

COPELAND WOODS PATIO HOMES

DESIGN GUIDELINES

ARCHITECTURAL REVIEW COMMITTEE

An Architectural Review Committee has been established to enforce the restrictions recorded in the Declaration of Covenants of Copeland Woods and the Design Guidelines. The function of this committee is to review the plans and construction documents of the individual patio homes of Copeland Woods. The authority of the committee to approve, disapprove, and/or make recommendations concerning building and landscape plans is outlined in the Declaration of Covenants for Copeland Woods Patio Homes.

All property owners including present residents are reminded that compliance with these Guidelines and the Declarations of Covenants applies to all homes on a continuing basis, not just to homes under construction. Remodeling or reconfiguration of the outside of an existing house is subject to these Guidelines. Plans for such must be submitted to the Architectural Review Committee for its approval before any work is commenced. Residents who desire changes to the exterior of a home which can be seen from the street, including structural attachments such as (but not limited to) an arbor or patio cover and major landscape changes, must have the approval of the Architectural Review Committee or Landscape Committee prior to initiating such change, since these two committees are responsible for maintaining compliance with the Guidelines.

Homeowners are reminded that the Common Areas are the sole responsibility of the Landscape Committee and the Board of Directors, or those to whom they specifically delegate such responsibility.

An application for approval must be submitted to the Architectural Review Committee for its approval prior to the commencement of any work on any home site. The property owner shall submit the application for approval. It is the joint responsibility of the lot owner and the contractor to see that house construction conforms to the guidelines. Desired changes to previously approved plans must be submitted in writing and may not be implemented without written approval from the Architectural Review Committee. Failure to comply may result in unnecessary expense and delays in construction. The documents which shall be attached to the application should be submitted on sheets with a maximum size of 24"x 36" and will include the following:

Site Plan

1. Property lines, existing topography, direction of drainage flow, proposed finished grades, required setbacks, building lines of all structures, easements and unique features shall be located.
2. First floor and curb cut elevations shall be indicated with respect to site grades.
3. Driveway, mailbox, curb cuts, sidewalks, entry walks, patios, air conditioning and garbage screening, pool and spa locations and equipment enclosures shall be indicated.
4. Retaining wall and fence locations, size, design, height, and finish shall be shown.
5. Approximate location of all existing trees more than 6" in diameter outside the building lines shall be shown.

Floor Plan

1. All exterior walls and interior partitions, door and window openings shall be shown.
2. All applicable City of Tyler codes and regulations shall be adhered to.

Roof Plan

1. Indicate and label all roof areas and corresponding slopes.
2. Indicate and label roof materials and color.
3. Locate and label roof penetrations, chimney(s), skylights, and roof projections.

Building Elevations

1. Indicate all materials, color finish, window and door types, trim, fascia, brick details, and other architectural detailing.
2. Proposed finished grades against the elevation shall be indicated, along with air conditioning and other utility screening.
3. Heights from finish floor to fascias and to maximum roof height shall be shown.
4. The front elevation of a new house should appear noticeably different from houses on adjacent lots insofar as that is possible.

Landscape Plan

1. Landscape plans may be submitted at a date later than the house plans, but must be submitted prior to occupancy.
2. Landscape plans shall be submitted to the Architectural Review Committee for its approval.
3. No existing tree more than 6" in diameter located outside the building lines shall be removed without the written approval of the Architectural Review Committee. Such approval may be granted on condition that a replacement tree is planted elsewhere, with the location, size and variety of the replacement tree approved by at least three members of the Architectural Review Committee. After occupancy approval must be obtained from the Landscape and Architectural Review Committees.

The signatures of at least three members of the Architectural Review Committee are required for approval of building and landscape plans.

Minor items required to be modified shall be noted on the submitted documents, and require the signature(s) of the Owner(s) and at least three members of the Architectural Review Committee. Only items requiring extensive modifications will require the Owner(s) to resubmit the drawings.

Upon final review, a copy of the application will be returned to the property owner marked "Approved as submitted," "Approved as noted—please review for conditions of approval," or "Not approved—resubmit with changes per notation on plans."

