-inches.

3.13 Exterior Posts and Columns

- Posts and Columns should have a minimum width of 8". The recommended width is 10"-12".
- Posts are recommended to have a brick or stone base that is 2' wide, 2' deep and 3' high.

3.14 Exterior Lighting.

- Outdoor lighting must not be excessive and should generally be used to accentuate plant material and architectural features with a minimum amount of wattage to achieve the lighting task.
- Up lighting of trees should be discreet moonlighting with photo on and electronic time off control.
- Light sources shall have a color temperature that is consistent throughout the landscape area; within the upper cool color temperature range; and with a high color rendering index. Warm and neutral color temperatures are not approvable (i.e. low and high pressure sodium light sources).
- Common flood lights must be shielded from neighboring properties and are not permitted on elevations that face streets.
- Sports court and pole lights are not permitted.
- Light fixtures should have a chemically treated coating and dark finish color to blend into the landscape (i.e. dark bronze anodized aluminum).
- Landscape lighting should be hidden or recessed into the ground.
- Light sources that are determined to be objectionable by the ACC shall immediately be removed, shielded, relocated or adjusted to the satisfaction of the ACC.
- All exterior lighting must be approved by the ACC.

3.15 Solar Energy Equipment.

- Solar energy equipment should be allowed for in the initial design of the residence and integrated into the architectural design. Solar equipment should be installed in a manner that minimizes its visual exposure.
- Roof mounted equipment (i.e. frames, support brackets, piping, wire ways, panels, etc.) should blend with the finish roof material colors.
- Roof mounted solar panels must not cause glares or reflections that are objectionable to other Lot owners.

- Solar energy equipment must be maintained in working order at all times or completely removed by the Lot owner.
- Solar window screens and films must be fitted to the window profile and consistent in appearance for all windows on the elevation it is being applied to.
- Solar window screens and film are not recommended on the windows on the front of the home.
- Reflective window films exceeding 35% are not permitted.
- Window films and screens must be maintained in good aesthetic order.
- All solar energy equipment, screens and films must be approved by the ACC prior to installation.

3.16 Additions and Alterations.

- Additions and/or alterations shall be integrated with the Dwelling architecture and match the exterior finish materials; colors; and architectural detailing.
- Additions must comply with all of the requirements that apply to the Dwelling.
- All exterior additions and alterations must be approved by the ACC.

4 LANDSCAPE GUIDELINES

4.1 Landscape Palette, Materials, and Maintenance.

- All lots are required to be maintained at all times. A neat and orderly appearance is required for vacant lots as well as constructed lots. Required maintenance includes, but is not necessarily limited to mowing, trimming, and debris/deadwood removal.
- Introduced vegetation shall be selected from plant material that is common to the North Texas region.
- Landscaping on individual Lots should in keeping with the country setting that already exists throughout the Development.
- Landscaping shall be arranged in natural patterns.
- Vegetable gardens are not permitted in front yards or side yards with street adjacency and should be limited in total size to 144 square feet. Vegetable gardens must be screened with evergreen plantings from public view (streets and Common Areas/Reserves).

- Fallen trees and debris outside the natural vegetation areas must be removed from all lots as these can harbor pests and animals and prevent mowers from entirely mowing lots.
- All debris, rocks, weeds, dirt, mud, etc. from mowing or construction must be removed from roads.

