Talley

ATTEN HILL

LIVE ELEVATED

LOT DESIGN GUIDELINES

MAY 10, 2024

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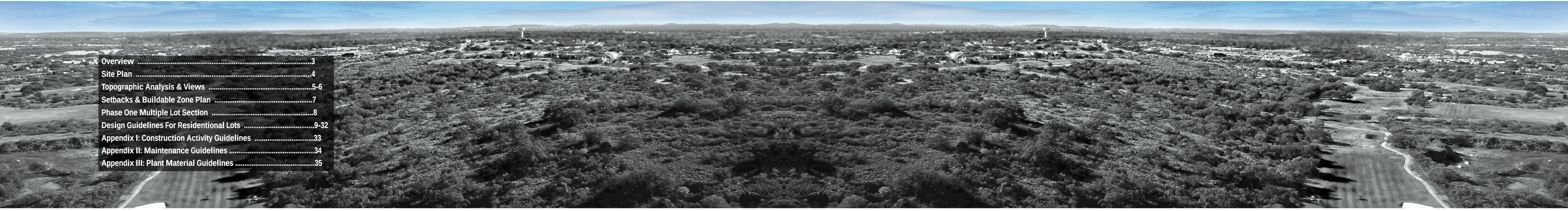


CRESCENT.

DEVELOPER

200 Crescent Court, Suite 250
Dallas, Texas 75201
(214) 880-4500 or (214) 880-4506

dtj DESIGN

ARCHITECTURE

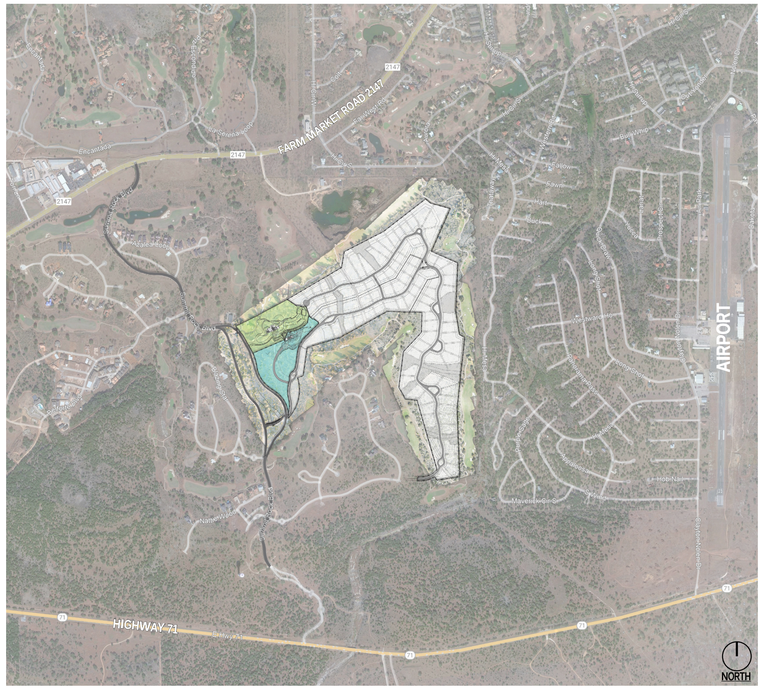
2905 San Gabriel St, Ste. 207
Austin, Texas 78705
(737) 787-4320

Talley

Planning
Landscape Aarchitecture
Urban Design

3301 Elm Street, Suite 100
Dallas, Texas 75226
(214) 871-7900

OVERVIEW



These Design Guidelines are intended to provide design and construction standards for the orderly development of Atten Hill, a part of the Summit Rock community. Atten Hill is a 116 acre parcel nestled among limestone, Live Oaks, Hill Country scrub, and Summit Rock Golf Course. Lots are of uphill, downhill, and gently sloped character.

An objective of these guidelines is to create homes that rest discreetly in their setting, allowing the landscape to dominate the scene. Four-sided architecture requiring the Lot Owners' design teams to pay particular attention to the building elevations facing the golf course or Common Areas is require. These elevations should exhibit eclectic, handcrafted details reflective of the homes' architectural style.