Once final approval has been issued, the Owner may stake the lot. After the lot has been staked, identifying property lines and building lines, the Owner or Builder shall notify the Architectural Review Committee for its approval before any work is commenced.

SETBACKS

Building setbacks shall be per the recorded amended plat of Copeland Woods, Units II, V and VII. (A copy of this plat is available at the Smith County Courthouse or from any representative of Copeland Woods.) Rear entry garages shall have a setback of 20 feet. All homes must have rear entry garages with the exception of lots 2, 3, 4, and 5 on N.C.B. 1321-S. These lots may have a front entry garage; however, the garage shall be set back 25 feet.

EASEMENTS

Landscape, driveways, sidewalks, fencing, planters, and retaining walls are permitted in easements. However, if there is a future need to remove any of these in order to access utilities for installation or maintenance, the removal and/or replacement of these items is the responsibility of the property owner. Easements are located on the final plat. Patio home lots shall have a 5-foot maintenance easement within the 10-foot or 7-foot side yard setback adjoining the unit. Lots having electrical transformers located in the utility easement must maintain a 5-foot clearance at all times.

HEIGHT

Maximum height for homes, from average existing grade to highest point of the roof, shall be 30 feet. Chimney caps may extend above the maximum height.

AREA

Minimum living area (exclusive of porches, patios, and garages) for homes shall be 1,800 square feet.

GARAGES

Garages shall be side or rear entry depending on the lot and the lot width. No garages facing any street are permitted without written approval and authorization by the Architectural Review Committee. Exception: Lots 2, 3, 4, and 5 on N.C.B. 1321-S may be front entry. All garages must be attached and enclosed with access by garage door. Garage doors shall be overhead sectional raised panel and shall be made of metal or wood. Garages shall accommodate a minimum of two full-sized cars.

DRIVEWAYS

Driveways shall be designed to accommodate a minimum of one guest parking space. Driveways shall have a minimum setback of 3 feet from side property line and must be constructed of concrete. Exceptions: Lots 2, 3, 4, and 5 on N.C.B. 1321-S (in which the garage is front or side entry) shall be made of exposed aggregate concrete with brick borders. Driveways shall not extend beyond the footprint of the house.

SIDEWALKS

All front yard sidewalks and steps shall be constructed of exposed aggregate concrete with brick borders.

SECURITY SYSTEMS

Each dwelling unit must be wired in such a manner as to condition it for the installation of a security system. Although it is not currently planned, it is the intent that each dwelling unit be pre-wired for such a system should the Homeowners Association decide to have an electrical system installed within the subdivision.

DOOR AND WINDOW SECURITY

Front door security gates are not encouraged. However, if a homeowner feels the need for this type of additional security, and in keeping with the Architectural Covenants and Guidelines, the gate(s) should be of a simple, inconspicuous design and painted to match the front door or approved trim color. They also must comply with City Building Code R311.4.4. Security screens or shutters are not allowed. Security bars may be installed on windows that cannot be seen from the street or alley. Architectural approval is required before installation of gates or window bars.

WALLS AND FENCES

Retaining walls located in the front and side yards shall be constructed of brick. Fences located in the front and sides yards exposed to the street shall be brick and a minimum of 6 feet in height. No yard gates may face the front yard. Fences of wood, brick or a combination of the two with or without brick columns are permitted in the rear and side yards not exposed to a street. All fences adjacent to an alley must have a minimum two-foot setback from the alley. Gates may be constructed of wood or ornamental iron. No chain link or welded wire fences will be permitted at property lines or within view of public streets or rights of way.

MAILBOXES

Mailboxes shall be constructed of the same brick as the residence and shall be designed in a manner similar to Attachment A.

POOLS AND SPAS

No pools or spas allowed in front of the residence. Above ground pools will not be allowed. Pool and spa equipment enclosures must architecturally match the residence in design and

detail. Pools and spas shall be enclosed by fencing with a gate which meets the City of Tyler requirements.

EXTERIOR ORNAMENTS

All exterior yard or landscape ornaments, sculptures, etc., shall be approved by at least three members of the Architectural Review Committee and at least one member of the Landscape Committee prior to installation or placement of same.

