

# CYPRESS CREEK LAKES



## Residential Design Guidelines

Revised January 1, 2012

**Mischer Development, L.P.**

**Nine Greenway Plaza, Suite 2900  
Houston, Texas 77046**

**Phone: 713-802-7900  
Fax: 713-864-0526**

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# Residential Design Guidelines

## I. INTRODUCTION

Cypress Creek Lakes is a Master Planned community being developed by Mischer Development, L.P. The intent of these guidelines is to establish design parameters and guidance to builders in constructing homes in the development. The intent is to achieve a consistent quality in the development as a whole. The guidelines are aimed at providing an attractive environment in the community. Design diversity is encouraged within these standards of quality to create a specific identity for each neighborhood and its product.

The Residential Design Guidelines contain the construction and development standards for Cypress Creek Lakes, but do not necessarily represent all of the restrictions which may be imposed on a specific lot or subdivision section. Prior to commencing design of a home, the property deed, the recorded subdivision plat and the “Covenants, Conditions, and Restrictions” should be referred to. In addition, Cypress Creek Lakes is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is, therefore, may, by law; extend outside its corporate limits.

Although state law does not presently permit the establishment of building codes within unincorporated areas, it is the intent that construction within Cypress Creek Lakes be of the highest quality. As a minimum, builders will be required to comply with the Southern Building Code.

**These Design Guidelines are subject to review and revision periodically by the Developer to maintain consistency with development trends for Cypress Creek Lakes. Please contact the Developer to insure the latest version is in your possession.**

**A. Development Description (Revised 1.1.12)**

Cypress Creek Lakes encompasses approximately 700 acres of land and uniquely designed residential community. The plan provides for the development of approximately 1150 single-family home sites. Home sites are 80’ in width by 150’ in depth, 70’ in width by 125’ in depth, 60’ in width by 125 in depth and 50’ in width by 125’ in depth.

Major Elements of the Community:

- Amenity lakes and greenbelts.
- Recreation center and neighborhood green spaces.
- Masonry fencing and landscaping along the Fry and Tuckerton Roads.
- Professional landscaping around lakes, recreation center and other common areas.
- “Open Space” detention ponds.

Recreation facilities will be developed for the exclusive use of Cypress Creek Lakes residents. The developer will provide the major infrastructure elements of the Community installed including all streets, utilities and any median islands.

All the improvements, by Developer, will be installed on an incremental basis according to the General Plan of the Development.

The General Plan for Cypress Creek Lakes is subject to refinement and modification as project development occurs.

**B. Architectural Control Committee**

According to the procedures established in the “Covenants, Conditions and Restrictions” (C, C & R), the Developer will appoint a group of individuals as the members of the Architectural Control Committee (ACC), formerly the New Construction Committee (NCC).

In all land use areas, prior to the submission of plans for review by the appropriate public jurisdiction, the owners, lessees or other occupants of the parcels shall submit plans of proposed improvements for review by the Committee.

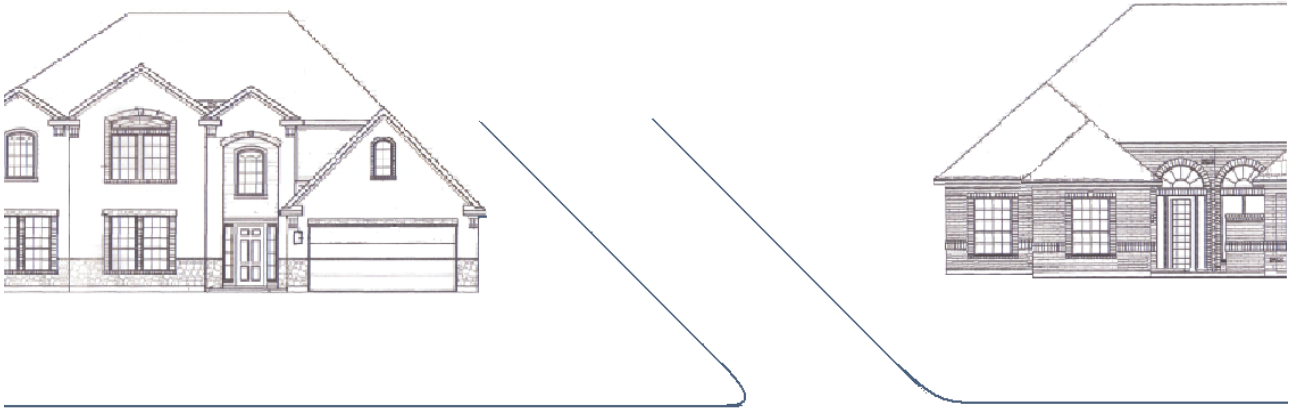
A plan review shall be initiated by a submittal of plans including a site development plan, landscape plan, architectural elevations and description of materials, colors and all other requirements as may be designated in the C, C & R as well as in substantial compliance with these Residential Design Guidelines.

## II. GENERAL DEVELOPMENT GUIDELINES

Residential development within Cypress Creek Lakes is encouraged to produce street scenes that have visually unique characteristics and reflect the feeling of 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.

### A. Site Planning and Exterior

Where possible, corner lots 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. When possible, all single story residences should include some variation of the roof ridge line.



### B. Building Setback Lines

#### 1. Typical setback: (Revised 1.1.12 to include Phase III)

SETBACKS	60'	70'	80'
Typical Front Setback	Recorded Plat	25'	35'
Cul-de-sac	Recorded Plat	20'	25'
Side Setback	Recorded Plat	5'	5'
Detached Garage Side	3'	3'	3'
Corner Side	Recorded Plat	10'	10'
Rear Setback	Recorded Plat	Recorded Plat	Recorded Plat

### Phase III

SETBACKS	50'	60'	70'	80'
Typical Front Setback	20' or per Recorded Plat			35'
Cul-de-sac	Recorded Plat	Recorded Plat	20'	25'
Side Setback	Recorded Plat	Recorded Plat	5'	5'
Detached Garage Side	3'	3'	3'	3'
Corner Side	Recorded Plat	Recorded Plat	10'	10'
Rear Setback	Recorded Plat	Recorded Plat	Recorded Plat	Recorded Plat

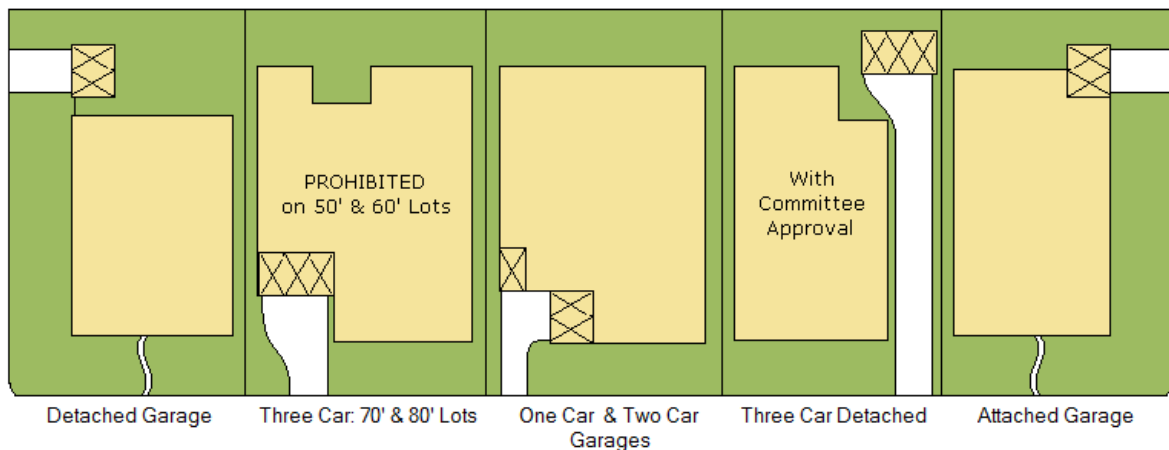
#### 2. Pools, Spa's, Decks, Walkways:

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.