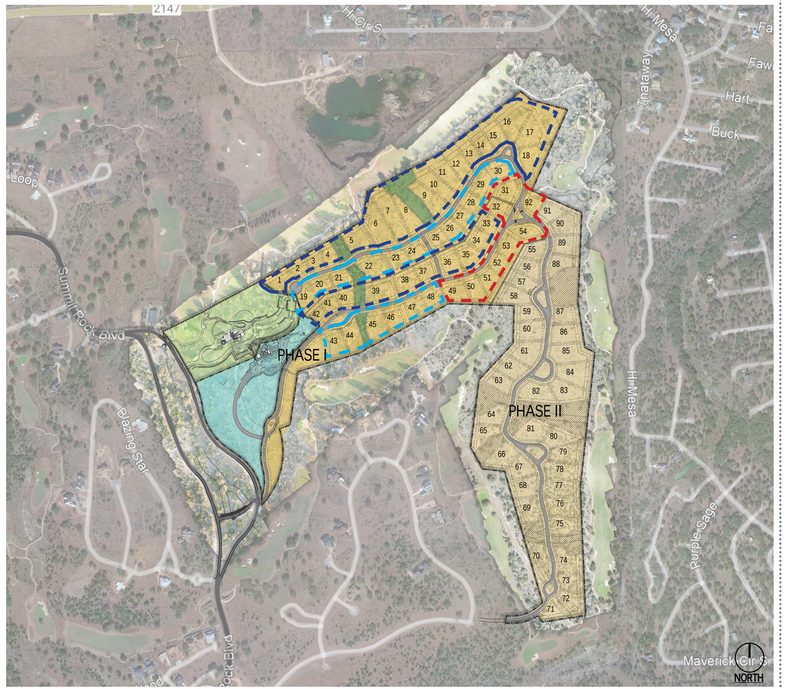
The Guidelines will be administered and enforced by the Declarant and Summit Rock Design Review Committee (DRC) in accordance with procedures set forth in the Summit Rock Declaration of Covenants, Conditions, and Restrictions (CC&R's) recorded with the State of Texas and as may be amended thereafter.

Creativity and flexibility of Architectural, Site, and Landscape design, tailored for the property owner's lifestyle within the framework of the community's vision, are strongly encouraged. The community also supports and promotes building and construction practices that work with the natural environment while being beneficial to the property owners both financially and environmentally. The property owner's team of designers can, through design and construction practices, provide a home that initially and over time can save the owner money.

Key Components of the site plan include:

- The site plan only addresses Phase I
- The street layout is planned to work with the existing topography and natural drainage patterns of the site.
- The streets are designed to incorporate roadside ditches rather than utilizing curb and gutter.
- Lots are configured to take advantage of topography and views.

SITE PLAN



Map Legend

Phase I

Phase II

Drainage Way

Summit Golf Club

Pool & Fittness Area

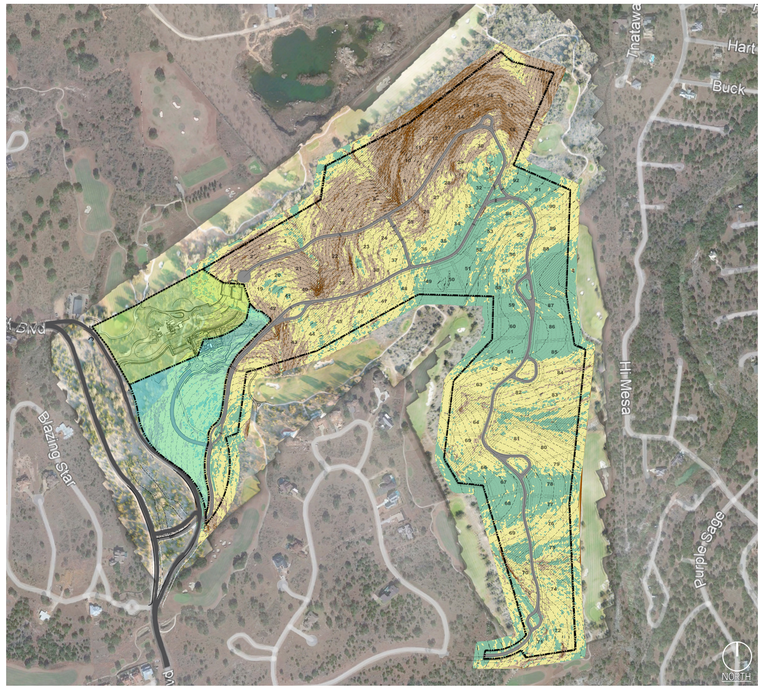
Lots Type

Ranch
Lot is flat relative to the overall site.

Up Hill
Lot rises from the fronting road.

Down Hill
Lots descends from the fronting road.