4.2 Required Landscaping.

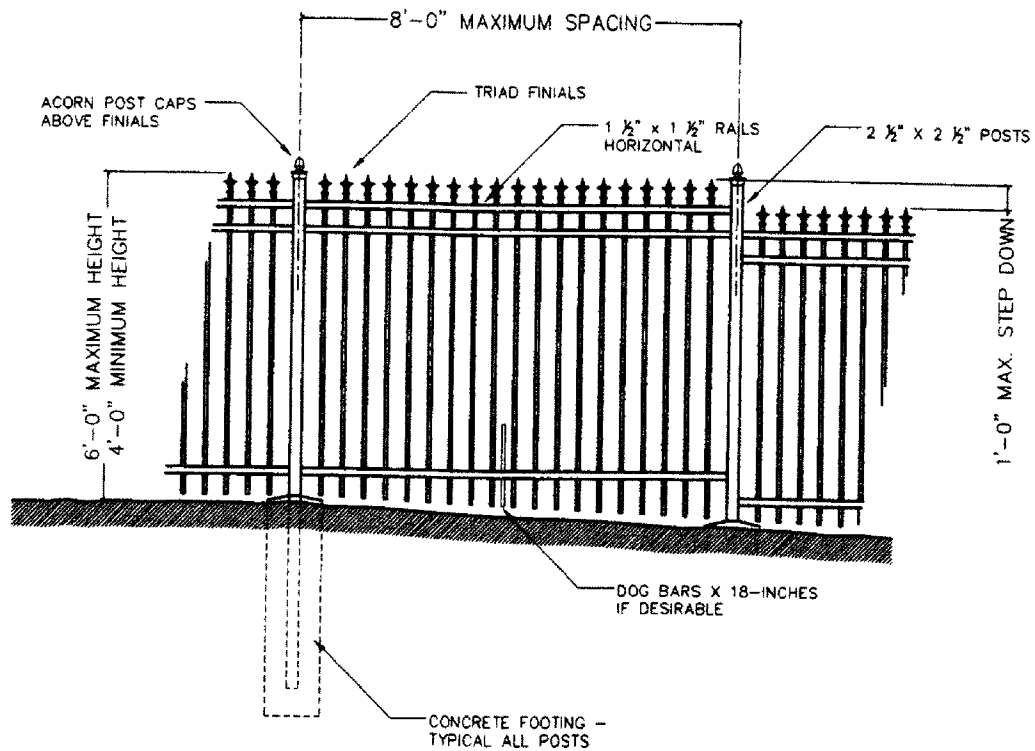
- All yard areas shall be landscaped, sodded and irrigated unless otherwise approved by the ACC.
- There shall be a minimum of four (4) 2-inch minimum caliper large canopy (i.e. live oak, red oak, cedar elm) shade trees on the lot.
- Existing trees successfully preserved may be used to meet the required minimum tree planting.
- It is recommended that trees are planted a minimum of 40' from any road.
- All homes must have and maintain front shrubbery landscaping. It is recommended that shrubs be planted along the entire front of the home with multiple rows and groupings of shrubs, perennials and annuals.
- Required landscaping must be installed within 6 months of substantial completion of the Dwelling. Failure to complete the landscaping according to the approved plan could result in a fine being levied.
- All landscaping must be approved by the ACC.

4.3 Irrigation Systems.

- Irrigation systems are required to have head-to-head coverage or closer and be of an underground automatic type with a back flow preventer device.
- Controller devices must be screened or located out of public view.
- Irrigation heads should be placed to prevent over spray across the Lot boundary lines.
- Irrigation systems must be properly maintained and in working order at all times. Blown heads or line ruptures shall be immediately repaired.
- Potable water or private well water may be used for irrigation purposes. No lake, pond or creek water withdrawals may be used for irrigation purposes. Water wells and pumps must be screened from public view with evergreen plantings, landscape features or Dwelling structures.
- A Licensed Irrigator in the State of Texas should provide irrigation design and installation.

4.4 Berms.

- Berms when used shall have a maximum slope of 3:1. More gradual slopes with gently rounded tops are preferable.
- Berms shall not alter the drainage patterns of any drainage easement.
- Positive drainage must be provided between berms to prevent formation of sinkholes and depressions.
- Berm fill material must be well compacted and free of debris and large aggregates.

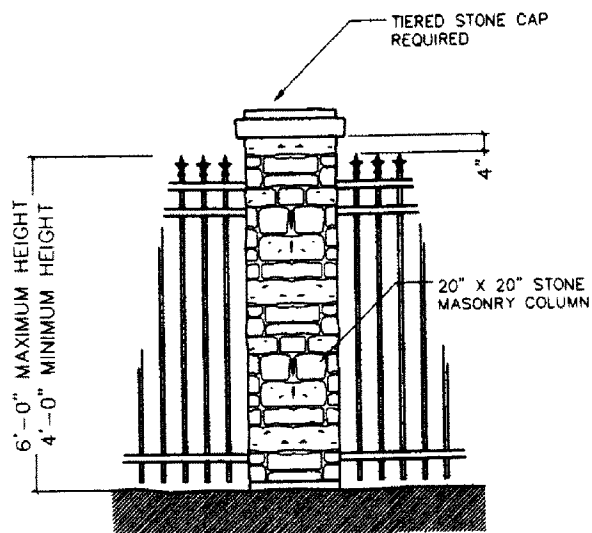


ORNAMENTAL OPEN METAL PICKET
FENCE.
POLYESTER POWDER COATED FLAT
BLACK FINISH.

EXHIBIT-A FENCE ELEVATION

NO SCALE

Figure 1



MASONRY TO BE BROWN HACKETT
STONE. PROVIDE CONCRETE FOOTING
TYPICAL EACH COLUMN.