### C. Garage Placement

#### 1. General: (Revised 1.1.12 to include 50' Lots)

ATTACHED Front Loaded	ATTACHED Side Loaded	ATTACHED Swing-In	ATTACHED Rear Loaded	DETACHED Front Loaded	DETACHED Side Loaded
One (1) Car	One (1) Car	One (1) Car	One (1) Car	One (1) Car	One (1) Car
Two (2) Car	Two (2) Car	Two (2) Car	Two (2) Car	Two (2) Car	Two (2) Car
*Three (3) Car	**Three (3) Car	**Three (3) Car	Three (3) Car	***Three (3) Car	**Three (3) Car
Three (3) Car Garage = all doors are side by side, facing the same direction					
*PROHIBITED on 50' & 60' Lots					
**PROHIBITED on ALL Lots					
*** With Committee approval					



**2. Entry & Collector Streets:**

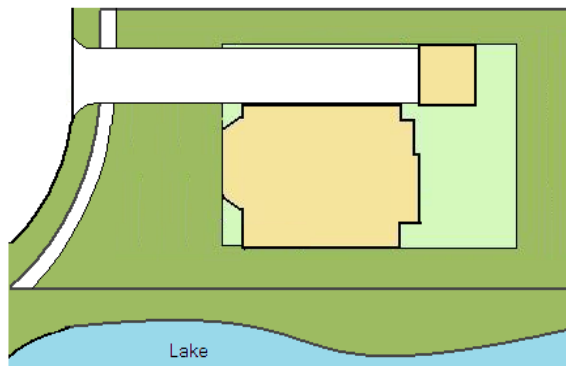
When a lot sides onto a neighborhood entry street or Collector Street, driveways and garages are to be placed near the property line farthest from the entry street.

**3. Lake Lots:**

Detached garages are not permitted on lots that back onto a lake without written permission of the Committee.

**4. Siding a Lake:**

When the side of a lot is exposed to a lake, a detached garage may be allowed provided that the garage is on the side of the lot opposite the lake.

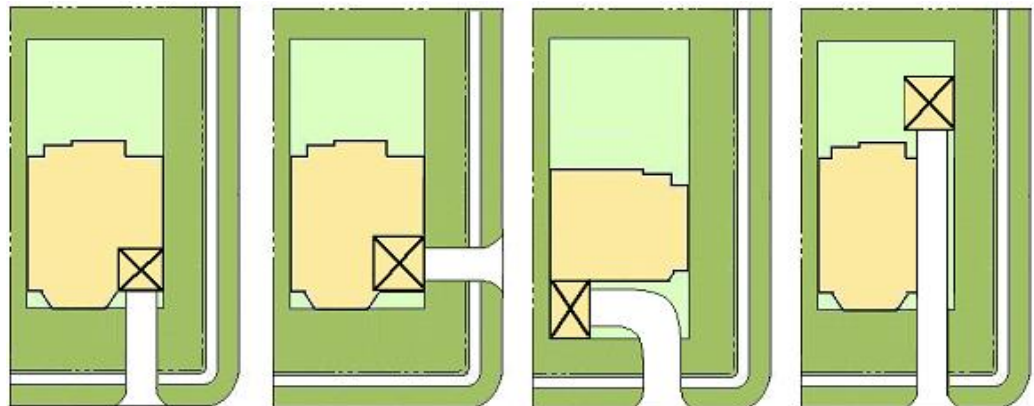


**5. Greenbelt Lots:**

Lots that back onto or have a side exposed to a greenbelt may have detached garages positioned on either side of the lot.

**6. Corner Lots:**

On corner lots located on collector streets or entry streets to a subdivision section, detached and attached garages may not face the side street and must be placed on the opposite lot side from the side street. The lone exception to this is a rear loaded attached garage.



**Prohibited Corner Lot Garage Placement**

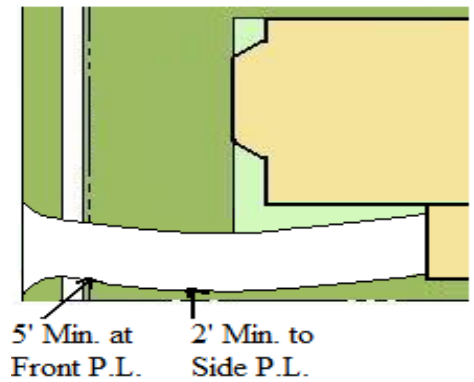
**D. Driveways**

**1. General:**

- a. The home builder is required to obtain appropriate permits and build driveways into the street right-of-way per Harris County’s regulations.
- b. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape and pedestrian environment.
- c. Driveways should not be constructed over inlets or manholes. In instances where this is unavoidable, compliance with county regulations, which may require inlet adjustment and/or upgrade, will be necessary.
- d. Driveway slopes should be uniform with smooth transitions between areas of varying pitch.

**2. Driveway Setback:**

Driveways shall be located no closer than two (2) feet from the side property line. Unique site conditions may require flexibility; these shall be reviewed by the Committee and a variance issued if necessary.



**3. Driveway Widths: (Revised 1.1.12 to include 50’ Lots)**

Garage Type	Number of Cars	Minimum at Property Line	Maximum at Property Line
Attached Front Loaded	Two (2) Car	10'	18'
	*Three (3) Car	10'	20'
Attached Side Loaded	Two (2) Car	10'	18'
Attached Swing In	Two (2) Car	10'	18'
Attached Rear Loaded	Two (2) Car	10'	18'
	Three (3) Car	10'	18'
Detached Front Loaded	Two (2) Car	10'	18'
	**Three (3) Car	10'	18'
Detached Side Loaded	Two (2) Car	10'	18'
*PROHIBITED on 50’ & 60’ Lots		**With Committee approval	



#### **4. Circular Drives:**

The use of circular drives is not allowed but will only be considered by the Committee in instances where the width of the lot is sufficient to accommodate such driveways while leaving a significant amount of green space. Under no circumstances may an entire front yard be paved as a driveway.

### **E. Sidewalks**

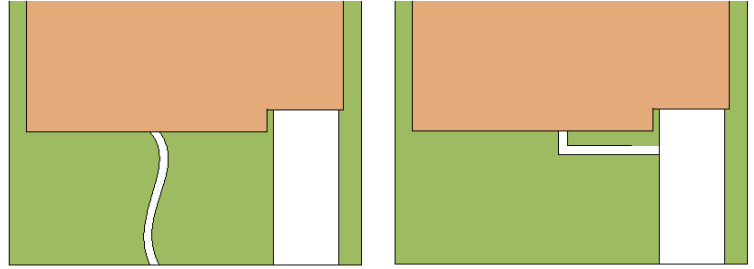
1. Sidewalks are required along both sides of local residential streets within Cypress Creek Lakes and are to be constructed by the home builder. Corner lots require both front and side yard frontage.
2. Sidewalks are to be plain gray concrete in color, four (4) inch picture frame edges with medium broom finish.
3. Sidewalks shall have curb ramps at all junctures with curbs. These ramps shall be installed by the Developer.
4. Sidewalks shall be 4' wide, concrete with picture frame pattern and medium broom finish are required on all residential streets and are to be constructed by the home builder.
5. Sidewalks shall be setback seven (7) feet from the back of the curb.
  - a. Locations of sidewalks are not to be varied except where required to avoid trees. Locate two (2) feet within R.O.W. line.
  - b. Where sidewalks cross driveways with decorative paving, the standard sidewalk shall abut to paving on each side of drive and align across drive.
  - c. Where sidewalks deviate from a straight line, smooth curve and true radii shall be used.
  - d. Manholes and valve boxes located within sidewalks shall be flush with the concrete paving. Adjustments of heights may be required by the Builder.

### **F. Walkways (Revised 1.1.12 to include 50' Lots)**

1. Walkways should be a complimentary component of the site architecture and should not compete visually with the house and / or landscape.
2. Walkways shall be constructed with concrete unit masonry or quarried stone. The use of alternate materials shall require the approval of the Committee. Asphalt walkways are prohibited.
3. A walkway at least three (3) feet in width and no more than five (5) feet in width.

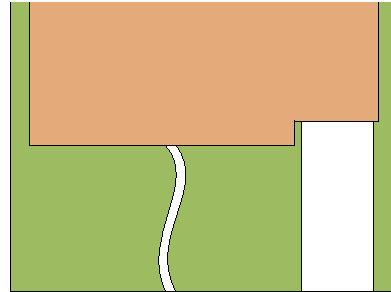
**4. 50' – 70' Lots:**

May have walkways from the front door to the street or front door to the driveway.



**5. 80' Lots:**

Must have walkways from the front door to the street.



6. Meandering walks, fountains and statuary within the walk and front yard require Committee approval.

- a. In those instances where a walkway parallels the front, side or rear elevation of a house, a planting area (a minimum three (3) 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 or low shrub.

7. Sidewalks shall not be visually or physically broken by crossing walkways.

8. Steps at elevation changes are required on walkway slopes exceeding 4.0 percent.

**G. Lot Coverage**

Total coverage of residential lots shall not exceed 65% of total Lot for 1 story homes and 55% for 2 story homes. This includes Dwellings, garage, driveway, walks and other structures. Pools, spas and decks are considered structures for the purpose of calculating the lot coverage.