TOPOGRAPHIC ANALYSIS



Map Legend

0-8% SLOPE

8-15% SLOPE

15-25% SLOPE

25-35% SLOPE

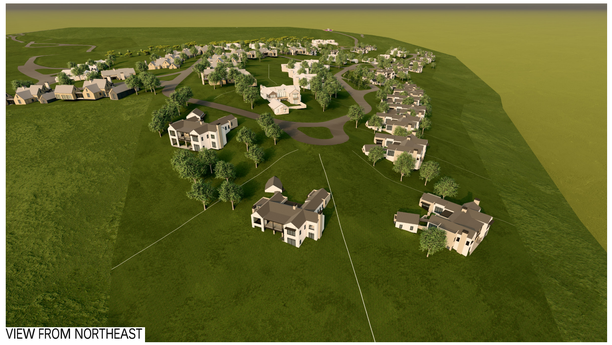
35%+ SLOPE

Summit Golf Club

Pool & Fittness Area

TOPOGRAPHIC VIEWS

VIEW FROM NORTHWEST



VIEW FROM NORTHEAST

VIEW FROM SOUTHWEST

VIEW FROM NORTHEAST

SETBACKS AND BUILDABLE ZONE PLAN

Map Legend

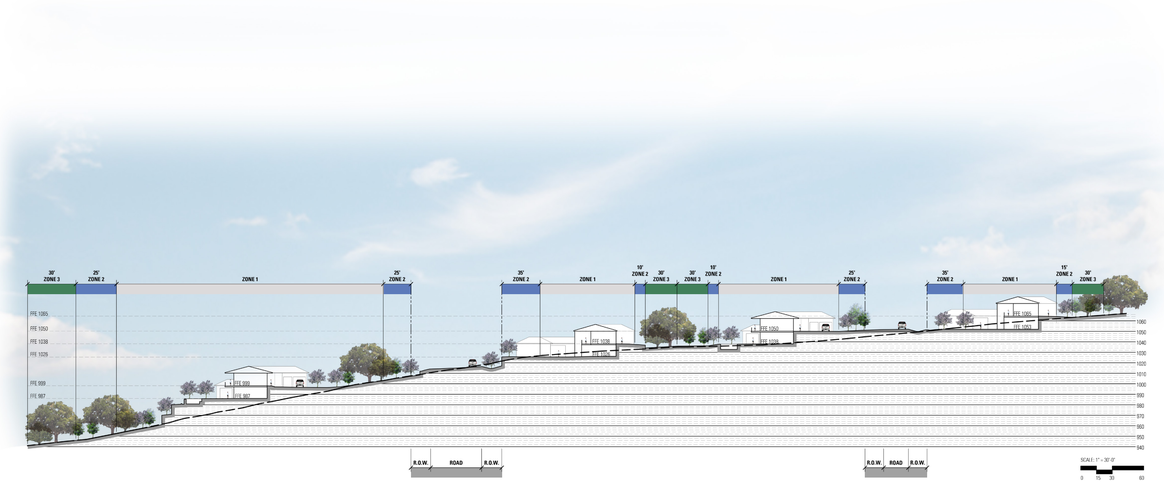
Building Mass Area - The Area of the Lot Anticipated to be the Optimal Location for Construction of a Residence.

Buildable Area - The Area of the Lot not Designated as Minimal Grading Area, No Disturbance Area, or side yard setback.

Minimal Grading Area - The Area of the Lot Generally Considered Additional Natural Preservation and Buffer, but which may be Intruded into by the Structure of Accessory Structures with the Approval of the CCR.

No Disturbance Area - The area of the Lot of Natural Preservation and Buffer.

PHASE ONE MULTIPLE LOT SECTION



A. Site Layout, Grading, & Drainage

1. Consideration should be given to site buildings with regard to views and site lines. In so doing, the siting of the structure(s) should take into consideration such factors as the views from adjoining roadways, relationship to adjoining lots and structures, preservation of existing trees, and relationship to utility connections.

2. Site layout is encouraged to take advantage of and/or remedy effects of solar orientation. Thoughtful orientation working with the sun's track across the Lot throughout the year in conjunction with other aspects of home construction can significantly reduce energy expenses. Siting the structure(s) with respect to existing or proposed trees can often lessen the effect of unavoidable solar exposure.

3. All Cuts and fills must create smooth transitions at top and bottom of slopes and appear to be extensions of natural landforms. In general, finished slopes shall mimic the gently rolling topography of the golf course or Natural Areas. No pockets or low areas may be left on the Lot where water will stand following rain or operation of the irrigation system.

4. Re-vegetate cut and fill areas as soon as possible following erosion control measures required by the LCRA.

SPECIES	LB/AC
Purple three-awn (Aristida purpurea)	1.4
Sideoats grama (Bouteloua curtipendula)	2.0
Silver bluestem (Bothriochloa laguroides)	6.0
Buffalograss (Buchloe dactyloides)	1.4
Canadian wildrye (Elymus Canadensis)	1.4
Engelmann's daisy (Engelmannia pinnatifida)	0.6
Green sprangletop (Leptochloa dubia)	2.6
Mexican hat (Ratibida columnifera)	1.0
Little bluestem (Schizachyrium scoparium)	1.8
Indiangrass (Sorghastrum nutans)	1.8
Texas Wintergrass (Nassella leucotricha)	15.0
Total	35.0

5. Grading at the outer edges of individual Lots shall not result in abrupt transitions to adjacent landforms, Lots, or streets. grading within Association Easements is prohibited, with the exception of minor "tie-in" grading.

6. Atten Hills has been designed and constructed utilizing surface drainage in the form of ditches, swales, and drainage ways. Lot Owners shall not re-grade or construct any improvements or other obstruction on the Lot which adversely affects the designed drainage flow. The Owner shall be responsible for returning any drainage swale disturbed during construction or thereafter to its original line and grade, and the Lot Owner shall be responsible for maintaining the drainage ditches or swales appurtenant in their original condition during the term of Lot Ownership.

