



VILLAGES AT TWIN RIVERS
RESIDENTIAL BUILDER GUIDELINES

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VILLAGES AT TWIN RIVERS RESIDENTIAL DESIGN GUIDELINES

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***** THESE GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE *****

**ALL IMPROVEMENTS TO PROPERTY
ARE REQUIRED TO BE SUBMITTED TO
THE NEW CONSTRUCTION COMMITTEE (NCC)
OR
THE MODIFICATION COMMITTEE (MC)
FOR REVIEW AND APPROVAL PRIOR TO THE INCEPTION OF ANY CONSTRUCTION.**

**FURTHER, IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE COMPLIANCE
WITH THE LATEST REVISIONS TO THESE GUIDELINES.
COPIES WILL BE MADE AVAILABLE UPON REQUEST TO THE NCC or MC.**

VILLAGES AT TWIN RIVERS BUILDER GUIDELINES

I. INTRODUCTION

Villages at Twin Rivers is a master-planned development of Bosque River Chase, Ltd. The information contained in this publication provides guidance to builders in planning their projects. The objective of these guidelines is to achieve quality and uniformity in building construction, community cohesiveness, environmental compatibility and desirable visual results. The guidelines define and address certain items and areas which are common to the project as a whole and items over which Bosque River Chase, Ltd. (Developer), as the primary land developer, will exert strict control.

Project Description

Villages at Twin Rivers encompasses more than 438 acres and has been planned to provide predominately single-family residential development, with a commercial site proposed on Speegleville Road at the southern project entry. A conceptual master plan has been adopted that establishes the long-range intent of the community (see Illustration I-1). As with all conceptual master plans, the master plan for Villages at Twin Rivers is a dynamic document subject to refinement and modification, without notice, as project development occurs.

The various land uses at Villages at Twin Rivers will be served by an integrated street system. The hierarchical network of collector/loop streets and local streets are designed to provide convenient and efficient vehicular access throughout the community.

Villages at Twin Rivers will provide a wide variety of housing products and price ranges in a community setting that is highly amenitized. Single-family detached residences will be the dominant land use within the Villages of Twin Rivers' planned residential villages of varying and distinct price ranges. These villages are arranged in identifiable neighborhoods, each with its own distinct character.

Bear Ridge Golf Club, an 18-hole championship daily fee course, will serve as an amenity feature for Villages at Twin Rivers. The golf course will also be the home course for the Baylor Golf Academy. In addition, the community will contain an eight acre amenity lake and a recreation center which will include a swimming pool and bathhouse, tennis courts and playground. A pedestrian pathway is planned throughout the community and is intended to provide a physical connection between the individual neighborhoods and the various other activity centers located throughout the community. The proposed amenities for the Villages at Twin Rivers are illustrated on the Amenities / Open Space Plan (see Illustration I-2).

Intent of Guidelines

The Builder Guidelines are intended for the use of the various builders within Villages at Twin Rivers and the design professionals they employ. The guidelines are aimed at providing an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a specific identity for each project. However, certain standards have been adopted for key elements to provide continuity and ensure that neighboring projects reinforce each other's quality.

These builder guidelines contain the construction and development standards adopted by Bosque River Chase, Ltd. and the Villages at Twin Rivers New Construction Committee (NCC) but do not necessarily represent all of the restrictions that may be imposed on a specific lot or parcel of land. Prior to commencing design of a project, the property deed, the recorded subdivision plat and the Covenants, Conditions and Restrictions should be referred to. In addition, The Villages at Twin Rivers is located within the corporate city limits of the City of Waco and is, therefore, subject to the City of Waco Zoning Ordinance, Subdivision Ordinance, building code and all other applicable development regulations.

Builders within The Villages at Twin Rivers are responsible for compliance with all applicable city, county, state and federal regulations.

The builder shall develop and maintain individual lots in a manner prescribed by the Declaration of Covenants, Conditions and Restrictions, recorded plats/replats, rules and regulations of the Villages at Twin Rivers Community Association, Inc. and by these builder guidelines and standards. Compliance with building setback lines, lot layouts, driveways, sidewalks, garages, wiring requirements, ties to utilities, etc. are the responsibility of the builder.

Villages at Twin Rivers is located in McLennan County. All appropriate departments within the county should be contacted regarding any required plan and/or permit procedures and approvals.

New Construction Committee

The Villages at Twin Rivers Community Association, Inc. is the homeowners association formed by the Declarant to serve as the representative of the residents and property owners of properties within the Villages at Twin Rivers.

The Villages at Twin Rivers New Construction Committee (NCC) is a committee of the Villages at Twin Rivers Community Association, Inc. and is composed of representatives selected by the Declarant. The NCC has authority to promulgate and administer standards, rules, and regulations governing the planned development and improvement of all tracts within Villages at Twin Rivers and primary authority over the initial planned development.

Upon receipt of proper documentation, the NCC has the authority to grant variances to criteria established by these guidelines.

The approval of the NCC of any and all submittal packages is limited to compliance with the criteria established by the Villages at Twin Rivers Guidelines. The NCC is not responsible for ensuring builder compliance with city, county, state and federal requirements.

II. SUBMISSION AND APPROVAL

General

The official submittal of plans and specifications to the New Construction Committee is to provide a review process for conformance to guidelines and standards adopted by the NCC.

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved in writing by the NCC prior to commencement of any on-site building or construction activity. The NCC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of builders and property owners.

Submittals are to be sent to:

New Construction Committee
c/o Jim Stewart
500 N. Valley Mills Dr.
Waco, TX 76710

Requirements

The builder is required to submit complete and accurate design and construction documents. Submittals are to be made prior to the construction of or any exterior improvement upon any residential lot or parcel.

Minimum submittal requirements are as follows (additional information is encouraged):

- Plan Submittal Form
- Schematic site plan including:
 - Building lines
 - Easements
 - Right-of-way widths
 - Utility service locations
 - Location of all trees greater than 6" in diameter
 - Foundation siting
 - Fencing location
 - Driveway location
- Plans including:
 - Floor plans @ 1/8 in. = 1'-0" minimum scale
 - Exterior elevations 1/8 in. = 1'-0" minimum scale
 - Exterior materials specification listing only
- Construction documents and specifications including:
 - Final architectural plans
 - Final site plan at appropriate scale
 - Exterior final materials specifications only
 - Foundation designed and sealed by a Registered Professional Engineer
 - Landscape planting plan
- Each submittal shall consist of two (2) sets of blue-line prints and supplementary specifications. Only complete sets will be reviewed.