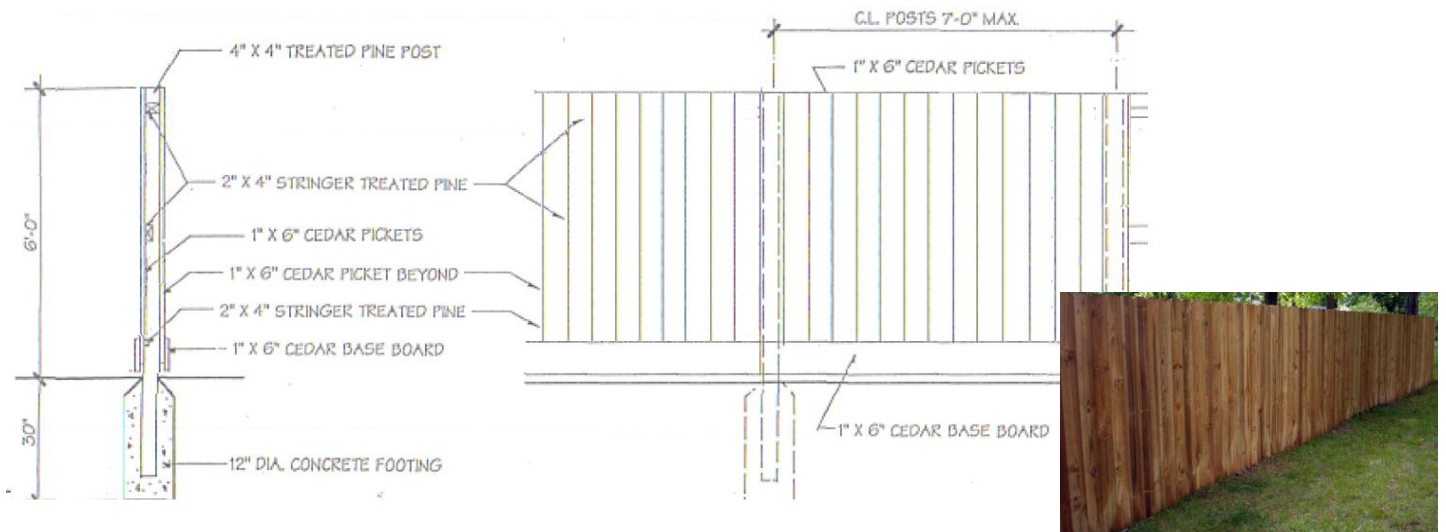
## H. Fencing

### 1. The following fencing standards apply to all residential lots within Cypress Creek Lakes.

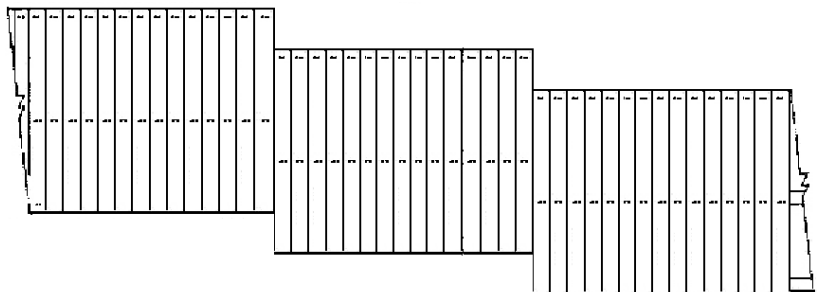
The following represents minimum fencing requirements for subdivisions where production homes or semi-custom homes are built. To insure compatibility of fence design through out the community, all fences visible from the public street that depart from the guidelines must be approved by the Committee.

#### a. Finished Side Out Fencing:

- Six (6) foot, three (3) railed wood fence with all finished side pickets facing public view.
- These shall be constructed of quality treated *cedar* for all pickets and trim boards and treated pine for all structural members in accordance with the specifications.
- The last builder to complete a home must make exposed fencing finished side out.

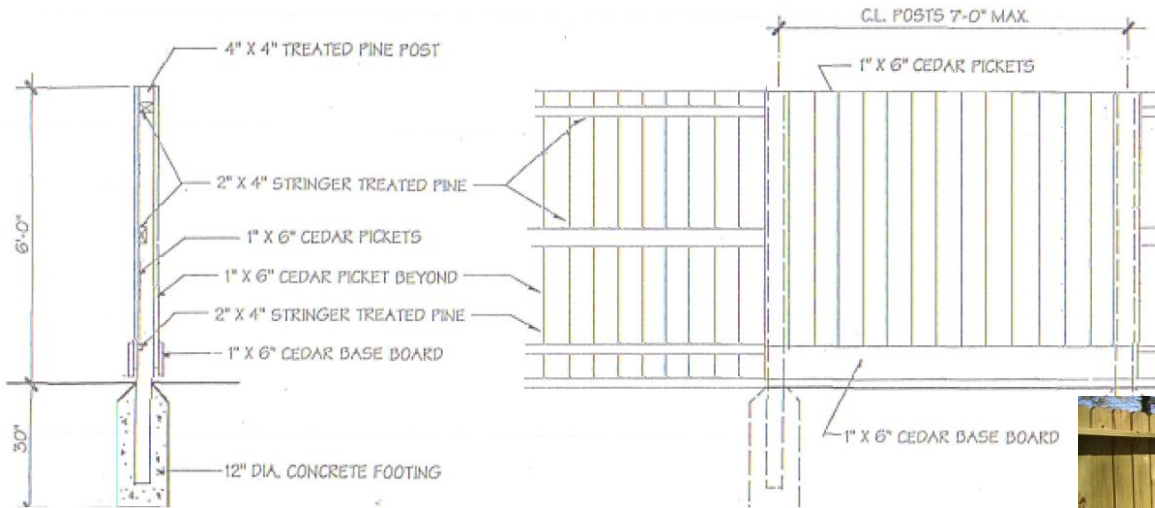


- All fencing is to be stair-stepped down slopes at regular intervals. The tips of these fences are to be level with the horizon. Height levels should be changed at normal column spacing.
- Builder side yard fences on lots with back to front slopes of 1% or less do not require stepping.



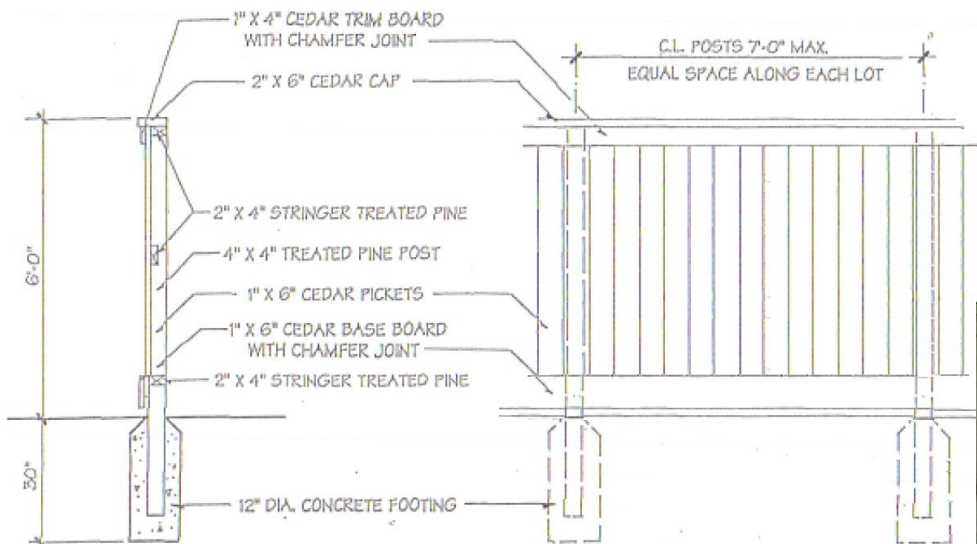
**b. Good Neighbor Fence:**

- Six (6) foot, three (3) railed wood fence with alternating panes of finished side out.
- These shall be constructed of quality treated *cedar* for all pickets and trim boards and treated pine for all structural members in accordance with the specifications.