7. Increased water flows on Lots shall be detained on-site and directed into improved grass buffers and channels that detain water and encourage percolation. The historical entry and exit of water and flow rate on a Lot must be maintained. Drainage from impervious surfaces may not be directly dispersed off the Lot.

8. When utilizing rip-rap treatments for erosion control, stone may only be used in a color that is natural-looking and blends with other stone within the Golf Course or Natural Areas. Utilize stones that are a variety of shapes and sizes and are indigenous to the area.

9. Grading and drainage must meet the LCRA – Highland Lakes Storm Water Run off Ordinance requirements.

B. Lighting, Utilities, & Services

The City of Horseshoe Bay is an International Dark Sky Association designated Dark Sky Community.

1. Use only fully shielded, dark sky friendly fixtures for all outdoor lighting, so lights shine down, not up. Use only the right amount of light needed. Too much light is wasteful, harms wildlife and creates glare. Install timers and dimmer switches and turn off lights when not in use. If you must have security lighting, use motion sensors. Use only lighting with a color temperature of 3000K and below. This means that there is less blue (cool) light that is more harmful to many animal species. Subtle lighting of Architectural elements and trees is encouraged. All exterior light fixtures shall be positioned to illuminate only the Lot they are located on.

2. All exterior lighting fixtures visible from the street or other public areas must be of an understated design that complements the Architectural style of the residence. Recessed "Soffit" lights are in general preferred over "Coach Lights". Where "Coach Lights" or similar fixtures are proposed, and such fixtures are visible or potentially visible from the street or other properties, the actual lamp of the fixture shall be screened, either through the use of an opaque shield or obscured glass. Upward illumination is generally not permitted.

3. Exterior colored, fluorescent, and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.

4. Exposed exterior flood lights or wall packs are not allowed.

5. Cooling and Heating Equipment - All equipment shall be located within the Building Envelope and fully screened from Common Areas, the golf course, and adjoining Lots. Ground-mounted units are encouraged. The design shall locate units so as to minimize noise associated with the operation or maintenance of the units. Screen walls shall completely enclose the units, with the wall a minimum of one-foot higher than the highest part of the unit. Roof-mounted units on sloped roofs are not allowed. Acoustic wall and/or covers may be required if it is discovered that noise emanating from enclosures is a nuisance to adjoining Lots, the golf course, or Common Areas.

6. All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means.

C. Driveway, Culverts, & Paving

1. The drive apron must be installed after the culvert and prior to any other construction activities on the lot and shall be used as the entrance to the property for construction of residence. A hard surface drive shall be constructed to prevent the tracking of mud and construction debris into the streets.

2. All driveways shall be constructed with a maximum width of twelve (12) feet at the street and must be a minimum distance of ten (10) feet from the side property line. The width of the driveway may vary as it approaches the residence and garage. To the extent possible, meandering driveways that make a curvilinear path are to be constructed as opposed to driveways that make a straight, direct path to the building site.

3. Driveway culverts shall be installed prior to any other construction activity on the Lot. The driveway apron or entrance to each Lot from the pavement of the street shall be paved with concrete and shall include headwalls and culverts installed to cross any roadside drainage ditch. Design flow lines of the drainage ditches must be maintained throughout the construction period.

   The Owner of the Lot is responsible for any repair, replacement, and maintenance of the driveway apron, headwall, culvert, and ditch flow line and slopes.

4. Materials and sizes for all culverts, visible drainage structures, and driveways are to be approved by the DRC. Concrete culverts or HDPE shall be utilized rather than metal.

5. The ends and sides of culverts shall be blended into the landscape by utilizing boulders, planting, and/or painting the interior of the culvert black.

6. The headwalls shall be faced with native stone found on the site or similar to it.

7. Motor courts are permitted, subject to site-specific topographic and layout conditions. Motor courts shall be surrounded by a low stone perimeter wall to become an element of the landscape.

8. Each Lot shall contain a minimum of two additional guest parking spaces. Unenclosed spaces must utilize a combination of plantings and/or low walls (a maximum of 3'-6") to screen cars from view. At least one of the unenclosed guest spaces cannot impede full access to the garage.

9. Vehicular parking spaces shall have a minimum dimension of 9-feet by 20-feet. A minimum of 24-feet of back-up space is required.

10. On-Lot or on-street parking of boats, trailers, RVs, or similar types of secondary recreational vehicles is prohibited.

D. Retaining Walls, Site Walls, and Fencing

1. The maximum height of retaining walls is 6-feet as measured from the lowest finished grade level to the top of the wall. Retaining walls shall be built to blend with the existing topography to create natural-looking transitions with the existing landforms and vegetation.

2. Design walls to stair step with sloping topography, rather than sloping with the ground.

3. Where grade changes exceed 6-feet, terraced wall structures with planting terraces of 4-feet minimum width are to be used.