- The builder will have complete responsibility for compliance with all governing codes and ordinances.
- The builder is responsible for obtaining all required permits.

NCC Approval Time Lines

The NCC shall review and approve, in writing, each submittal or recommend revisions to those aspects of the plans that are inconsistent with the builder guidelines within fifteen (15) days of submittal of a complete application package.

Construction shall proceed only after written approval of the final set of drawings and specifications. Changes that occur during actual construction that differ from approved drawings will require alterations at the builder's expense to restore compliance with approved drawings. No drawings are considered approved unless approved in writing by the NCC.

III. SITE MAINTENANCE DURING CONSTRUCTION

Each lot in Villages at Twin Rivers shall be maintained in a neat, clean and orderly condition by the builder during construction. The builder shall place a minimum of one (1) wire basket large enough for trash and construction debris containment within the boundaries of the lot on which the house is being constructed and such debris must be removed from each lot as often as necessary to maintain attractiveness of the construction site. Construction debris, including excess concrete, may not be burned, dumped or disposed of in any area of the development unless a specific location for such a purpose is approved in writing by the NCC.

Sediment Control

Upon closing, the Builder is required to obtain coverage under the current U.S. Environmental Protection Agency's NPDES General Permit for Storm Water Discharges from Construction Activities. The Builder must implement and/or maintain the best management practices necessary to minimize storm water runoff pollution from entering the existing storm water facilities including, but not limited to, storm sewers, channels, detention ponds, and lakes. Builder shall use every effort and method to ensure that no muddy or silted water, trash or debris enters any lake or channel environment.

Each Builder is responsible for compliance with any and all applicable governmental regulations. Each Builder is also responsible for sediment control compliance by all of his sub-contractors.

As soon as earthwork commences which destroys the natural vegetative cover on any portion of a building tract, one of four basic sediment control methods shall be installed in such a way as to filter all storm water run-off from the tract into the public street. The sediment control system shall remain in place and in good repair until construction and landscaping is complete. If the ARC determines that a Builder has not maintained his sediment or drainage course, the Builder will be assessed the cost of clean up.

Builders may choose any of the following sediment control methods:

- Standard rectangular bales of hay, firm bound, may be placed as described below and behind the curb of the street along the entire frontage of the lot. Bales shall be placed in a continuous row, with ends tightly abutting the adjacent bales. Vehicular access to the construction area should be limited to designated entries, where gaps may be created by off-setting and overlapping rows in such a way as to intercept the storm water sheet flow. Each bale shall be embedded in the soil a minimum of four (4) inches. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward the previously laid bale to force the bales together (see Illustration III-1). Daily inspection should be made the contractor. Repair or replacement shall be made promptly as needed;
- Temporary sediment fencing may be constructed on the site out of wire mesh and burlap (see Illustration III-1), or a commercially manufactured fencing product (such as Enviro-Fence) may be used. Whichever fencing material is selected, it shall be securely anchored below the surface elevation of the ground so that any storm water sheet flow must pass through the fence material or be trapped behind it; and,
- A continuous strip of solid grass sod, three (3) feet in width, may be planted behind the curb and along the sides of driveways (if existing). Also, side yard swales should be fully sodded to accommodate sheet flow drainage from the rear lot area.

Protection of Existing Trees and Development

Trees existing on individual building sites should be evaluated carefully to determine their desirability and suitability to the proposed design. No trees measuring six (6) inches in caliper at a point six (6) inches above ground level may be removed without prior approval of the NCC unless located within an approved building site, driveway or walk. The NCC has the authority to require that houses, driveways and garages be staked out and that such setting be approved before any tree cutting is done or any construction site work is begun. Trees that are selected to be preserved on building pads must be adequately protected from damage during construction. Work done in landscape reserves (to connect utilities, etc.) must protect existing plantings, berms, etc. Existing adjacent developments must be protected by erecting a temporary fence along or parallel to the property line. Builders will be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc., damaged during construction.

Trees must be protected as follows:

- A tree protection fence shall be erected around all trees as far from the trunks as possible ideally, at the dripline of the tree. The tree protection fencing is to be constructed prior to the beginning of any construction including clearing and grubbing.
- Care should be taken when working in the vicinity of trees in order to prevent damage to trunks, branches, or foliage. No nails, bolts, ropes or guy wires shall be attached to any trees.
- No materials or equipment of any sort may enter or be stored within the fenced protection area, or dripline of the tree.
- Potentially toxic materials such as solvents, paints, gasoline, etc., shall not be poured on the ground near the dripline of the trees.
- Protection fences shall not be removed without approval of the NCC.
- Trenching or boring near protected trees should be avoided if at all possible. When necessary, care should be taken to avoid damaging the tree's root system by hand trenching.
- Compliance with the City of Waco Tree Preservation Ordinance will be required as a minimum.

Temporary Buildings

Temporary buildings are permitted for use only during construction of permanent buildings, streets, utilities and driveways. The temporary buildings may be used only for construction offices, security offices, storage of tools and equipment and toilets. The location, design and general appearance of all temporary buildings must be approved by the NCC. All temporary buildings must be placed a minimum of 25 feet off of the street r.o.w. No temporary building may be located in a landscape setback. Temporary buildings must have access from hard paved or temporary gravel driveways. Since on-street parking is not permitted along roadways throughout the Villages at Twin Rivers, it may be necessary to provide off-street parking for construction crews.

IV. NEIGHBORHOOD PLANNING ELEMENTS

Residential development within Villages at Twin Rivers is encouraged to produce "street scenes" that are visually unique in characteristics and reflect the feeling of a community. Creating a "street scene" requires builders to coordinate their architectural designs and landscaping styles in a manner that promotes street and neighborhood individuality while maintaining a level of continuity. The purpose of this section is to identify those elements that will influence the overall neighborhood appearance.