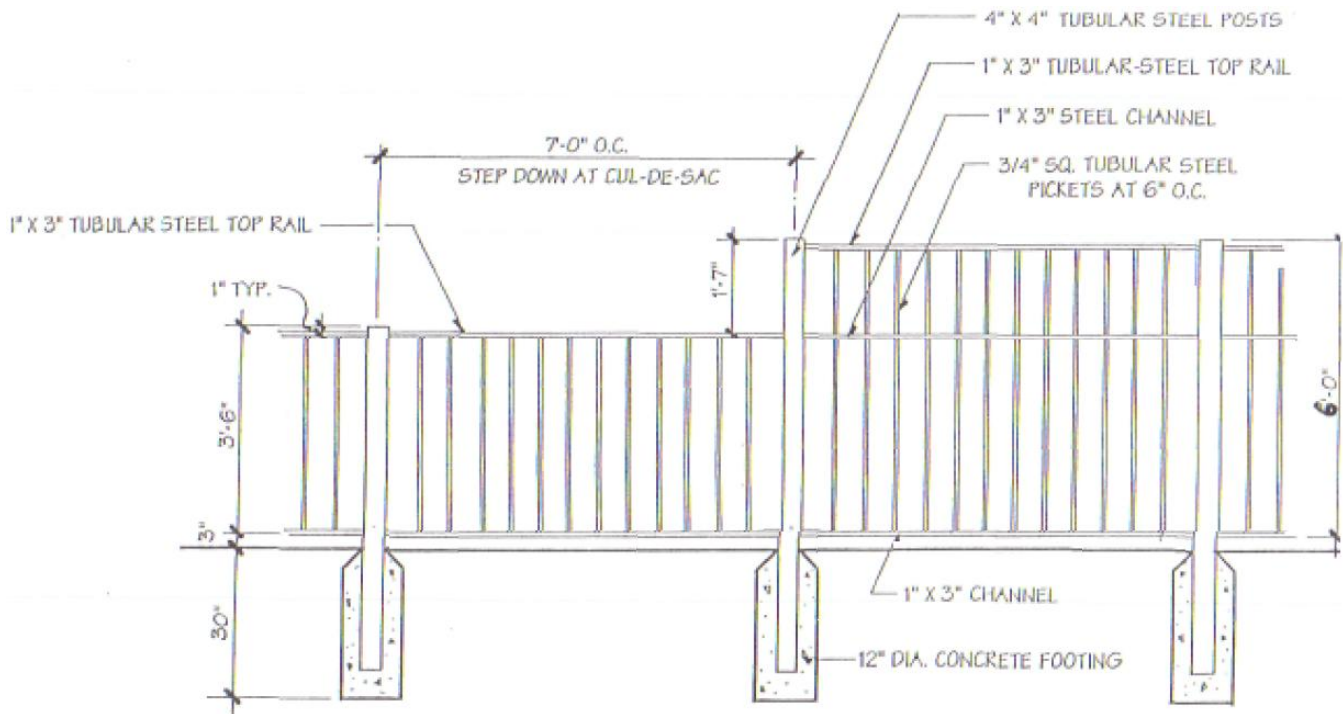
**c. Upgraded Fence:**

- Six (6) foot, three (3) railed all finished side wood fence with cap, trim and cedar base board on the exterior lot side facing Public Street.
- These shall be constructed of quality treated *cedar* for all pickets, cap and trim boards and treated pine for all structural members in accordance with the specifications.



**d. Steel Fencing:**

- Tubular steel fencing
- These shall be constructed in accordance with the specifications.



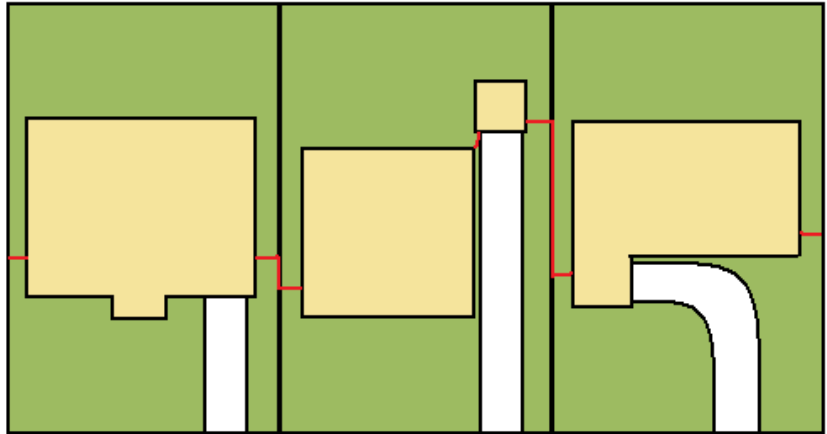
**Actual Fence Exhibit Placeholder**

## I. Fencing Placement

1. The builder shall be responsible for installing a fence along the rear and side property lines of each residence, except where specifically stated otherwise, in conformance with the standards adopted for each lot type.
2. When fences of differing heights or materials abut, the tie-ins must be in compliance with accepted fencing standards. In those instances where the street design of a neighborhood produces an open ended cul-de-sac, the lots at the end of such cul-de-sacs which abut a lake or common area require a special height transition and termination feature for the tubular steel fence.

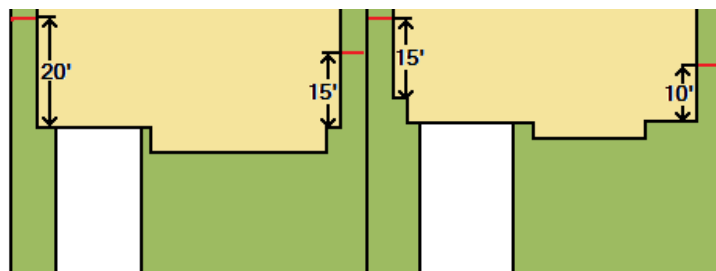
### a. **Visible Fencing:**

- All fence sides visible to the public must be the “finished” side.
- The last builder to complete a home must finish exposed fence to be “finished” side out.



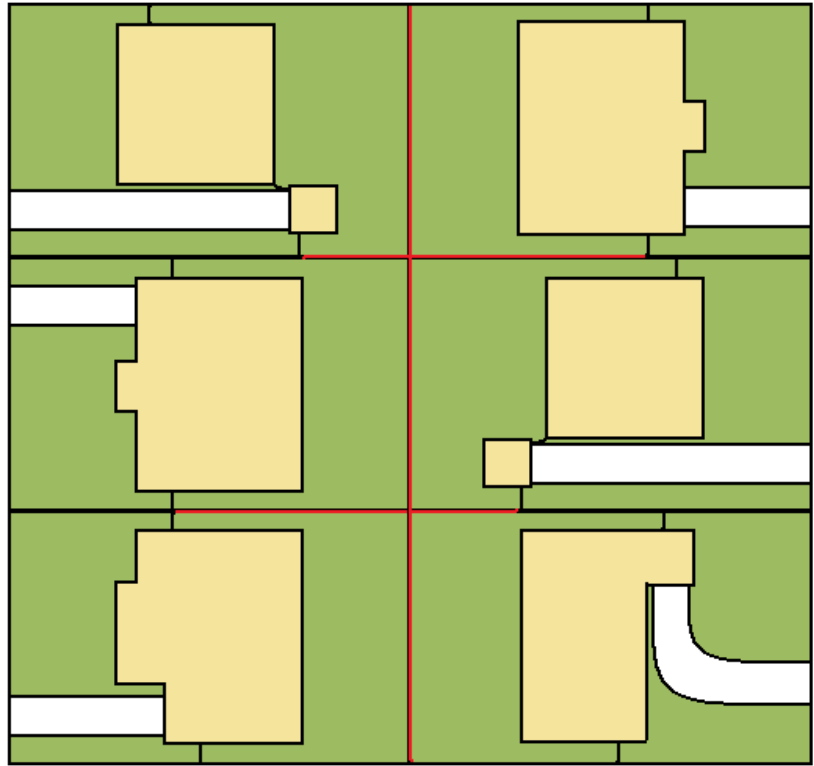
### b. **Front Side yard fences:**

- Fences facing the Front of the Lot between the side property line and the house.
- Must be set back from the front elevation of the house a minimum of ten (10) feet to a maximum of twenty (20) feet and be coordinated to avoid offsets with the fencing on the adjacent lots. Architectural configurations of the house may dictate a smaller setback. In these instances, with approval by the Committee, the fence should be set back as far as is possible and appropriate with the architecture.