EXHIBIT-B **STONE MASONRY FENCE COLUMN**

NO SCALE

Figure 2

Block	Lot	Size	Block	Lot	Size	Block	Lot	Size	Block	Lot	Size	Block	Lot	Size
A	1	18	B	17	27	B	64	18	C	1	18	F	16	18
A	2	18	B	18	DBL 24	B	65	10	C	2	18	F	17	18
A	3	18	B	19	DBL 24	B	66	10	C	3	18	F	18	18
A	4	18	B	20	DBL 24	B	67	18	C	4	18	F	19	18
A	5	18	B	21	DBL 27	B	68	18	C	5	18	F	20	18
A	6	18	B	22	DBL 27	B	69	18	C	6	18	F	21	18
A	7	18	B	23	18	B	70	18	C	7	18	F	22	18
A	8	18	B	24	18	B	71	18	C	8	18	F	23	18
A	9	21	B	25	24	B	72	18	C	9	18	F	24	18
A	10	27	B	26	27	B	73	18	C	10	18	F	25	18
A	11	DBL 21	B	27	27	B	74	18	C	11	18	F	26	18
A	12	DBL 24	B	28	DBL 21	B	75	18	C	12	18	F	27	18
A	13	DBL 24	B	29	DBL 21	B	76	18	C	13	DBL 18	F	28	18
A	14	DBL 27	B	30	DBL 21	B	77	18	C	14	18	F	29	18
A	15	DBL 27	B	31	18	B	78	18	C	15	18	F	30	18
A	16	24	B	32	18	B	79	18	C	16	18	F	31	18
A	17	24	B	33	18	B	80	18	C	17	18	F	32	18
A	18	18	B	34	18	B	81	18	C	18	18	F	33	18
A	19	18	B	35	21	B	82	18	C	19	18	F	34	18
A	20	18	B	36	27	B	83	18	C	20	18	F	35	18
A	21	18	B	37	DBL 21	B	84	18	C	21	18	F	36	18
A	22	18	B	38	DBL 24	B	85	18	C	22	18	F	37	18
A	23	18	B	39	DBL 21	B	86	18	C	23	18	F	38	18
A	24	18	B	40	DBL 27	B	87	18	C	24	18	F	39	18
A	25	24	B	41	18	B	88	18	C	25	18	F	40	18
A	26	27	B	42	18	B	89	18	C	26	18	F	41	18
A	27	DBL 24	B	43	18	B	90	18	C	27	18	F	42	18
A	28	DBL 24	B	44	18	B	91	18	C	28	18	F	43	18
A	29	DBL 24	B	45	18	B	92	18	C	29	18	F	44	18
A	30	DBL 24	B	46	18	B	93	18	C	30	18	F	45	18
B	1	18	B	47	18	B	94	18	C	31	18	F	46	18
B	2	18	B	48	18	B	95	18	C	32	18	F	47	18
B	3	18	B	49	18	B	96	18	C	33	18	F	48	18
B	4	18	B	50	18	B	97	18	C	34	18	F	49	18
B	5	18	B	51	18	B	98	18	C	35	18	F	50	18
B	6	18	B	52	18	B	99	18	C	36	18	F	51	18
B	7	18	B	53	18	B	100	18	C	37	18	F	52	18
B	8	18	B	54	18	B	101	18	C	38	18	F	53	18
B	9	18	B	55	18	B	102	18	C	39	18	F	54	18
B	10	18	B	56	18	B	103	18	C	40	18	F	55	18
B	11	18	B	57	18	B	104	18	C	41	18	F	56	18
B	12	18	B	58	18	B	105	18	C	42	18	F	57	18
B	13	18	B	59	18	B	106	18	C	43	18	F	58	18
B	14	18	B	60	18	B	107	18	C	44	18	F	59	18
B	15	24	B	61	18	B	108	18	C	45	18	F	60	18
B	16	24	B	62	18	B	109	18	C	46	18	F	61	18
B	17	24	B	63	18	B	110	18	C	47	18	F	62	18
B	18	24	B	64	18	B	111	18	C	48	18	F	63	18