Site Massing and Exterior Elevations

If possible, corner lots in single-family residential villages are to be single story residences, or the single story portion of a double story residence is to be placed nearest the corner. Where a single story occurs next to a double story residence, the common single story elements should be adjacent to each other. Whenever possible, all single story residences should include some variation of the ridge line.

Housing Plan and Elevation Repetition

The following three scenarios represent the Villages at Twin Rivers guidelines for determining when a plan and elevation can be repeated within a subdivision.

- When building the same plan, different elevation, on the same side of the street, three (3) lots must be skipped (see Illustration IV-1).
- When building the same plan, different elevation, on both sides of the street, two (2) full lots must be skipped (see Illustration IV-1).
- When building the same plan, same elevation, on the same side of the street or on both sides of the street, four (4) full lots must be skipped (see Illustration IV-1).

Building Setback Lines

Minimum building setback lines are established by the City of Waco's Zoning Regulations reflected on the recorded subdivision plat. The deed restrictions, the residential builder guidelines and the final plat should be referred to in determining the appropriate setback line for a specific building site. If there is a discrepancy between these documents, the document specifying the greater setback lines shall apply. Encroachment upon the aforementioned setback lines with residential structures and garages is prohibited. The NCC may, in special cases, grant variances to building lines not specifically illustrated on the recorded plat. A variance may be allowed only if it can be demonstrated by the architect of a particular house that the variance will allow a significant positive contribution to the house design or, more importantly, to the site design of the community as a whole.

- Pools, spas, decks and walkways located in the rear yard are not considered building encroachments to the side setback lines. However, a planted landscaped area (of a minimum three (3) feet in width) must be maintained between the fence line and the aforementioned structures.

Typical setback lines for residential lots (excluding patio lots) are as follows, or as approved by the NCC:

- 25 foot front yard setback lines on typical lots;

- 25 foot front yard setback lines on typical cul-de-sac lots;
- Five (5) foot side yard setback lines on typical lots;
- 25 foot rear yard setback required on golf course lots;
- 10 foot side yard setback lines for side yard that is adjacent to a public street r.o.w. on typical corner lots;
- Detached garages, where allowed, have a five (5) foot side yard building setback line.

Typical setback lines for patio product are as follows:

- Generally, front setback lines vary and are dependent upon the location and orientation of the garage. In situations where the garage is a front-loading garage, it must be set back a minimum of 15' from the street r.o.w. while the residential portion of the unit may come within 10' of the public street r.o.w. In situations where the garage is turned at a 90° angle, the garage portion of the unit may set back 10' from the public street r.o.w.
- 25 foot rear yard setback on golf course lots.
- Side setback lines for patio home product shall be zero on one side and 10' on the opposite side, assuming a minimum 10' separation is maintained on adjoining lots. See Illustration IV-2.
- 10 foot side yard setback on side adjacent to street or r.o.w.

Garage Placement

- Generally, all garages shall be side or rear entry. No garage shall face the street except in patio home sections, unless otherwise approved by the NCC.
- When a lot sides onto a neighborhood entry street or collector / loop street, driveways and garages are to be placed near the property line farthest from the entry street.
- Detached garages are not permitted on lots that back onto a golf course or lake.
- When the side of a lot is exposed to a golf course or lake, a detached garage may be allowed provided that the garage is on the side of the lot opposite the golf course or lake.
- Lots that back onto or have a side exposed to a greenbelt may have detached garages positioned on either side of the lot.
- On corner lots, detached and attached garages may not face the side street and must be placed on the opposite lot side from the side street.
- Driveway placement in patio home sections should be located away from adjacent lot driveways, wherever possible. See Illustration IV-3 for a typical driveway location layout.

Utility Easements

- All single-family residential lots contain a utility easement for the distribution of electrical, telephone, gas and cable television service. This easement generally falls within the front 10'-0" of all lots. In some instances, sanitary sewer lines are also placed within the utility easement.

Both the recorded subdivision plat and the individual lot survey should be consulted to determine the size and location of utility easements on a specified lot. Encroachment of structures upon the utility easement is prohibited.

V. LOT ELEMENTS

Grading and Drainage

- In general, each lot shall be graded so that storm water will drain from the rear property line through the side yard and front yard to the abutting street and not across adjacent lots. Minimum grade shall be 1.0 percent (see Illustration V-1). Exceptions will be made in those instances where existing topography dictates an alternate lot grading plan. The NCC must approve all exceptions.

Driveways

- The lot builder is required to build driveways into the street right-of-way. All driveway locations must be approved by the NCC. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape and pedestrian environment.
- Concrete driveways must conform to City of Waco standards. They shall be a washed (exposed aggregate) unless otherwise approved by the NCC.
- The use of stamped or colored concrete, interlocking pavers, brick pavers and brick borders must be confined to the area behind the sidewalk.
- Driveways should not be constructed over inlets or manholes. In instances where this is unavoidable, compliance with county and city regulations, which may require inlet adjustment and/or upgrade, will be necessary.
- Where possible, driveways should not be situated side-by-side.
- Driveways serving residences with attached side or rear loaded garages and/or detached garages shall be 12 feet in width (see Illustration V-2).
- Driveways serving attached two car garages facing the street, where approved by NCC, shall be 20 feet in width (see Illustration V-2).
- Driveway slopes should be uniform with smooth transitions between areas of varying pitch.
- The use of circular drives is discouraged and will only be allowed by the NCC in instances where the width of the lot is sufficient to accommodate such driveways while leaving a significant amount of green space. Under no circumstance may an entire front yard be paved as a driveway.

Sidewalks

- Sidewalks no less than four (4) feet in width are required on both sides of all internal streets and are to be constructed by the builder in accordance with City of Waco rules and regulations and the Americans With Disabilities Act Standards.
- Sidewalks are to be concrete, plain gray in color and with medium broom finish (see Illustration V-4).
- Locations of sidewalks are not to be varied except where required to avoid existing trees.
- Manholes and valve boxes located within sidewalks shall be flush with the concrete paving. Adjustment of heights may be required.

- Curb ramps shall be constructed by the lot builder at all corner lots and must conform with the Texas Accessibilities Standards and the Americans With Disabilities Act Standards (see Illustration V-5).
- Cold joints are not permitted. Complete pours between expansion joints are required.