FLAGS

Any permanent freestanding flag pole must receive prior written approval from the Architectural Review Committee and must be professionally installed. Only one such flag pole will be allowed per lot, must not exceed 20 feet in height and must be constructed of permanent long-lasting material with appropriate finish. Any freestanding flag pole can be located in either the front or backyard of the lot but cannot obstruct sight lines at intersections or be erected within or upon an easement. Flag poles cannot be installed in the common areas. The only flags that may be displayed on a freestanding flag pole are the US flag, Texas flag or military branch flag and they may not be larger than 4' x 6'. According to the flag code, the flag may be displayed 24 hours a day if properly illuminated during the hours of darkness with the illumination facing upward and away from the street or any residence. Flags that are torn, tattered or faded should be discarded in a respectful manner according to the United States Code.

A flag pole that is attached to a dwelling should not exceed 5 feet in length and any flag displayed should not be larger than 3' x 5'.

Finally, consider your neighbors when choosing the location of a permanent freestanding flag pole before final installation.

SOLAR PANELS

Installation requires prior approval and must meet the following guidelines.

1. Cannot be installed on any roof or in any yard that faces a street or common area.
2. Cannot extend beyond the roof line or have edge not parallel to roof line.
3. Frame, bracket, visible piping or wiring must be silver, bronze or black tone.
4. If located in a side or back yard it cannot extend above any fence line.

RAIN BARRELS

Installation requires prior approval and must meet the following guidelines.

1. Barrels cannot be placed in the front or on the side of a house facing a street or common area.
2. When placed in a side or back yard they must be shielded from view if visible from a street or alley.
3. Cannot extend above any fence line.

EQUIPMENT—MECHANICAL

All outside mechanical equipment including air, pool, spa, etc. shall be screened from view by brick walls or fences prior to occupancy. Air conditioning equipment shall be located at the rear of the house and not on the patio side of the adjacent house insofar as that is possible.

EQUIPMENT—PLAYGROUND

No basketball goals (or similar goals), swing sets, jungle gyms, monkey bars or other playground equipment shall be installed either temporary or permanently on any driveway, in any front or side yard or in any such a way as to utilize a street, green belt, common area, or other public right-of-way.

ANTENNAS

No television antenna, satellite dish, radio receiver or other similar device may be installed unless it is screened from view of adjacent home sites, streets, and landscape easement areas. These devices may not be placed in building setbacks or easements. In no instance shall such a device extend into the air space of an adjoining lot. Approval prior to installation is required.

DESIGNS

Designs shall be of East Texas style. No Colonial, Victorian, Gothic, Eclectic Rival styles will be permitted.

EXTERIOR WALLS

The material for homes shall be brick selected from the approved brick list established by the Architectural Review Committee. (See Attachment B.) In addition, brick selected must be noticeably different in color from existing adjacent house(s). When wood is used for accent or trim it shall have a paint finish in a color selected from the approved list established by the Architectural Review Committee. If stone is used as accent it should be limited in use and blend with brick choice. Prior approval is required. Two-story dwellings shall be brick on the first floor, and the second floor shall be brick, wood, or a combination of the two. Wood shall be horizontal lap siding with a paint finish. Aluminum, vinyl, or similar siding is subject to the approval of the Architectural Review Committee. Exterior paint shall be selected from the approved paint list established by the Architectural Review Committee. (See Attachment B.)

DOORS AND WINDOWS

Main entrance doors should be sheltered and may be double doors with or without sidelights or single doors with sidelights on each side. All entrance doors shall be stained or painted to match the approved trim color unless a variance is requested.

Windows may be wood, vinyl, or aluminum. Lintels may be flat or arched. Outside window shutters are not allowed. Tinted window glass or window film which can be seen from the street or adjacent lots requires approval of the Architectural Review Committee.

ROOFS

Primary roofs shall be hipped. Secondary roofs may be gabled or hipped. The roof pitch shall be no more than 10/12 and no less than 6/12. All roof vent penetrations shall be concealed from street view.

Shingles shall be a laminated, architectural style with a 30 year warranty in either Heather Blend or Weatherwood colors only. Acceptable manufacturers include CertainTeed, GAF and OwensCorning. Metal shall be allowed as accent areas only and shall be copper or treated to match roof color. If storm shingles are used they must meet current guidelines as to style and color. Roof material shall be selected from the approved list established by the Architectural Review Committee. (See Attachment B.)