B	19	24	B	65	18	B	112	18	C	49	18	F	64	18
B	20	24	B	66	18	B	113	18	C	50	18	F	65	18
B	21	24	B	67	18	B	114	18	C	51	18	F	66	18
B	22	24	B	68	18	B	115	18	C	52	18	F	67	18
B	23	24	B	69	18	B	116	18	C	53	18	F	68	18
B	24	24	B	70	18	B	117	18	C	54	18	F	69	18
B	25	24	B	71	18	B	118	18	C	55	18	F	70	18
B	26	24	B	72	18	B	119	18	C	56	18	F	71	18
B	27	24	B	73	18	B	120	18	C	57	18	F	72	18
B	28	24	B	74	18	B	121	18	C	58	18	F	73	18
B	29	24	B	75	18	B	122	18	C	59	18	F	74	18
B	30	24	B	76	18	B	123	18	C	60	18	F	75	18
B	31	24	B	77	18	B	124	18	C	61	18	F	76	18
B	32	24	B	78	18	B	125	18	C	62	18	F	77	18
B	33	24	B	79	18	B	126	18	C	63	18	F	78	18
B	34	24	B	80	18	B	127	18	C	64	18	F	79	18
B	35	24	B	81	18	B	128	18	C	65	18	F	80	18
B	36	24	B	82	18	B	129	18	C	66	18	F	81	18
B	37	24	B	83	18	B	130	18	C	67	18	F	82	18
B	38	24	B	84	18	B	131	18	C	68	18	F	83	18
B	39	24	B	85	18	B	132	18	C	69	18	F	84	18
B	40	24	B	86	18	B	133	18	C	70	18	F	85	18
B	41	24	B	87	18	B	134	18	C	71	18	F	86	18
B	42	24	B	88	18	B	135	18	C	72	18	F	87	18
B	43	24	B	89	18	B	136	18	C	73	18	F	88	18
B	44	24	B	90	18	B	137	18	C	74	18	F	89	18
B	45	24	B	91	18	B	138	18	C	75	18	F	90	18
B	46	24	B	92	18	B	139	18	C	76	18	F	91	18
B	47	24	B	93	18	B	140	18	C	77	18	F	92	18
B	48	24	B	94	18	B	141	18	C	78	18	F	93	18
B	49	24	B	95	18	B	142	18	C	79	18	F	94	18
B	50	24	B	96	18	B	143	18	C	80	18	F	95	18
B	51	24	B	97	18	B	144	18	C	81	18	F	96	18
B	52	24	B	98	18	B	145	18	C	82	18	F	97	18
B	53	24	B	99	18	B	146	18	C	83	18	F	98	18
B	54	24	B	100	18	B	147	18	C	84	18	F	99	18
B	55	24	B	101	18	B	148	18	C	85	18	F	100	18
B	56	24	B	102	18	B	149	18	C	86	18	F	101	18
B	57	24	B	103	18	B	150	18	C	87	18	F	102	18
B	58	24	B	104	18	B	151	18	C	88	18	F	103	18
B	59	24	B	105	18	B	152	18	C	89	18	F	104	18
B	60	24	B	106	18	B	153	18	C	90	18	F	105	18
B	61	24	B	107	18	B	154	18	C	91	18	F	106	18
B	62	24	B	108	18	B	155	18	C	92	18	F	107	18
B	63	24	B	109	18	B	156	18	C	93	18	F	108	18
B	64	24	B	110	18	B	157	18	C	94	18	F	109	18
B	65	24	B	111	18	B	158	18	C	95	18	F	110	18
B	66	24	B	112	18	B	159	18	C	96	18	F	111	18
B	67	24	B	113	18	B	160	18	C	97	18	F	112	18
B	68	24	B	114	18	B	161	18	C	98	18	F	113	18
B	69	24	B	115	18	B	162	18	C	99	18	F	114	18
B	70	24	B	116	18	B	163	18	C	100	18	F	115	18