Walkways

- Walkways should be a complimentary component of the site architecture and should not compete visually with the house and/or landscape.
- A walkway at least four (4) feet in width and no more than five (5) feet in width shall be provided from the front door of the residence to the street curb or the driveway.
- Expanded landing areas may be proposed where the walkway abuts the back of curb and are to be constructed of plain grey concrete, pavers or colored concrete (see Illustration V-3). NCC approval is required.
- Walkways shall be constructed with unit masonry, quarried stone or concrete. The use of alternate materials shall require the approval of the NCC. Asphalt walkways are prohibited. Concrete walkways shall have a washed (exposed aggregate) finish.
- In those instances where a walkway parallels the front, side or rear elevation of a house, a planting area (a minimum two (2) feet in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with an appropriate ground cover.
- Meandering walks, fountains and statuary within the walk and front yard require NCC approval.
- Sidewalks may not be visually or physically broken by crossing walkways.
- Steps at elevation changes are required on walkway slopes exceeding 4.0 percent.

Mailboxes

- Mailbox structures for each individual residence shall be constructed of the primary masonry material that is used on each residence, i.e., brick, stone, cultured stone. These structures shall have a consistent general size and shall incorporate both an ornamental light and a street address plaque. The ornamental light shall be consistent with house mounted exterior lighting, where applicable (see Illustration V-6).

Street Address Markers

- Street address numbers are required to be inset into the street-side fence of the mailbox structure. The size, material and placement of numbers shall be consistent throughout each village within the community (see Illustration V-6).

Pools, Decks and Other Structures

Swimming pools, spas, decks, and other ancillary structures are restricted to the rear yard and must adhere to the following guidelines, following review and approval of the construction documents by the NCC:

- Pool decks may extend beyond the established side setback lines so long as an adequate area (minimum 3 feet) for landscaping and fencing remains between the deck and the property line.

- Pool walls and decking shall not encroach on recorded utility easements. It is recommended that contact be made with the appropriate utility coordinating entity prior to construction in or near utility easements.
- Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated, installed above ground spas or hot tubs are acceptable.
- Swimming pools, spas and accompanying decks and equipment must be screened from public view, including public streets, golf courses and other common areas.
- All other structures including gazebos, storage buildings, playhouses, decks, greenhouses, trellises, etc. must be approved by the NCC and may require screening from public view.
- Swimming pool appurtenances, such as rock waterfalls and sliding boards, must not exceed six (6) feet in height.
- Pool structures that enclose the swimming pool area are discouraged and must receive approval from the NCC or MC.
- Fencing around a pool or spa must meet all applicable regulations regarding spacing of pickets and must contain self-closing or locking gates.

Lot Fencing

The builder is responsible for the installation of fencing on all residential lots with the exception of the rear lot line on those lots that back to a collector or loop street. This six (6) foot height boulevard fencing shall be installed by the Developer.

The following fencing standards apply to all residential lots within Villages at Twin Rivers. However, due to the location of certain lots, the Overall Fencing Plan (see Illustration I-3) should be consulted prior to any fence construction.

These standards represent minimum fencing requirements. To ensure compatibility of fence design throughout the community, all fences visible from the public street that depart from the guidelines must be approved by the NCC. The NCC may establish separate standards for neighborhoods containing custom or estate homes.

- Refer to the Overall Fencing Plan (Illustration I-3) for required fence locations, types and heights throughout the Villages at Twin Rivers. Any deviation from the Overall Fencing Plan will require specific approval in writing by the NCC.
- All fencing shall be installed in conformance with the standards adopted for each lot type. When fences of differing heights or materials abut, the tie-ins must be in compliance with accepted fencing standards (see Illustration V-19).
- Fence sides visible to the public must be the "finished" side.
- All fencing is to be staggered or stair-stepped down slopes. The tops of these fences are to be level with the horizon. Height levels should be changed at normal column spacing. Fences running parallel to the slope are not acceptable. For areas with significant change in elevation, other options may be required based upon review by the NCC.
- One single-sided, hinged gate shall be installed in the most appropriate side yard (see Illustration V-8). For detached garage product, this gate requirement can also be satisfied by

installation of an appropriately sized gate in the breezeway fence located between the detached garage and house.

- Side yard fences should be setback from the front elevation of the house a minimum of four (4) feet and be coordinated to avoid offsets with the fencing on the adjacent lots.
- Fencing with diagonal and horizontal pickets is prohibited.

The following information represents the fencing standards for the different lot types:

Typical Interior Lot

- Typical interior lots require wood fences of six (6) feet in height to be constructed with quality (no used fencing) treated cedar and treated pine in accordance with the specifications (see Illustration V-9).

Typical Corner Lot

- The upgraded wood fence is to be located on the property line and constructed from the rear lot line parallel to the public street to a point located a maximum of 15 feet past the rear elevation of the house (see Illustration V-11).
- Corner lots containing driveways that have access to the side street shall be fenced in accordance with the options shown in Illustration V-11.
- Additional fencing for corner lots shall be constructed in accordance with the aforementioned fencing criteria for typical interior lots.

Lake Lots

- The builder must fence the entire rear lot line of all lots backing onto a lake with a four (4) foot height tubular steel fence that conforms to the standards shown in Illustration V-10.
- Side lot lines shall be fenced with a tubular steel fence to a point 15' from the rear lot line. Beginning from that point, a transitional panel of standard residential wood fence 4' in height and 7' in length must be installed prior to transitioning to the standard 6' residential fence. The standard 6' residential fence shall continue along the side lot line to a point 4' (minimum) behind the front elevation of the house. (See Illustration V-13.)
- Where a lot both backs and sides onto a lake or golf course, the side facing the lake shall be fenced with a 4' tubular steel fence (see Illustration V-10).
- Hedgerows, if used for screening purposes, are to be planted inside the tubular steel fence and are not to exceed four (4) feet in height.
- The placement of gates within fences along the lakes or golf course is prohibited.

Golf Course Lots

- The installation of a four (4) foot height tubular steel fence along the rear lot line of a lot backing onto the golf course is optional. The fence, if installed, must be constructed in accordance with the guidelines listed under Lake Lots immediately above.