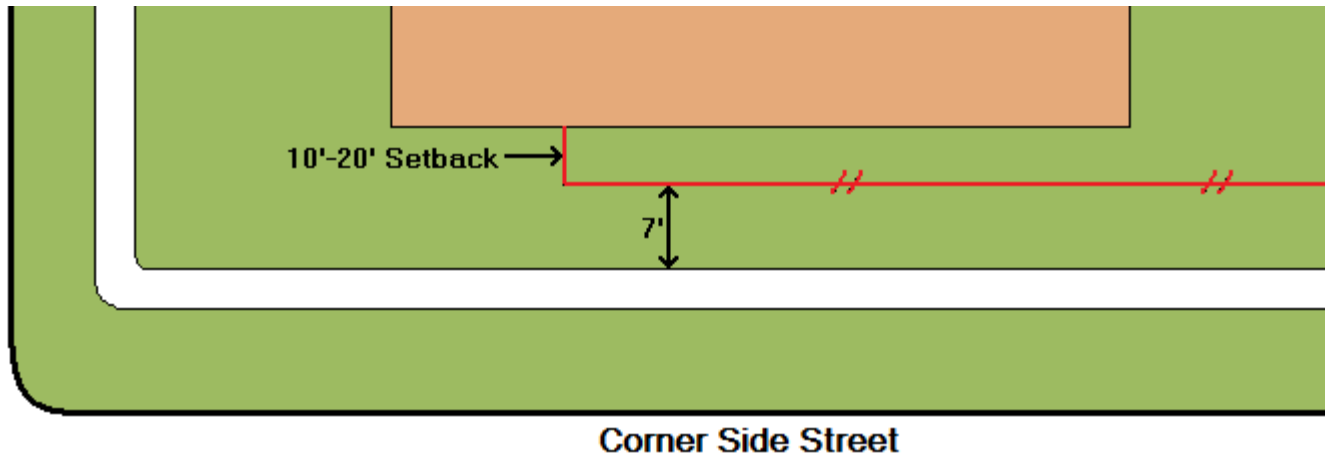
**c. Typical Interior fences:**

- Typical Interior fences not visible within public view.
- Must be Good Neighbor Fencing.



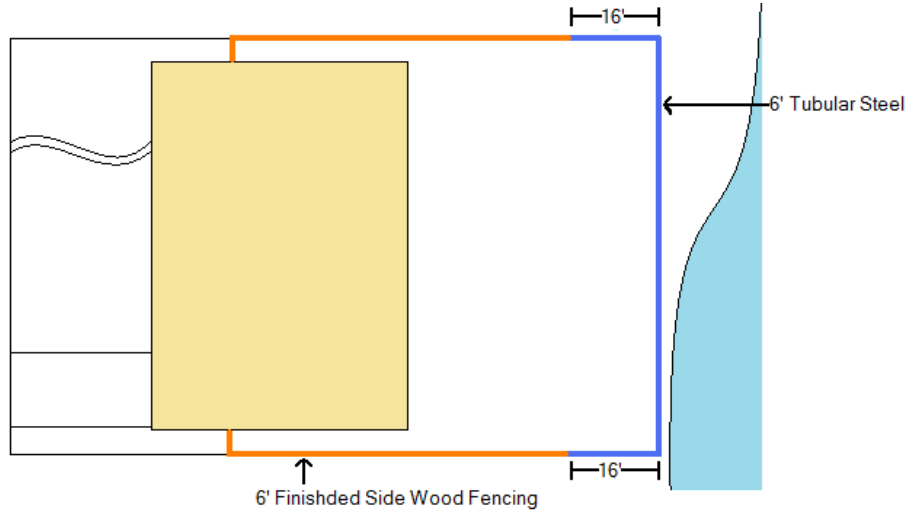
**d. Corner Lot fencing:**

- Fencing facing the corner side street.
- Must be upgraded fencing.
- Must be located seven (7) feet from the back of the sidewalk, along the side property line to a minimum of ten (10) feet - maximum of twenty (20) feet from the front corners of the front elevation.

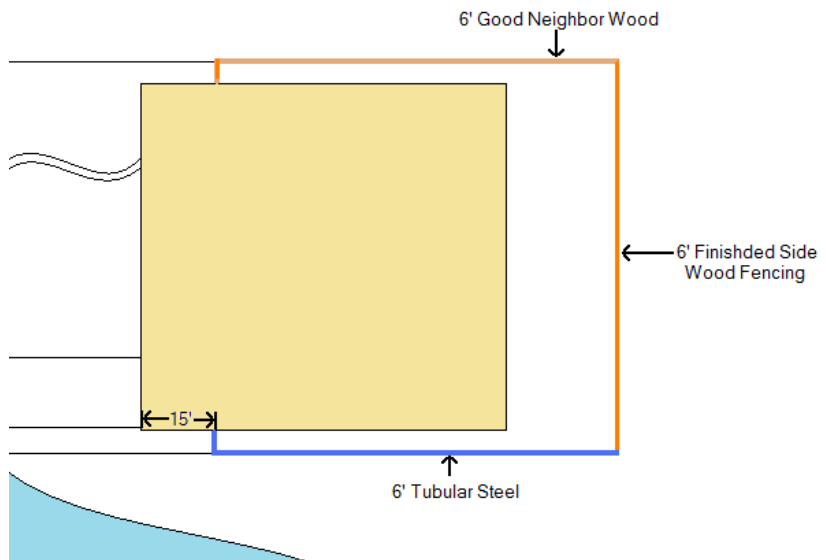


**e. Lake Lot / Detention Area Fencing:**

- The builder shall fence the entire rear yard of all lots backing onto a lake or detention areas with a combination of six (6) foot tubular steel fence and upgraded residential wood fencing.
- Tubular steel fence shall be placed along the back of all the lots backing on a lake or detention area. The tubular steel fence shall return from back lot line a distance of sixteen (16) feet along the side lot line. Wood fence shall begin alongside lots sixteen (16) feet from back lot line.

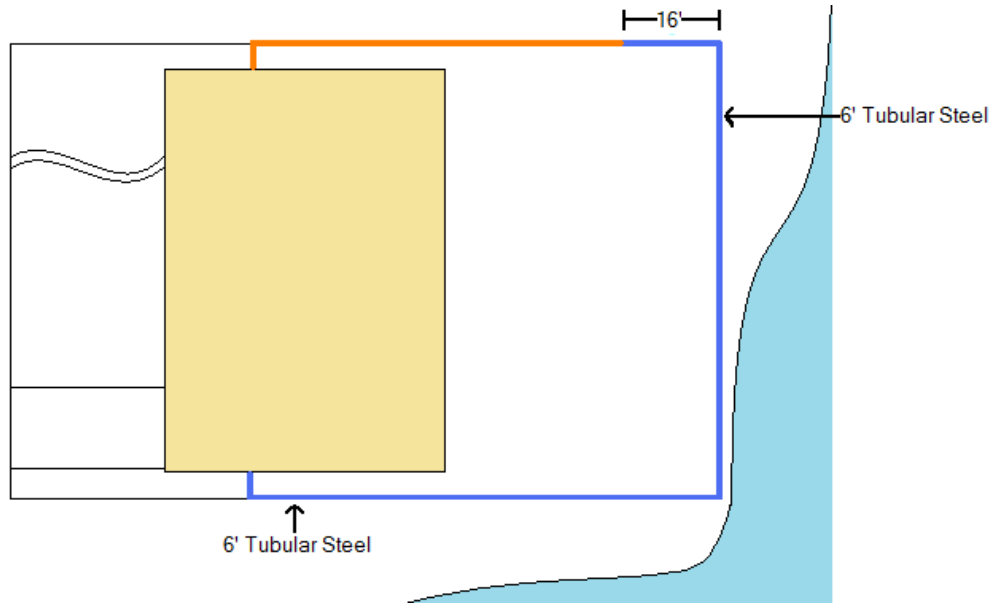


- Where lots side onto a lake or detention area, a six (6) foot tubular steel fence must be constructed along the common property line between the lake or detention area and such lots from the rear property line, along the side property line, to a minimum of ten (10) feet - maximum of twenty (20) feet from the front corners of the front elevation. Property lines not exposed to a lake or detention area shall be fenced with the standard residential wood fence.