EXHIBIT – C

Waterstone Estates Section # 1 Culvert Pipe Sizes

Figure 3



CULVERT SIZES - SECTION 2

B	107	15	C	32	18	I	16	21
B	108	15	C	33	21	I	16	24
B	109	16	C	34	21	I	17	27
B	110	16	C	35	21	I	17	30
B	111	16	C	36	21	I	1	15
B	112	16	C	37	21	J	2	16
B	113	16	C	38	21	J	3	16
B	114	16	C	39	18	J	4	16
B	115	16	C	40	15	J	5	16
B	116	16	C	41	15	J	6	15
B	117	16	C	42	15	J	7	15
B	118	16	C	43	15	J	8	15
B	119	16	C	44	15	J	9	15
B	120	16	C	45	15	J	10	15
B	121	16	C	46	16	J	11	15
B	122	16	C	47	16	J	12	15
B	123	16	C	48	16	J	13	27
B	124	16	C	49	16	J	14	DBL 24
B	125	16	C	50	16	J	15	DBL 24
B	126	16	C	51	16	J	16	15
B	127	16	C	52	16	J	17	15
B	128	16	C	53	16	J	18	27
B	129	16	C	54	16	J	18	15
B	130	16	C	55	16	K	1	15
B	131	16	C	56	16	K	2	15
B	132	16	C	57	15	K	3	15
B	133	16	C	58	15	K	4	15
B	134	16	H	1	15	K	5	15
B	135	16	H	2	15	K	6	15
B	136	15	H	3	16	K	6	15
B	137	15	H	4	16	K	7	15
B	138	15	H	5	15	K	8	15
B	139	16	H	6	15	K	9	15
B	140	15	H	7	15	K	10	15
B	141	15	H	8	15	K	11	15
B	142	15	H	9	15	K	12	15
B	143	15	H	10	21	K	13	15
B	144	15	H	11	21	K	14	16
B	145	16	H	12	21	K	15	15
B	146	16	H	13	27	K	16	15
B	147	21	H	14	DBL 21	K	17	15
B	148	21	H	15	DBL 24	K	18	15
B	149	18	H	16	DBL 24	K	18	15
B	150	18	H	17	DBL 24	K	20	24
B	151	18	H	18	16	K	21	21
B	152	15	H	19	15	K	22	16
B	153	15	H	2	21	K	23	15
B	154	15	H	3	21	K	24	18
B	155	15	H	4	21	K	25	15
B	156	16	H	5	21	K	26	18
B	157	15	H	6	21	K	27	18
B	158	15	H	7	18	K	28	16
B	159	15	H	8	18	K	29	15
B	160	16	H	9	16	K	29	16
B	161	15	H	10	16	K	30	16
B	162	18	H	11	15	K	31	15
B	163	10	H	12	15	K	32	15
B	164	10	H	13	18	K	33	15
C	31	15	H	14	18	K	34	15

EXHIBIT – D

Waterstone Estates Section #2 Culvert Pipe Sizes

Figure 4

EXHIBIT – E Driveway and Adjoining Road Examples




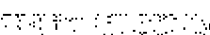






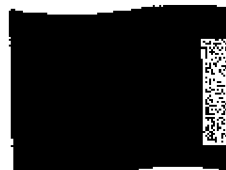
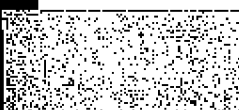
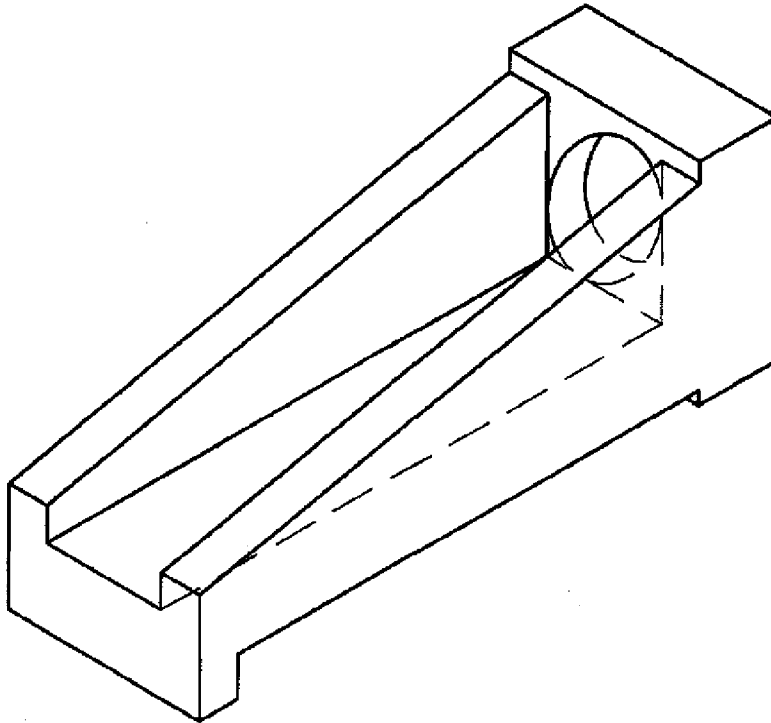
Additional Information		
Road	Driveway	
		Driveway surface must be even with the road surface
		Wrong- Driveway surface below road surface
		Wrong- Driveway surface above road surface
Edge of road surface		
		Driveway even with edge of road surface
		Driveway ends before the edge of the road
		Wrong- driveway extends into the road

EXHIBIT - F CULVERT SAFETY END TREATMENT

Concrete



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/16/2022 04:33:22 PM
\$182.00 DKITZMILLER
20220316000427470