Lots Siding to Recreation Center

- The builder will fence the entire side yard of all lots backing or siding onto the recreation center with an upgraded wood fence with a trim cap (see Illustration V-17).

Lots Backing to Commercial Reserves or Existing Off-Site Residential

- A seven (7) foot height upgraded wood fence with cap, constructed by Builder, is required at all residential rear lot lines when abutting commercial reserves or off-site residential tracts (see Illustration V-18).

Lots Backing to Golf Course Clubhouse

- Lots backing to the golf course clubhouse shall be fenced with a 4'-0" height tubular steel or a 6'-0" height upgrade wood fence in accordance with the Overall Fencing Plan (see Illustration I-3) or as approved by the NCC.

Fencing – Special Exceptions

- In special circumstances, i.e., where golf and/or lake sight lines dictate, etc, the NCC may require that the builder install a fence type that deviates from what is reflected on the Overall Fencing Plan.

Lighting

All outdoor lighting must conform to the following standards and be approved by the NCC.

- Floodlighting fixtures shall be attached to the house or architectural extension. Floodlighting shall not illuminate areas beyond the limits of the property line.
- Ornamental or accent lighting is allowed but should be used in moderation and compliment the associated architectural elements.
- Moonlighting or uplighting of trees is allowed, but the light source must be hidden.
- Colored lens on low voltage lights, colored light bulbs, fluorescent and neon lighting is prohibited.
- Mercury vapor security lights, when the fixture is visible from public view or from other lots, is prohibited. Mercury vapor lights, when used for special landscape lighting affect (such as hung in trees as up and down lights) is permissible.

Screening

Mechanical and electrical devices, garbage containers and other similar objects visible from a public street, golf course or common area, or located on property boundaries, must be screened from view by either fences, walls, plantings, or a combination thereof. Screening with plants is to be accomplished with initial installation, not assumed growth at maturity.

Landscape Design Criteria – Landscape Easements and Rights-of-Way

If a builder adds shrubs or groundcovers within a landscape easement at a street or driveway entrance, the builder is required to modify any existing irrigation system to serve the additional landscaping.

Builder installed shrubs and groundcovers placed within landscape easements and street rights-of-way must be maintained so as not to exceed 24 inches in height.

Landscape Design Criteria – Residential Lots

The residential lot builder is responsible for landscaping all areas on his/her property and the portion of the street right-of-way between the property line and the street curb. Installation of all landscaping must occur immediately upon occupancy of the house or within 30 days after completion of construction, whichever occurs first.

Plant material used for landscaping shall equal or exceed the requirements of the ANSI Z60.1 "American Standard for Nursery Stock" and shall be installed in accordance with the standards established by the American Association of Nurserymen.

The following landscaping standards are applicable to all typical lots. Planting materials for larger and/or oversized lots should be increased proportionally in plant size and quantity.

FRONT YARDS – ALL LOTS

- Minimum planting bed specifications include:
 - Minimum planting bed width is five (5) feet from the house foundation. Curvilinear planting beds are encouraged.
 - Shrubs are to be planted in a pleasing, organized design. Shrubs shall include a minimum of 12 larger plants (minimum three (3) gallon), 15 smaller plants (minimum one (1) gallon) and two (2) 15 gallon plants.
 - The number of plants utilized shall be appropriate for the size of the planting bed. A maximum of seven (7) different plants of planting may be utilized within a front yard.
- Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Loose brick, plastic, concrete scallop, corrugated aluminum, wire wicket, vertical timbers, railroad ties, etc., are not in character with the desired landscape effect and are prohibited. Acceptable edging is Ryerson steel, brick set in mortar, horizontal timber (2 inches by 4 inches, 2 inches by 6 inches, 4 inches by 4 inches, and 4 inches by 6 inches), stone set in mortar laid horizontally and continuous and concrete bands.
- All planting beds are to be mulched with decomposed shredded hardwood mulch.
- The use of gravel or rock in front yard planting beds is prohibited, except as a border when set in and laid horizontally as quarried or utilized for drainage purposes. Specimen boulders are permitted.
- The front lawn of each completed residence shall be completely sodded with St. Augustine or Common Bermuda grass. Seeding, and/or sprigging are prohibited.
- Two (2) trees, one of which must be a hardwood, with a minimum two and one-half (2½) inch caliper when measured six (6) inches above grade shall be planted in the front yard. Minimum tree height is 10 feet.
- Tree stakes must be made out of wood, two (2) inches in diameter by six (6) feet long.
- Builders are not required to landscape the rear yards with trees and shrubs, except for golf course, lake and greenbelt lots. Sodding or sprigging (using St. Augustine or Common Bermuda Grass) is required for rear yard areas not landscaped within golf course, lake and greenbelt lots.

- Isolated tree planting is not allowed between the sidewalk and street.
- All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:
 - a. Adequate irrigation
 - b. Appropriate fertilization
 - c. Pruning
 - d. Mowing
 - e. Weed control in lawns and planting beds
 - f. Seasonal mulching of planting beds
 - g. Insect and disease control
 - h. Replacement of diseased or dead plant materials
 - i. Warranty of all planting materials

In addition to the landscaping requirements for typical lots, the lot types listed below require upgraded or supplemental landscaping as follows:

100+ WIDE LOTS

- Upgraded shrubbery for planting beds:
 - 30, three (3) gallon plants
 - 15, one (1) gallon plants
 - Four (4), 15 gallon plants

CORNER LOTS

Supplemental landscaping specifications for all corner lots include the following:

- Five (5) ornamental trees in 15 gallon containers are to be planted along the side street portion of corner lots. The trees are to be planted beginning at a point 10 feet from the rear property line or driveway, if applicable, on fifteen (15) foot centers, equidistant between the sidewalk and fence along the side yard (see Illustration V-7). The trees shall not extend beyond the front elevation of the house.

GOLF COURSE AND LAKE LOTS

Supplemental landscaping specifications for all golf course and lake lots include the following:

- The rear lawn of each golf course lot shall be completely sodded with St. Augustine or Common Bermuda grass.
- The rear yard of each golf course and lake lot shall be planted with a sufficient amount of shrubs so as to completely screen all housing foundations.
- One tree meeting the specifications established for front yards must be planted in the rear yard of all golf course and lake lot.