Gutters and down spouts are required and shall be finished to match trim color. Water from down spouts will be drained to street or alley with underground drains. Roof flashing shall be copper or treated metal to match roof color.

CHIMNEYS

Chimneys shall be brick. Exposed prefabricated metal chimneys or wood-covered chimneys will not be allowed. Chimney caps may be brick, copper, or treated metal.

FIREPLACES

All wood burning fireplaces are required to have a brick chimney with either a brick, copper or treated metal chimney cap. Fireplaces using natural gas and a "direct vent" shall be vented through the side of the house so as not to be seen from the street. Use of shrubs for screening is permissible. If vented through the roof, a brick chimney is required.

SKYLIGHTS

All skylights shall be of low profile type.

LANDSCAPE

Front yards and side yards with street view shall be sodded. Irrigation systems are required in these areas. If an irrigation system will extend to the rear of the lot and a rear fence is planned, care should be taken to install the irrigation system within the two-foot setback required for the fence.

PATIOS

Side yard walls at lots adjacent to common area buffers shall be constructed at patio or similar use areas adjacent to those buffer areas. These walls shall be built of brick which matches the residence and shall be a minimum of 6 feet in height. No lattice style design is allowed on walls facing the common areas.

PATIO COVERS AND ARBORS

Patio covers and arbors shall be of wood construction with square posts. Top of patio or arbor shall not extend above the bottom of the roof overhang or the bottom of the gutter. If a solid or

slatted cover is intended, it must be installed within the frame work and not visible above the frame work from the street or alley. Wood may be left natural, stained or painted to match the approved house trim color. Architectural approval is required prior to construction.