4. Retaining walls facing the golf course, street, or other Common Areas may not delineate or parallel Building Envelope boundaries or property lines for more than a 25-foot long distance without a vertical and horizontal offset. Walls are to utilize multiple vertical and horizontal offsets that step with the site's topography and house design. All walls shall utilize a minimum vertical offset of 8-inches and a minimum horizontal offset of 16-inches. The horizontal separation between vertical offsets shall be a minimum of 24-inches.

5. Landscape walls shall be native stone. When attached to a house or other building, walls shall be designed as an extension of that building, utilizing the same materials, coursing, detailing, etc.

DESIGN GUIDELINES FOR LOTS
SITE AND LANDSCAPE GUIDELINES

6. Low freestanding walls are permitted along the front of the lot. Walls must be setback 10'-0" from ROW. Maximum height of walls shall be 3'-6". Walls must be of native stone. The maximum height of freestanding walls at the side or rear of a lot is 4'-0".

7. Whenever possible, walls shall not define property lines and/or Building Envelopes. Privacy walls at property lines are to be used only where landscape solutions will not provide adequate privacy.

8. On the golf course side of Lots, privacy walls and fences shall not extend past the Buildable Area. See-through fences or low hedges may be allowed beyond this area if they do not obstruct views.

9. Fencing is to be limited to the Buildable Area perimeter and 10-foot offset from the street property line.

10. Wood and Vinyl-clad chain-link fences are not permitted.

11. Driveway gates and columns are permitted but must occur within the Buildable Area. Gates may be sliding or swing type. Gates must be approved by Design Review Committee.

12. Pool fencing shall meet the requirements of the City of Horseshoe Bay. Utilizing grade changes in conjunction with fencing to meet these requirements is encouraged.

E. Landscape Structures

1. Landscape structures are to appear as extensions and/or additional building components of the main Residence.

2. Landscape structures such as arbors, porches, and/or decks must be located within the Private Area of the Building Envelope.

3. The height, color, materials, and style used for outdoor structures are to be the same or similar to the Residence. Heavy wood timbers, if used for rafters, posts, or trellis elements, must be substantial in dimension and treated with stain or paint to withstand the effects of climate.

F. Pools and Water Features

1. Pools, spas, ponds, and other artificial water features must be built within the designated Building Area. Small water features located within side yards may be exempt from being screened by landscape walls if the applicant can demonstrate the water feature will not have noise or visual impact on the adjacent Lot.

2. Pools and water features are to be designed to be integral parts of the residential design and visually blend with the landscape.

3. Pool and spa areas must be screened with low landscape walls and/or plantings to minimize their visibility from neighboring Lots, community areas, and the golf course. Swimming pools and spas, and the doors and gates leading to them, must be constructed in accordance with the regulations of the City of Horseshoe Bay, including fence and enclosure heights.

4. Above ground pools are not permitted.

5. Pool and fountain mechanical equipment must not be visible or heard from adjacent Lots and shall be located below grade or enclosed by walls or other suitably effective screening and noise attenuation methods.

DESIGN GUIDELINES FOR LOTS
SITE AND LANDSCAPE GUIDELINES

G. Planting Design

This section establishes a baseline for planting requirements for individual Lots, including native grasses and wildflowers, perennials, entry, and foundation plantings, turfgrass and shade trees. While Lot sizes, home orientations and architectural plans may vary, the basic concepts addressed in this section can be applied unilaterally.

The Texas Hill Country is within the fall Monarch Butterfly migration flyway between their breeding grounds in the north and their overwintering areas in Mexico. From early September to early November Monarch will be seeking locations to rest and replenish. Lot Owners are encouraged to include Monarch nectar plants in their landscape plans.

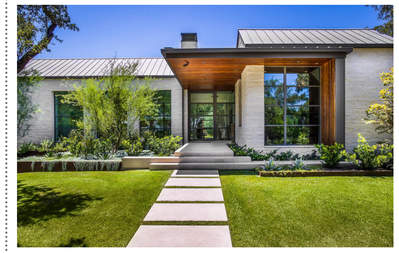
Plant materials that are native or well adapted to local growing conditions are encouraged. Exotic plant materials, such as palms and tropicals, shall not be used. Avoid highly manicured landscapes such as clipped hedges and topiary. Use native grasses and wildflowers as a predominant component of the landscape design.

1. Planting plans must be submitted to the Design Review Committee for review and approval.
2. Planting designs shall integrate buildings and other structures with the environment, create outdoor spaces, and control views and sound.

3. Compose planting designs that group together plant materials having similar water needs. For the majority of the landscaped area, select plant materials requiring little supplemental irrigation once established.

4. All homes shall have a front entry planting consisting of shrubs, perennials and groundcover emphasizing the entry to the house. These entry treatments should be designed with architectural detailing and views from the street and adjacent properties considered.

5. Surface found, weathered boulders and slabs may be used in the landscape if appropriate to the particular site and design. They shall be sunk into the grade, utilize a variety of sizes, and be massed in groupings of two or more to appear as natural rock outcroppings.



6. Steel edging shall be used at all lawn edges and edges of mulched areas where containment does not already exist. Steel edging shall create a clean separation between areas and shall have smooth, even lines.