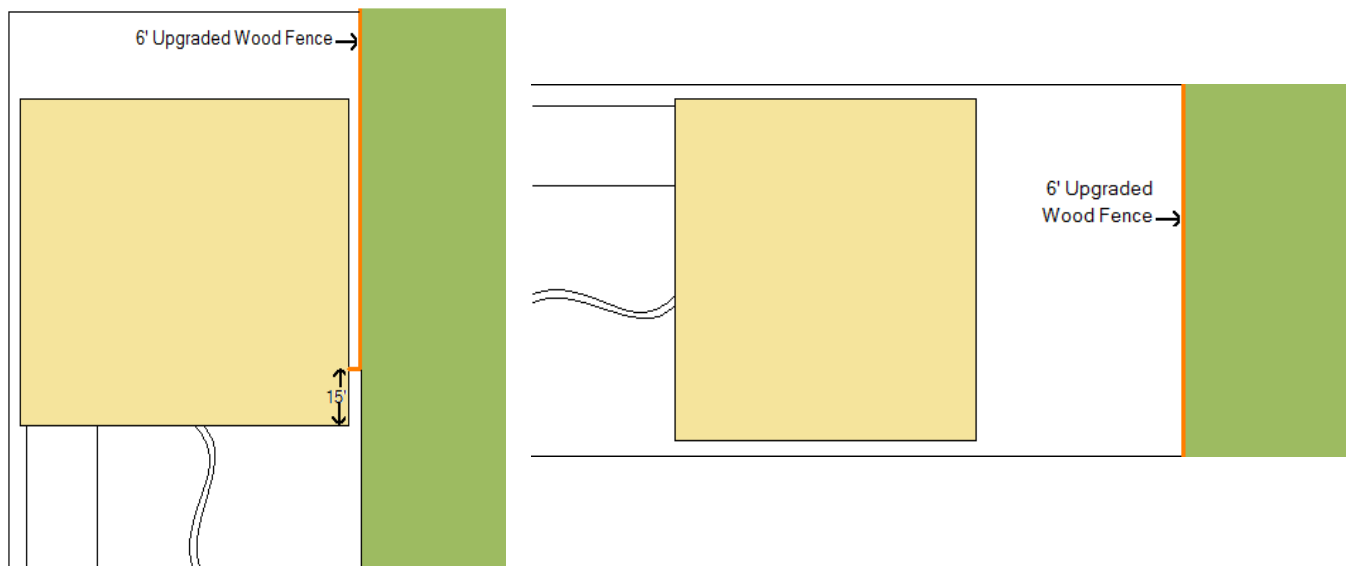


- Where a lot both backs and sides onto a lake or detention area it is considered to be backing onto the lake or detention area and shall be fenced accordingly.



**f. Open Space Lot Fencing:**

- The exterior lot side of lots abutting a greenbelt shall be constructed with a six (6) foot high upgraded wood fence with a trim cap shall be treated cedar two (2) inches by six (6) inches.
- Where lots side onto a greenbelt, the upgraded wood fence must be constructed along the common property line between the greenbelt and such lots from the rear property line, along the side property line, to a minimum of ten (10) feet - maximum of twenty (20) feet from the front corners of the front elevation.
- Additional fencing for lots abutting a greenbelt shall be constructed in accordance with the aforementioned criteria for typical interior lots.

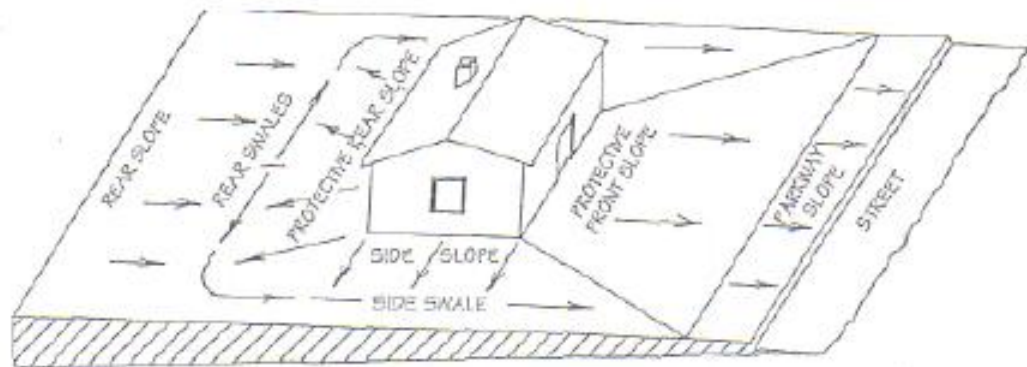


**J. Gates**

1. Pedestrian gates on the left and right sides facing the Right of Way must be finished side out.
2. The placement of the fence gates within fences along the lakes or detention areas are permitted with ACC approval.
3. The placement of fence gates within fences along the greenbelts are permitted with ACC approval.

**K. 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. Exceptions will be made in those instances where existing topography indicates the need for an alternative grading plan. The Committee must approve all exceptions.



REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE DETAILS AND SPECIFICATIONS

NOTE:  
ALL DRAINAGE TO STREET SWALES, SIDE SLOPES  
PROTECTIVE SLOPES BY HOME BUILDER

### III. ARCHITECTURAL GUIDELINES

It is the intent of this section to establish basic criteria for the construction of residences within Cypress Creek Lakes. Emphasis is on quality in material, design and construction in order to promote well crafted residences within the various neighborhoods. 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.

- A. **Square Footage** (Revised 1.1.12 to include Phase III)  
 Square footage measured by air-conditioned living area.

<b>Lot Size</b>	<b>Minimum Square Footage</b>	<b>Maximum Square Footage</b>
<b>60'</b>	<b>1800</b>	<b>3300</b>
<b>70'</b>	<b>2600</b>	<b>3800</b>
<b>80'</b>	<b>3200</b>	<b>No maximum</b>

#### **Phase III**

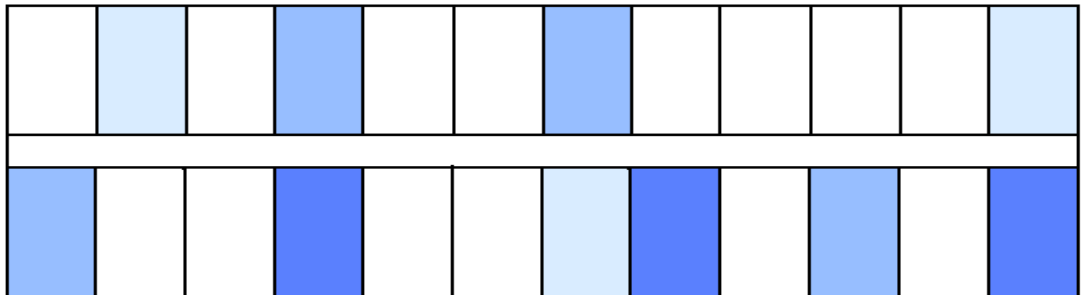
<b>Lot Size</b>	<b>Minimum Square Footage</b>	<b>Maximum Square Footage</b>
<b>50'</b>	<b>1,700</b>	<b>3,010</b>
<b>60'</b>	<b>2,200</b>	<b>3,600</b>
<b>70'</b>	<b>2,750</b>	<b>4,650</b>
<b>80'</b>	<b>3,500</b>	<b>No maximum</b>

- B. **Plan Width**  
 House Plan width of each home must be no less than fifteen (15) feet of the Lot size.

**C. Housing Plan and Elevation Repetition**

The following three scenarios represent Cypress Creek Lakes guidelines for determining when a plan and elevation can be repeated within a subdivision.

PLAN ELEVATION	STREET SIDE	NUMBER OF LOTS BETWEEN
DIFFERENT	SAME	3
DIFFERENT	BOTH	2
SAME	SAME / BOTH	4



**D. Masonry Requirements (Revised 1.1.12 to include Phase III)**

Single family residences within Cypress Creek Lakes must be comprised of a minimum percentage of 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.

Lot Size	1 Story	2 Story
60'	51%	51%
70'	51%	51%
80'	100%	100% First Floor

**Phase III**

Lot Size	1 Story	2 Story
50'	100% First Floor	100% First Floor
60'	100% First Floor	100% First Floor
70'	100% First Floor	100% First Floor
80'	100%	100% First Floor

**E. Exterior Materials**

The palette of exterior colors for each residence shall be selected to compliment 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 Committee. Paints or stains should be limited to three (3) complimentary colors per residence.

**1. Brick:**

Must meet the standard specifications established by the Brick Institute of America.

**2. Stucco:**

Cementitious-based or acrylic-based stucco is permitted. Quality and installation shall meet cement and plaster institute minimum standards. Stucco board, EFIS and Drivet are prohibited. Stucco and trim color must be the same.

**3. Stone and Cultured Stone:**

Stone must blend softly with the other materials used.