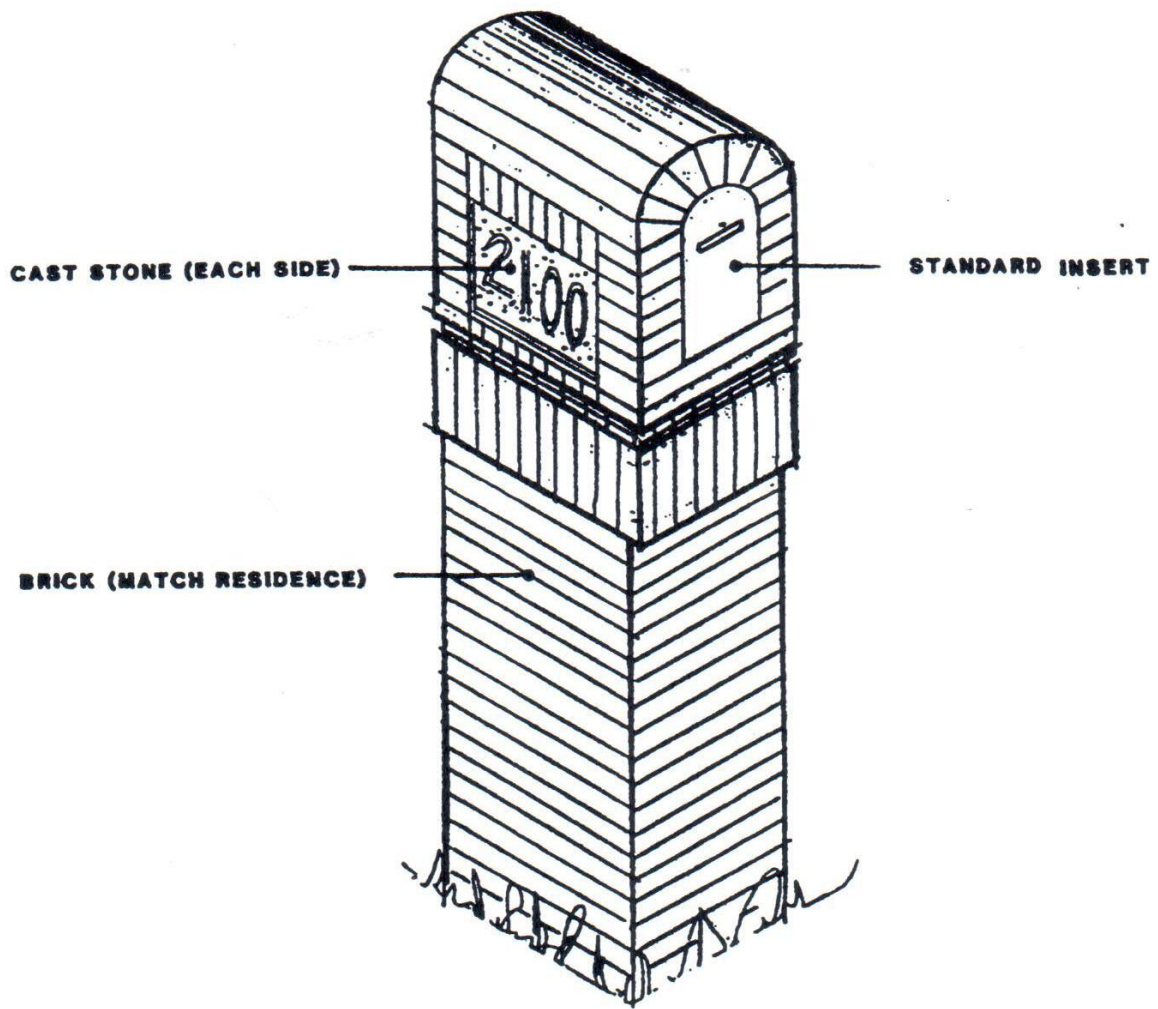
METERS

Every effort shall be made to locate utility meters at the back of the house. In no instance will utility meters be installed on the zero or 3-foot lot line side or on the front of the house.

GENERAL RULES

The following general rules apply to Lot Owners, Contractors, Subcontractors and Vendors. The Owner shall provide the Builder with a copy of these rules. The Builder is responsible for communicating them to all others he employs in construction of a Copeland Woods patio home.

1. Contractors are required to keep their job sites in as neat and clean a condition as possible. There shall be no stockpiling or dumping on adjacent lots, streets, or alleys.
2. Contractors will use utilities provided on the immediate site on which they are working.
3. Contractors will ensure that no mud from their job site is allowed to accumulate on the streets or alleys. If mud has washed from a home site due to weather, erosion, etc., it is the Contractor's responsibility to return this mud to the home site and keep the street clean and clear.
4. General Contractors and Owners will be held responsible for the conduct and actions of their Subcontractors while they are on the premises.
5. If a Contractor has been advised to remedy a situation regarding a home site and has not complied within a specified period, the Homeowners Association will undertake steps to provide a remedy. All actual costs of the remedy will be billed to the Contractor and/or Owner.
6. Any damage to streets, curbs, walls, etc., not repaired by the Contractor or Owner will be repaired by the Homeowners Association, and such costs will be billed to the responsible Contractor and/or Owner.
7. If any lines (telephone, cable TV, electrical, water, etc.) are cut during construction, it shall be the responsibility of the Contractor and/or Subcontractor to report such accident to the proper authorities.
8. Trucks are not to block alleys except when that is unavoidable while in the actual process of delivering materials.
9. Covenants prohibit the posting of signs other than those of the realtors and building contractors.
10. Estate and Garage sales are prohibited within the subdivision.



TYPICAL MAILBOX

COPELAND WOODS DESIGN GUIDELINES

ATTACHMENT A
PATIO—EXTERIOR

BRICK:

ACME BRICK COMPANY

1. ESSEX
2. TEXAS USED
3. SAGEBRUSH
4. PRAIRIELAND
5. SARATOGA SPRINGS

ROOF:

CERTAINTED, GAF OR OWENSCORNING LAMINATED, ARCHITECTURAL STYLE,
30-YEAR WARRANTY

1. WEATHER WOOD BLEND
2. BARKWOOD (HEATHER BLEND)

EXTERIOR PAINT:

SHERWIN WILLIAMS

1. PURE WHITE #SW7005
2. PARIS WHITE #SW2088
3. BUNGALOW BEIGE #SW2032
4. PAVILLION BEIGE #SW2031

COPELAND WOODS DESIGN GUIDELINES

ATTACHMENT B