7. All lawn areas shall be sodded.

8. Gravel mulch will be considered if it is appropriate to the design character and the nature of the Hill Country.

9. Plant materials within the Minimal Grading and No Disturbance Areas that have the potential to grow above 3-feet in height and obstruct oblique views shall be maintained at or below 3-feet.

10. Refer to Appendix III for appropriate plant material.

H. Irrigation Design

1. All landscaped areas within Buildable and Minimal Grading Areas of the Lot Wmust receive 100% coverage.

2. Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements.

3. The No Disturbance Areas of the Lot must receive general irrigation over the area as much as possible without damaging existing trees and shrub massed by the installation of the system. Separate individual zone strategy does not apply for this area.

4. The irrigation system must be designed and installed to preclude overspray or runoff onto adjacent streets and Lots, walls, walks, driveways, and buildings.

5. Irrigation systems must be designed in accordance with any applicable regulations, including those of the City of Horseshoe Bay. It is the Owner's responsibility to acquire, understand, and adhere to any such regulations.

RESIDENCE WITH SITE SENSITIVITY TO THE TOPOGRAPHY & VEGETATION

DESIGN GUIDELINES FOR LOTS
ARCHITECTURAL DESIGN GUIDELINES

RESIDENCE STEP WITH EXISTING GRADE AND ROOF DECK

BACK TERRACE ON SLOPE WITH SITE VIEWS

NORDIC MODERN

A blend of agrarian and modern styles born out of Scandinavia, Denmark, and Norway. Characterized by clean lines, simple forms, and massing somewhat utilitarian in nature. More natural materials such vertical and horizontal siding. Natural to bold color pallet. The use of stone or masonry is minimized and usually reserved for chimneys. Metal as a siding material is allowed upon approval.

Shown on a Ranch site.

HILL COUNTRY MODERN

Mix of traditional ranch and barn styles with a modern aesthetic. More rustic in nature with neutral to warm color pallets. Materials include stucco, rustic or smooth limestone and natural tone "wood" siding. Rustic wood and metal elements are key details for this style.

Shown on an Uphill site.

TRANSITIONAL

A blend of traditional and modern styles. A well balanced blend of styles, with traditional forms and massing. Light to neutral color pallets, with materials such as white stucco, painted brick, or smooth limestone. Neutral to bold color pallet.

Shown on a Downhill site.

MODERN FARMHOUSE

A modern interpretation of a traditional aesthetic. Borrows traditional elements from barns and Farmhouses with simple massing, clean lines, simple cladding such as horizontal siding, and board and batten siding. Masonry material such as brick is a key secondary material along with stone and stucco. More neutral color palette.

MID CENTURY CONTEMPORARY

Mix of traditional ranch and barn styles with a modern aesthetic. More rustic in nature with neutral to warm color pallets. Materials include stucco, rustic or smooth limestone and natural tone "wood" siding. Rustic wood and metal elements are key details for this style.

RUSTIC MODERN

Mix of traditional ranch and midcentury design with a rustic or industrial aesthetic. Use of heavy timber, metal structure and open glass are keys to defining this style. Materials include smooth cut stone, rammed earth, and concrete along with cladding material such as wood and metal siding. Wood to metal connection details are encouraged.