Master Plant List

A residential lot master plant list to be used by homebuilders is provided in the appendix for assistance in selecting species for landscaping lawns and landscape easements. The plants listed are generally suitable to conditions in the Waco area. However, in selecting plants from this list, careful consideration should be given to their cultural requirements as compared to the particular

conditions they must endure in a given location. Any soil, water, or other tests necessary to determine the existing conditions on a particular site are the responsibility of the individual tract developer.

Irrigation

With the exception of patio home neighborhoods, the installation of an automatic irrigation system by the builder for all residential lots is encouraged but not required.

For patio home product the builder is required to install an irrigation system that will serve the front yard of each patio lot. The Developer will provide the main irrigation line for patio home neighborhoods as well as a tie-in to the main irrigation line at each lot.

The following are irrigation specifications for patio home neighborhoods:

- Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc.
- Head to head coverage of system providing 100% coverage
- Use hi-pop risers in beds next to walks and driveways keeping rigid risers away from street and driveway curbs to prevent damage from traffic
- All pressure mains should be Schedule 40 PVC with slip joint connections
- Backflow preventor should be placed out of sight in shrub mass when possible
- Separate valved sections should be utilized for shrub and lawn areas that have different water requirements
- Automatic controllers shall be provided by Developer. Wires will be pulled and bundled at each lot to provide two zones for each front yard. Controller wires and one valve box to be provided by Developer. Builder to provide electric valves, pipes and heads as required at each lot.
- Trenching should be avoided within drip line of existing trees
- Do not design circuits for more than 75% of maximum pressure
- Choose best head type for particular application
- Irrigation by bubbler or drip system is appropriate for some situations

VI. HOUSING

It is the intent of this section to establish basic criteria for the construction of residences within Villages at Twin Rivers. Emphasis is on quality in material, design and construction in order to promote well-crafted residences within the various communities. The house footprint and the roof form should work together to provide variety and interest when viewed from the street. These guidelines allow for diversity in design and should produce a climate of individuality, while insuring the architectural integrity of the community as a whole.

Living Area

- Living area requirements must meet or exceed the minimum requirements set forth in the Declaration of Covenants, Conditions and Restrictions for each section, which may only be modified by the NCC.
- Living area is to be calculated as the total square footage of any single-family residence exclusive of open porches, attics and garages.

Foundations

- All foundation design and construction must meet all City of Waco Building Code regulations and must be signed and sealed by a Texas Registered Professional Engineer.
- Prior to foundation construction, an area soils test should be undertaken to ensure foundation quality.

Exterior Materials

- Single-family residences within Villages at Twin Rivers must be, at a minimum, comprised of at least 75 percent masonry products exclusive of windows, doors and other building openings. Changes in materials should have a logical relationship to the changes in the form of the house. Exceptions to the 75% masonry requirement must be reviewed by the NCC on an individual basis.
- The number of primary materials on the exterior will be limited to three (3) not including roof shingles.
- Artificial, simulated or imitation exterior materials shall not be permitted without written approval of the NCC.
- Changes in building materials should have a logical relationship to the changes in the format the house. No material change should ever occur on an outside corner, whether front or rear of a residential unit.
- Exterior building materials for single-family residences within Villages at Twin Rivers must comply with the following standards and/or guidelines.

MASONRY

- Stone
The use of any type of stone on the exterior of a residence must be approved by the NCC in order to ensure architectural compatibility within the neighborhood.

- **Brick**
Brick used on residences in Villages at Twin Rivers shall meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards For Brick compiled by the American Society for Testing and Materials under designation C216-87.

WOOD

- All wood must be painted or stained. Naturally weathered wood is prohibited. If a stain is used, a wood sealant must be utilized.
- **Siding**
Wood siding may be either horizontal or vertical lap type. The use of diagonal siding is strongly discouraged but may be allowed by special consent of the NCC.
- **Trim**
All wood trim shall be smooth, high quality finish-grade stock, stained or painted as approved by the NCC.

STUCCO

- Stucco may be used as an exterior wall finish, provided the detailing is consistent with the style of the architecture. Stucco must be uniform in color with all other exterior housing materials.

METAL

- Exposed metals shall be anodized aluminum, bronze, copper or painted galvanized steel.

SYNTHETIC MATERIALS

- Synthetic materials such as metal siding, masonite and vinyl siding may only be used with the approval of the NCC.

Privacy Walls

- Privacy walls must match dwelling unit materials and shall be no more than 8 feet in height. All privacy walls must have NCC approval.

Window Treatment

- Wood, vinyl or metal windows may be used. When metal windows are utilized the finish shall compliment the color and architectural style of the house.
- No reflective glass or glazing will be allowed on any front or side facade, or on any facade that is visible from a public street, golf course or common area.
- The use of wrought iron ornamentation on the exterior of any window is prohibited without the prior approval of the NCC.

Roof Treatment

Materials

- Roofing material used on housing product shall be a minimum of 240 lb. composition shingle, of a weathered wood color. Wood shingles are strictly prohibited.
- The use of alternate roofing materials (such as clay, slate, tile or metal) must receive the approval of the NCC.

Form

- Gabled and hipped roofs of varying pitch throughout the residence are preferred. The minimum allowance of roof pitch shall be 7/12 except where a garden or deck is called for. Mansard roofs and other types of raised roof forms may only be used in those neighborhoods containing custom or estate homes with special permission of the NCC.

Chimneys

- Fireplace chimneys must be constructed of materials that match the home in style and color and must meet or exceed the chimney standards set forth in the City of Waco Building Code. Approval of the NCC is required for chimney materials.

Exposed Roof Metal

- All exposed metal roof accessories, stack vents, roof flashing, attic ventilators, etc. shall match roofing material color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. In cases where metal roofing is employed (following NCC approval) roof accessories may be made of the same metal.

Skylights and Solar Collectors

- The location and design of all skylights and solar collectors shall be approved by the NCC. No solar collectors shall be allowed on any roof slope visible from a public street.