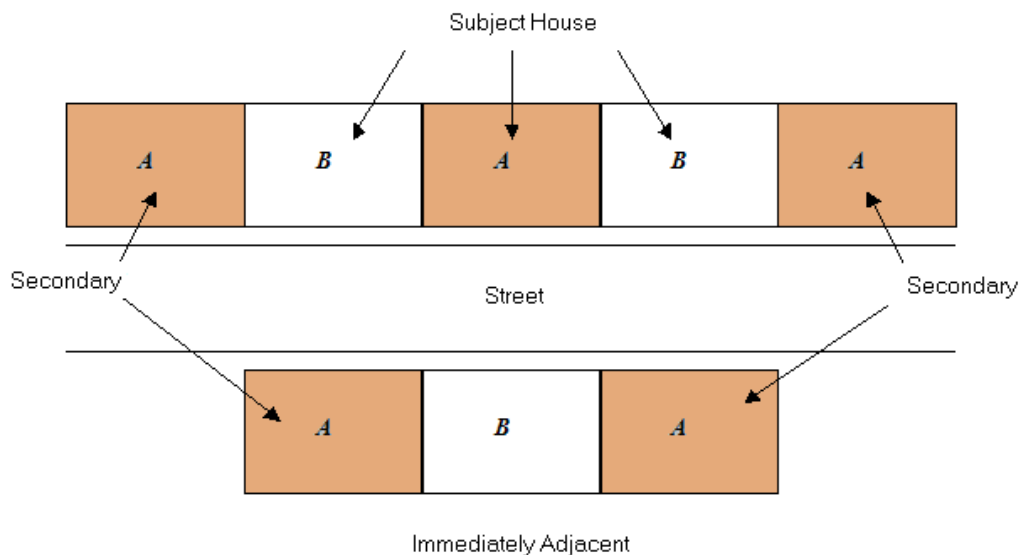
**4. Wood:**

All wood must be painted, stained or treated. Stained wood must be sealed. Natural weathered wood is prohibited.

**5. Trim:**

All wood trim must be smooth, high quality finish-grade stock, stained or painted as approved by ACC. The use of MDO (Medium Density Overlay) will be allowed.

**F. Masonry Repetition**



**G. Shirt Fronting**

Material changes shall not occur at a front outside corner of a home. This technique of "shirt fronting" masonry veneer is prohibited. See exhibit. Masonry must wrap a minimum of two (2) feet.



**Prohibited Shirt Fronting**

**H. Window Treatment (Revised 1.1.12 to include Phase III)**

1. Wood or metal windows may be used. When metal windows are utilized the finish shall compliment the color and architectural style of the house.
2. No reflective glass or glazing will be allowed on any front or side façade, or on any façade which is visible from a public street, or common area.
3. The use of wrought iron ornamentation on the exterior of any window is prohibited.

**4. Phase III**

Wood, metal or vinyl windows may be used. When metal windows are utilized the finish shall compliment the color and architectural style of the house.

**I. Chimneys**

Chimney and materials must be constructed to match and complement the architectural style of the home.

**1. Chimney caps:**

Sheet metal chimney caps are required on all chimneys and are to be painted to match the chimney material.

## **2. Gas Fireplaces:**

Direct vent permitted if not visible from the street.

## **J. Roof Treatment**

### **1. Materials:**

- a. Roofing materials used on all production or semi-custom homes shall be as minimum PRESTIQUE II, Weathered Wood color. Wood shingles are strictly prohibited.
- b. The use of alternate roofing materials (such as clay, slate, tile or metal) is limited to neighborhoods containing custom or estate homes and must be submitted to the Committee for approval.
- c. The use of the aforementioned materials as an architectural element (i.e. over porches, on by windows, etc.) is permitted in custom and production homes.

### **2. Pitch:**

- a. Minimum roof pitch of 6:12 minimum is required.
- b. Porch roof pitch may be 3:12 minimum.

## **K. Plate Height (Revised 1.1.12)**

A minimum 8' Plate height is required for first floor elevations. 9' Plate height is preferred.

## **L. Garages**

### **1. General:**

Garages, at a minimum must be functional and able to accommodate the storage of two (2) full size automobiles at the same time, and at a maximum, can accommodate the storage of three (3) full size automobiles at the same time. Extensions in the length of a garage which permits additional storage space is permitted but must be approved by the Committee.

- a. Garages cannot exceed the residential lots main dwelling in height.
- b. A detached garage must be connected to the residence by a covered walkway.
- c. Carports are prohibited except when constructed out of the same building materials; and are a porte cochere part of the residence.
- d. Rear or side entry garages are encouraged to break up the monotony of multiple garage doors facing the street.
- e. Windows with shutters or blinds may be required on the façade of a side or rear loaded attached garages to enhance the front elevation of the residence and the street scene.
- f. Windows in garage doors are prohibited.

## 2. Garage Doors:

All garage doors should be functional and of metal design and of a color to complement adjacent structure.

- a. Colors that de-emphasize garage doors is encouraged



- b. Decorative hardware may be added with Committee approval.



## M. Outdoor Lighting

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

1. Floodlighting fixtures shall be attached to the house or an architectural extension. Floodlighting shall not illuminate areas beyond the limits of the property line.
2. Moonlighting or up lighting of trees is allowed, but the light source must be hidden.



3. Ornamental or accent lighting is permitted but should be used in moderation and shall be appropriate with the architecture.
4. Colored lenses on low voltage lights, fluorescent, colored light bulbs and neon lighting is prohibited unless specifically approved by the committee in writing.

**N. 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:

1. Portable or permanent above ground swimming pools are prohibited.
2. Small, prefabricated, installed above ground spas or hot tubs are acceptable.
3. 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 property line.
4. Swimming pools, spas and accompanying decks and equipment must be screened from public view, including public streets and other common areas.
5. All other structures including storage buildings, pavilions, overhead structures, playhouses, decks, etc., must be approved by the Committee and may require screening from public view.
6. Swimming pool appurtenances, such as rock waterfalls and sliding boards, must not exceed five (5) feet in height.
7. Swimming pool enclosures are strongly discouraged and must receive approval from the Committee.

**O. Address Markers**

Required for all homes.



#### **IV. LANDSCAPE GUIDELINES**

The home 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. Plantings other than groundcovers and low growing ornamentals between the street curb and the paved sidewalk is discouraged in order to preserve adequate sight lines for motorists. Automatic irrigation systems for all residential lots is encouraged. Installation of all landscaping must occur immediately upon occupancy of the house or within 30 after completion of construction, whichever occurs first. Installation of landscaping, including materials and workmanship, must be in conformance with acceptable industry standards.

##### **A. General**

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.

##### **1. Minimum planting bed specifications:**

- a. Minimum planting bed width is five (5) feet from the house foundation. Curvilinear planting beds are encouraged.
- b. Shrubs are to be planted in a pleasing, organized design.
- c. The number of plants utilized shall be appropriate for the size of the planting bed. A maximum of eight (8) different species of planting may be utilized within a front yard.

##### **2. Edging:**

Planting bed edging is encouraged but not required. The edging assists in maintaining the shape of the planting beds.

##### **a. Acceptable edging:**

Steel edging, concrete mow bands, 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 and stone set in mortar laid horizontally and continuous.

##### **b. Prohibited edging:**

Loose brick, plastic, concrete, scallop, corrugated aluminum, wire wicket, vertical timers, railroad ties, etc.

##### **3. Mulch:**

All planting beds are to be mulched.

##### **a. Acceptable edging:**

Shredded pine bark or decomposed hardwood mulch.

##### **b. Prohibited edging:**

Gravel or rock in front yard planting.

- Except as a border when set in and laid horizontally as quarried or utilized for drainage purposes.

##### **4. Sod:**

The front yard and rear yards visible within view of public shall be completely sodded with St. Augustine Grass.

- a. Seeding and/or sprigging is prohibited.

**B. Planting Plan (Revised 1.1.12 to include 50' Lots)**

The builder shall install the following tree plantings in all front yards.

<b>Landscape Type</b>	<b>50'</b>	<b>60'</b>	<b>70'</b>	<b>80'</b>
<b>Front Yard</b>	Two 4" caliper hardwood trees			
	One 15 gallon shrub		Two 15 gallon shrubs	
	Ten 3 gallon shrubs		Fifteen 3 gallon shrubs	Twenty 3 gallon shrubs
	Twenty 1 gallon plants		Twenty-five 1 gallon plants	Thirty 1 gallon plants
<b>Rear Yard (Lake Lots)</b>	Two 4" caliper hardwood trees			
	Two 15 gallon shrubs			
	Fifteen 3 gallon shrubs			
	Twenty-five 1 gallon plants			
<b>Rear Yard Trees (Greenbelt Lots)</b>	One 4" caliper hardwood tree			
<b>*Corner Lot</b>	Two 4" caliper hardwood trees along corner street side			
	Three 5 Gallon Shrubs			
	Fifteen 3 Gallon Shrubs			
<b>**Foundation Screening</b>	Evergreen shrubs			
Tree caliper measured six (6) inches above grade.				
Trees must be staked with two (2) inch diameter by six (6) feet long wood stakes				
*Must be located between the sidewalk and corner side fence				
**All front, corner side and rear lake/open space foundations must be screened.				