DESIGN GUIDELINES FOR LOTS

NORDIC MODERN - RANCH FLOOR PLAN - STYLE BOARD



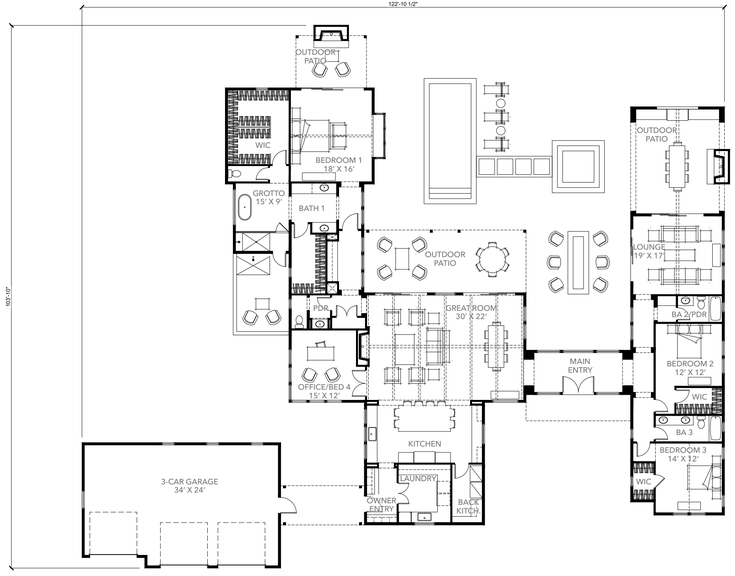






DESIGN GUIDELINES FOR LOTS

NORDIC MODERN - RANCH FLOOR PLAN - 3,668 SQ. FT.
BUILDING MASSING DESIGN



DESIGN GUIDELINES FOR LOTS

NORDIC MODERN - RANCH FLOOR PLAN - ELEVATIONS

FRONT

LEFT

Material

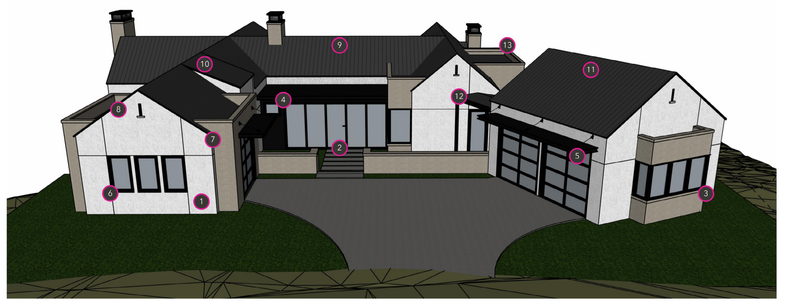
1. Wood Cladding
2. Clean Limestone
3. Black Hardie Board
4. Steel
5. Standing Seam

BACK

RIGHT

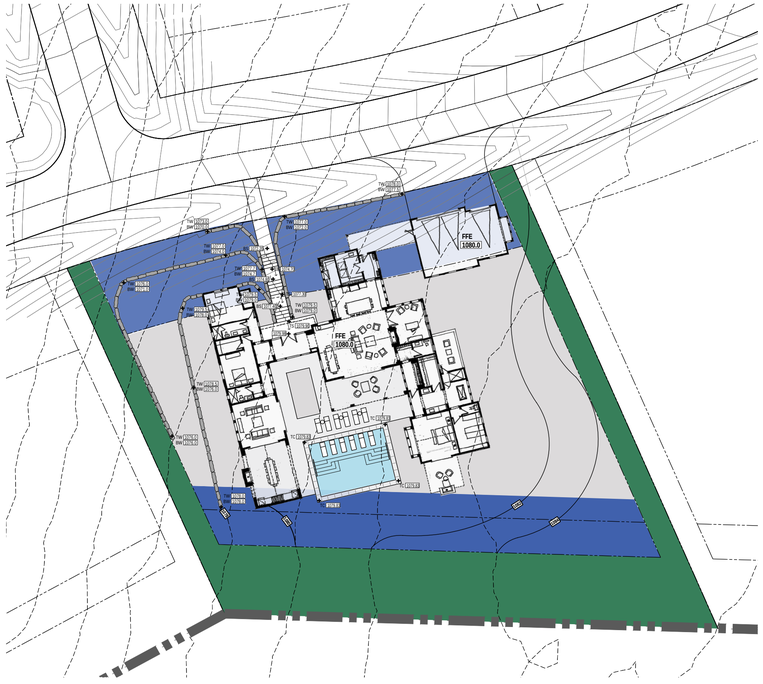
DESIGN GUIDELINES FOR LOTS

NORDIC MODERN - RANCH BUILDING MASSING DESIGN



Key design features include:

- Single material to be 70% dominant. (1)
- Small entry porch (2)
- Bold trim (3)
- Wood or metal brackets (4)
- Wood or metal Awnings/canopies (5)
- Large windows with minimal or no divided lights (6)
- Shallow to Moderate overhangs. 0 - 6" (7)
- Rakes 0"- 6" (8)
- Metal roof (9)
- Moderate to steep roof slopes for primary roof forms. Min 8:12 (10)
- Steep Roof slopes for secondary roof forms. Min 10:12 (11)
- Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12 (12)
- Flat roofs are encouraged but to be used sparingly. (13)



Map Legend

Building Mass Area

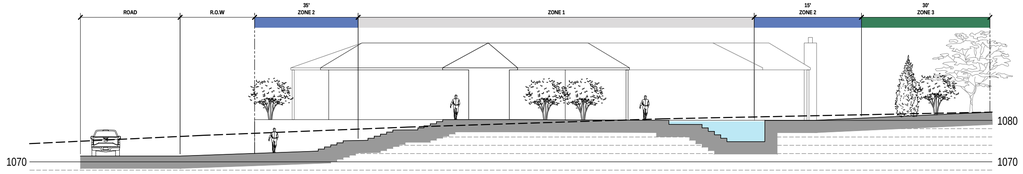
Buildable Area

Minimal Grading Area

No Disturbance Area

LOT 49

Lot 49 was chosen as a representative minimally sloping style Lot with small slopes towards or away from the Atten Hill street. The residence was located on this lot to balance the amount of soil removed during excavation with the amount of soil needed to raise and level the rest of the buildable area. The home was also located to provide an acceptably sloping entry driveway from the street to the garage. The single-story residence was chosen for this lot to minimize view obstructions to the golf course or surrounding natural features from neighboring Lots. The hillside was cut back to provide a central courtyard area for outdoor recreational activities or a swimming pool. All drainage from the property is directed around the residence and spread across the Lot, then returned to the natural drainage patterns before leaving the development.