Rain Gutters and Drains

- The installation of rain gutters and drains is required on all roof sections where runoff occurs affecting pedestrian entrances and walkways. Rain gutters and drains shall be integrated with the architectural design in color, shape and location. Drainpipes tied into the rain gutter downspouts must be screened from public view either by suitable material or by planted shrubs or ground cover. The use of a splash pad or hidden drain pipe is required.
- Gutters shall be required along the zero lot line side of houses in patio home sections. This water shall be collected from downspouts into an underground drain system extending to the front yard, back of curb. No water shall fall from zero lot line side of house onto adjacent lot.

Antennae and Satellite Dishes

- Antennae utilized in receiving or transmitting signals of any frequency are not allowed on, or attached to, the roof or chimney and must be screened from public view when placed anywhere on a lot.
- Satellite dishes no larger than eighteen (18) inches in diameter are allowed and may be attached

to the roof as long as the satellite dish cannot be seen from the public street right-of-way that fronts or sides the residential unit.

Garages

- All garages must be side or rear loaded unless prior approval is requested of and approved by the NCC. The exception to this rule is a garage located in a patio home section.
- Garages cannot exceed the residential lots main dwelling in height nor stories.
- A detached garage must be connected to the residence by a breezeway or covered walk unless approved by the NCC or MC.
- Carports (porte cochere), when allowed, shall be constructed of the same building materials as the residence. All carports must be approved by the NCC.
- Garages, at a minimum, must be able to accommodate the storage of two (2) full size automobiles at the same time, and, at a maximum, can accommodate the storage of four (4) full size automobiles at the same time. Extensions in the length of a garage which permits additional storage space is permitted.
- All garage doors should be of metal design and colored to complement the adjacent wall.
- Designs incorporating side or rear entry garages are encouraged to break up the monotony of multiple garage doors facing the street.
- Windows with shutters or blinds may be required on the facade of a side or rear loaded attached garages to enhance the front elevation of the residence and the street scene.

Patio Homes

- Electric service meters, phone and cable television boxes shall not be placed on the zero side of patio homes.
- Dryer vents, exhaust fan vents, etc. shall not be vented through the wall on the zero lot side.

Decks – Golf Course / Lake Lots

- Decks constructed on the rear elevation of all lake/golf course lots must be integral to, and incorporated into, the overall design of the home at the time of original construction and must receive NCC approval.

Exterior Lighting Fixtures

- All exterior lighting fixtures visible from a public street, golf course, lake or common area must have the approval of the NCC and should complement the architectural features of the residence.

Exterior Color Schemes

- All exterior colors must be submitted to and approved by the NCC. The palette of exterior colors for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their natural state, such as brick, stone, copper, etc. The use of pastel colors or primary colors is strongly discouraged and may be used only by

special approval of the NCC. Paints or stains should be limited to three (3) complimentary colors per residence.

Mechanical Equipment

- All air conditioning compressors, power and meter boxes and pool equipment shall be completely screened from public view. Screening may consist of architectural or planting elements as approved by the NCC.

Maintenance

- Each residence shall be maintained in a neat, clean, orderly condition by the builder/owner prior to and after the sale of such residence. Periodic repairs shall be made to correct any condition which suggests visual deterioration of a residence.

VII. MODEL HOME PARKS/SALES CENTERS

Location

The location of all proposed model home parks and/or sales centers must be approved by the NCC. Proposed sites will be reviewed on an individual case-by-case basis and, therefore, no specific criteria will be developed. However, various items that should be considered in selecting a location for a model home park or sales office are listed below.

- Project phasing should be considered when establishing the initial model home park. Additional sites should be selected to accommodate future sections or changes in market strategy and updated product lines. Care should be taken to protect marketing windows to varying products or phases.
- Lots on short cul-de-sacs or "bubble" streets located off of the main entrance street to a neighborhood serve as excellent sites for model home parks. These lots not only provide a clustered setting for the model homes but allow the main entrances to the neighborhood to maintain an open and uncluttered appearance.
- Free-standing sales office (not in a model home) may be appropriately located on a lot near the primary entrance to a neighborhood but shall not, under any circumstances, be located or have frontage on an adjacent major thoroughfare within the designated residential areas.

Site Improvements

Model home parks and sales centers should be representative of the type of neighborhood environment the builder/developer hopes to achieve. The project image is established by the way in which the model homes and sales office are handled. The following items should be considered when establishing a model home park and/or sales office.

- Adequate off-street parking should be provided to accommodate prospective buyers and sales personnel. Traffic generated by model home parks and sales offices should not interfere or conflict with the traffic of the surrounding neighborhoods.
- Parking lot paving must be concrete with concrete curbs. Parking lanes are to be delineated for an orderly appearance and are to be kept free of trash and debris.
- The architectural controls and design guidelines established for all residences in Villages at Twin Rivers shall be maintained in model homes to ensure compliance when the models are eventually sold. Temporary exceptions related to non-standard driveways, sidewalks, lighting, flags and flagpoles, and/or other marketing techniques will be considered by the NCC on an individual basis.
- Free-standing sales offices must be of permanent-type construction and comply with these design guidelines. The use of temporary structures or portable buildings is prohibited, except in the interim time period preceding the completion of a permanent sales office. The relocation of temporary sales offices are subject to the approval of the NCC.
- Signage for model home parks shall conform to the City of Waco sign ordinance.

VIII. SIGNAGE

The control and placement of all signs is especially important to the aesthetic harmony of Villages at Twin Rivers and must receive the approval of the NCC (except official signs by government agencies). Any sign that has not been approved and constructed in accordance with the specified regulations may be removed by the NCC without liability.

In addition to these Villages at Twin Rivers Builder Guidelines requirements, signs must also conform to all applicable City of Waco, McLennan County and State of Texas laws. All signage information included within this document is for information and illustration purposes only. Refer to construction plans for complete signage specifications.

Builder Signs

- **Production Builders**
The standard builder proto-type sign for individual lots shall be submitted to the NCC for review and approval.
- **Custom Lot Signs**
These signs will be placed on each custom lot and contain the address of the lot to assist in the delivery of materials and a phone number to the central sales office. NCC approval of a proto-type custom lot sign is required.