1. All landscaping is required to be maintained in a healthy and attractive appearance.

**C. Mechanical Screening**

All mechanical equipment such as air conditioning units, meters, utility pedestals, transformers, etc. must be placed out of public view if at all possible. Equipment not able to be placed out of public view must have landscape screening with evergreen shrubs.

## V. **CONSTRUCTION GUIDELINES**

Each lot in Cypress Creek Lakes shall be maintained in a neat, clean and orderly condition by the builder during construction 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.
- Debris must be removed from each lot as often as necessary to maintain attractiveness of the construction site.
- Construction debris, 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 Committee.

### A. **Sediment Control**

In order to maintain clean streets and prevent siltation of storm sewers and drainage channels, all projects in Cypress Creek Lakes are required to practice sediment control during construction.

### B. **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 Committee.
- All temporary buildings must be placed outside 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 via paved or wood walkways.

### C. **Model Home Parks/Sales Centers**

#### 1. **Location:**

The location of all proposed model home parks and/or sales centers must be approved by the Committee. However, various items which 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 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.
- A 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.

## **2. Site Improvements:**

- Model home parks and sales centers should be representative of the type of neighborhood environment the builder/developer hope 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 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 neighborhood(s). Off-street parking adds to the convenience of prospective buyers and improves the streetscape in front of the model homes when possible. Parking lot paving must be concrete with concrete curbs.
  - Parking lanes are to be delineated for any orderly appearance and are to be kept free of trash and debris.
- The architectural controls and design guidelines established for all residences in Cypress Creek Lakes 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, or other marketing techniques will be considered by the Committee 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 Committee.
- Signage for model home parks shall conform to the standards set forth by the Committee.

## **3. Signage:**

The control and placement of all signs is especially important to the aesthetic harmony of Cypress Creek Lakes and must receive the approval of the Committee (except official signs by government agencies).

Any sign which has not been approved and constructed in accordance with the specified regulations may be removed by the Committee without liability.

## **4. Directional Signs:**

When deemed necessary by the Committee, easy to read motorist and pedestrian signs will be placed along all public streets and open spaces within Cypress Creek Lakes. These signs shall be installed by the Developer.

## **5. Builder Signs:**

Builder is allowed to identify specific lots as “For Sale” or “Sold” only. This shall be accomplished by placing one sign on each lot. Each builder’s sign shall be the same size (six square feet) and shall be subject to approval by the Committee. Builder shall not install any directional signage.

## **VI. CONTACT AND REFERENCE LIST**

### **Developer:**

**Mischer Investments**  
**9 Greenway Plaza, Suite 2900**  
**Houston, Texas 77046**  
**Email: robinp@mischer.com**  
**Office: 713-802-7900**  
**Fax: 713-864-0526**

**Contact:** Roy R. Behrens, Jr.  
Randy Corson  
Mark Kilkenny

### **Consultants:**

**Aecom**  
5757 Woodway  
Houston, Texas 77057  
713-780-4100  
Contact: Larry Mueller: Phase I, Phase II

**Civil Engineering**

**Brown & Gay Engineers**  
10777 Westheimer, Suite 400  
Houston, Texas 77042  
281-558-6700  
Contact: Keli Schroeder: Phase III

**Civil Engineering**

**Crest Management Company**  
17171 Park Row, Suite 310  
Houston, Texas 77084  
Phone: 281-579-0761  
Fax: 281-579-7062  
Contact: Kristi Buegner  
Kristi@crest-management.com

**Management Company**

**McCauley Architectural Reviews, Inc.**  
13711 Pristine Lake Lane  
Cypress, Texas 77429  
Contact: Janet McCauley  
info@mccauleyarc.com

**Architectural Reviews**

## **VII. ARCHITECTURAL REVIEW PROCESS**

### **A. Introduction**

The official submittal of plans and specifications to the ACC is to provide a review process for conformance to the CCR's and the Guidelines, adopted by the ACC. All new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures must be reviewed and Approved by the ACC prior to commencement of any on-site building or construction activity.

The site plan, architecture and landscape must be Approved in writing by the ACC before construction begins. A Final Review before closing of the property is also mandatory.

**Master Plan and Plot Plan Submittals** must be delivered to the attention of the ACC with fees made payable to McCauley Architectural Reviews.

**Cypress Creek Lakes Architectural Review Committee  
13711 Pristine Lake Lane  
Cypress TX 77429**

**Final Review** requests may be requested via mail to the address above, fax or email listed below:

**info@mccauleyarc.com**

**281-516-3461 (fax)**

ACC will review all submittals within fourteen days (14) days of receipt. Submittals will receive either an Approval, Conditional Approval or a Disapproval. A copy of the signed submittal will be emailed/faxed within forty-eight (48) hours of ACC review. Construction may not begin without a signed Approved or Conditionally Approved Submittal.

1. **"Approved"** - The entire application is Approved as submitted.
2. **"Conditional Approval"** - The application is not Approved as submitted. A Conditional Approval is granted with the understanding that all conditions requested by the ACC will be met before, during or after construction. Failure to agree to the Conditions requested will deem the application Disapproved. The Builder may be required to resubmit prior to the construction or alteration in order to receive Approval.
3. **"Disapproved"** - The entire application as submitted is rejected. The ACC may provide comments but is not required to do so. If the ACC fails to respond within twenty-one (21) calendar days, the Builder shall give the ACC written notice of its failure to respond. Unless the ACC responds within an additional ten (10) days of receipt of such notice, approval shall be deemed automatically denied. However, unless the ACC has granted a variance in accordance with the Guidelines, no construction that is inconsistent with the Guidelines shall be deemed Disapproved.
4. Reasonable variances may be granted upon written request, as long as the variance is in conformance with the overall intent of the master plan for the improvement and development of the property. All applicants must comply with the conditions for approval that may be imposed on a variance. Each builder must address the variance request in writing and the reason(s) why the request should be granted.

## **B. Submittal Requirements**

Only complete submittals will be reviewed. Builder will have responsibility for compliance of all governing codes and ordinances.

## **C. Master Plan Submittal**

**Check for \$100.00 – Fee includes all elevations**

Full set of 11x17” plans showing:

- All elevations including Detached Garages and Porte Cocheres
- Living Square Footage
- All Floor Plans, including bonus options and options
- Roof pitches and plate heights
- All materials to be used on all elevations

## **D. Plot Plan Submittal**

**Check for \$100.00**

Plot plan showing:

- Setbacks – Building Lines, R.O.W., Easements
- Fencing – type and placement
- Drive – size, placement and radius
- Sidewalk & Walkway- size and placement
- Air Conditioner placement
- Exterior Selections – Manufacturer and color
  - Brick/Stucco/Stone
  - Garage, Trim and Shutter
  - Roofing material
- Driveway /Walkway Paving material

## **E. Re-submittal fee**

- \$75.00 for changes to site or plan.

## **F. Final Review ( to be requested by Builder upon completion of any Lot)**

Mandatory Approved review required for all homes to be sold within Cypress Creek Lakes.

- The \$100 Plot Plan fee includes the initial Final Review fee.
- \$50 fee for each re-review applies to any home not in compliance. Fee due when re-review is requested.
- Homes not in compliance will receive a Disapproved Final Review and will require a Re-Review when corrections are made.
- Approved Final Reviews will be sent to the Builder.

## **G. Changes after Approval**

All proposed changes to plans that affect the exterior of any building, colors, windows, grading, etc., must be submitted to and Approved in writing by the ACC prior to implementation.

- \$25 fee for each exterior material and color selection change requested.
- \$50 fee for all other changes.



## **H. Variances**

Reasonable variances may be granted upon written request, as long as the variance is in conformance with the overall intent of the master plan for the improvement and development of the property. All applicants must comply with the conditions for approval that may be imposed on a variance. Each builder must address the variance request in writing and the reason(s) why the request should be granted.

## **I. Disclaimer**

Neither the Cypress Creek Lakes Development or the members of the Architectural Review Committee or its representative, their successors or assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to Approve any plans submitted. Every person who submits plans to the Committee for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Cypress Creek Lakes Development or the members of the ACC, or its representatives, to recover any damages.