IX. PROJECT INFORMATION

Developer and Project Management:
Bosque River Chase, Ltd.
P. O. Box 1328
Hewitt, TX 76643

Engineer:
The Wallace Group, Inc.
8225 Central Park Drive Suite 100
Waco, TX 76712

Land Planner:
Kerry R. Gilbert & Associates, Inc.
15810 Park Ten Place, Suite 160
Houston, TX 77084

Landscape Architect:
KGA/DeForest Design, L.L.C.
15810 Park Ten Place, Suite 160
Houston, TX 77084

PROJECT PLANT LIST - RESIDENTIAL

TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Carya illinoensis</i> & vars.	Pecan
<i>Fraxinus pennsylvanica</i> vars.	Green Ash
<i>Liquidambar styraciflua</i> & vars.	Sweetgum
<i>Quercus shumardia</i>	Shumard Red Oak
<i>Quercus nigra</i>	Water Oak
<i>Quercus phellos</i>	Willow Oak
<i>Quercus shumardi</i>	Shumard Oak
<i>Quercus virginian</i>	Live Oak
<i>Quercus laurifolia</i>	Laurel Oak
<i>Ulmus crassifolia</i>	Evergreen Elm
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Quercus macrocarpa</i>	Bur Oak

SPECIMEN SMALL TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Betula nigra</i>	River Birch
<i>Cercis canadensis</i> & vars.	Redbud
<i>Ilex vomitori</i>	Yaupon Holly
<i>Lagerstroemia indica</i> vars.	Crapemyrtle
<i>Myrica cerifera</i>	Southern Waxmyrtle
<i>Pyrus calleryana</i> & vars.	Callery Pear
<i>Ligustrum japonicum</i> (tree form)	Wax Leaf Ligustrum
<i>Prunus mexicana</i>	Mexican Plum
<i>Cornus drummondii</i>	Rough Leaf Dogwood
<i>Ilex deciduas</i>	Possumhaw

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Berberis thunbergii</i> "Crimson Pygmy"	Crimson Pygmy Barberry
<i>Buxus microphylla japonica</i>	Japanese Boxwood
<i>Cleyera japonica</i>	Japanese Cleyera
<i>Eriobotrya</i> x "Coppertone"	Coppertone Loquat
<i>Ilex cornuta</i> vars.	Chinese Holly
<i>Ilex vomitoria</i> & vars.	Yaupon Holly
<i>Juniperus</i> spp. & vars.	Juniper
<i>Lagerstroemia indica</i> (dwarf vars.)	Dwarf Crapemyrtle
<i>Ligustrum japonicum</i> & vars.	Wax Leaf Ligustrum
<i>Ligustrum sinense</i> "Variegatum"	Variegated Privet
<i>Myrica cerifera</i>	Southern Waxmyrtle
<i>Nandina domestica</i> & vars.	Nandina
<i>Pittosporum tobira</i> & vars.	Pittosporum
<i>Raphiolepis indica</i> vars.	Indian Hawthorn
<i>Viburnum tinus</i> & vars.	Laurustinus Viburnum
<i>Yucca</i> spp. & vars.	Red Yucca

GROUNDCOVERS

Botanical Name

Berberis thunbergii "Crimson Pygmy"
Hedera canariensis & vars.
Juniperus spp. & vars.
Liriope muscari & vars.
Ophiopogon japonicus
Trachelospermum asiaticum & vars.
Trachelospermum jasminoides & vars.
Ruellia brittoniana "Violet"
Liriope Muscari "Aztec"
Vinca major

Common Name

Crimson Pygmy Barberry
Algerian Ivy
Juniper
Liriope
Monkey Grass
Asian Jasmine
Confederate Jasmine
Violet Ruellia
Aztec Grass
Vinca

GRASS

Botanical Name

Cynodon dactylon
Cynodon hybrids
Lolium multiflorum
Stenotaphrum secundatum & hybrids
Schizanthus litoralis

Common Name

Common Bermuda
Hybrid Bermuda
Annual Rye Grass
"Raleigh" St. Augustine Grass
Little Bluestem

VINES

Botanical Name

Campsis radicans
Ficus pumila
Gelsemium sempervirens
Milletia reticulata
Rosa banksiae
Wisteria sinensis

Common Name

Trumpet Creeper
Climbing Fig Vine
Carolina Jessamine
Evergreen Wisteria
Yellow Lady Banks' Rose
Chinese Wisteria

PERENNIALS

Botanical Name

Aster frikartii
Chrysanthemum maximums vars.
Coreopsis spp. & vars.
Cyrtotheca falcatum
Fern spp.
Gerbera jamesonii vars.
Hymenocallis spp.
Hemerocallis vars.
Iris vars.
Tulbaghia violacea
Cuphea spp.
Salvia spp.

Common Name

Frikarti Aster
Shasta Daisy
Coreopsis
Holly Fern
Fern
Gerbera Daisy
Basketflower
Daylily
Louisiana Iris
Society Garlic
Mexican Heather
Salvia

ANNUALS

Spring Planting (March/April)

Geraniums
Lantana montevidensis vars.
Perwinkle
Petunia (last only through May)
Purslane
Scarletta bogonia
Marigolds

Fall Planting (October/November)

Calendula
Pansy
Snapdragons
Dianthus
Mums

WILDFLOWERS

Botanical Name

Rudbeckia hirta
Coreopsis
Trifolium incarnatum
Phlox drummondii
Liatris pycnostachya
Gaillardia pulchella
Monarda citriodora
Monarda citriodora
Verbena tenuisecta
Cassia fasciculata
Echinacea purpurea
Lupinus texensis
Castilleja indivisa
Coreopsis lanceolata
Penstemon cobaea
Oenothera speciosa
Callirhoe involucrata
Thelesperma filifolium
Engelmannia pinnatifida
Gaillardia pulchella

Common Name

Black-eyed Susan
Coreopsis varieties
Crimson Clover
Drummond Phlox
Gay Feather
Indian Blanket
Lemon Mint
Mexican Hat
Moss Verbena
Partridge Pea
Purple Coneflower
Texas Bluebonnet
Texas Paintbrush
Tickseed
Wild foxglove
Pink Evening Primrose
Winecup
Greenthread
Cutleaf Daisy
Indian blanket