LEGEND

Building Mass Area

ZONE 1: Buildable

ZONE 2: Minimal Grading & Clearing

ZONE 3: No Disturbance

0 4 8 16

SCALE 1/8" = 1'-0"

03-25-2024

DESIGN GUIDELINES FOR LOTS

NORDIC MODERN - RANCH FLOOR PLAN - ENTRY

DESIGN GUIDELINES FOR LOTS

NORDIC MODERN - RANCH FLOOR PLAN - REAR

DESIGN GUIDELINES FOR LOTS

HILL COUNTRY MODERN - UP HILL FLOOR PLAN - STYLE BOARD



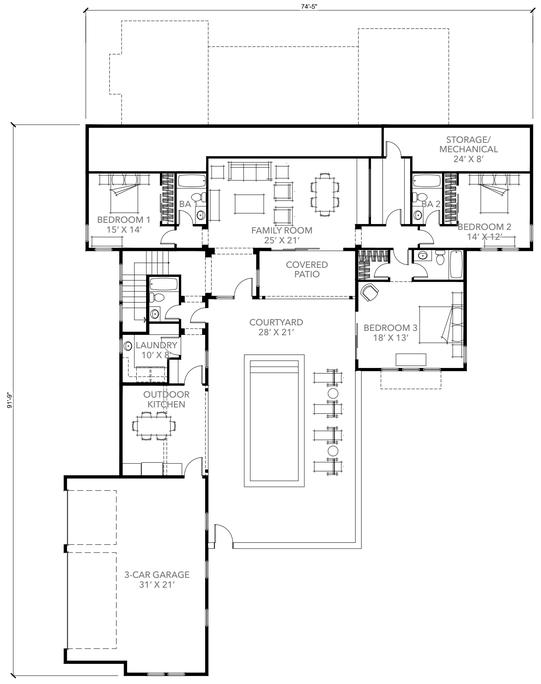






DESIGN GUIDELINES FOR LOTS

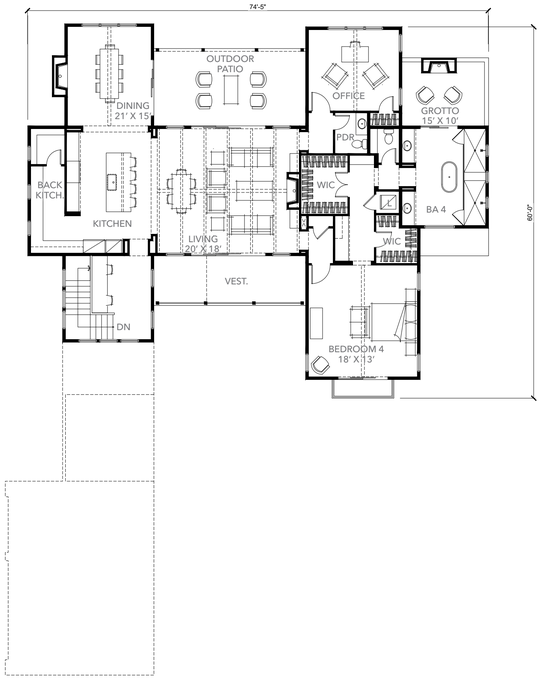
HILL COUNTRY MODERN - UP HILL FLOOR PLAN - 4,334 SQ. FT.



LOWER FLOOR PLAN
CONDITIONED
1,754 SQ FT

DESIGN GUIDELINES FOR LOTS

HILL COUNTRY MODERN - UP HILL FLOOR PLAN - 4,334 SQ. FT.



UPPER FLOOR PLAN

CONDITIONED

2,589 SQ FT

DESIGN GUIDELINES FOR LOTS

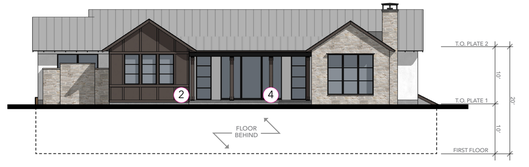
HILL COUNTRY MODERN - UP HILL FLOOR PLAN - ELEVATIONS

FRONT

LEFT

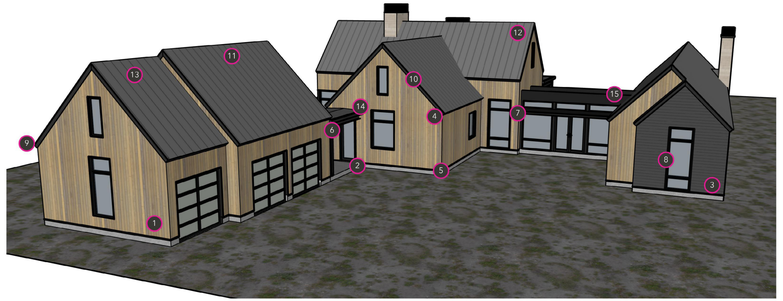
Material

1. Coarse Limestone
2. Hardie Board
3. White Stucco
4. Wood
5. Steel
6. Standing Seam



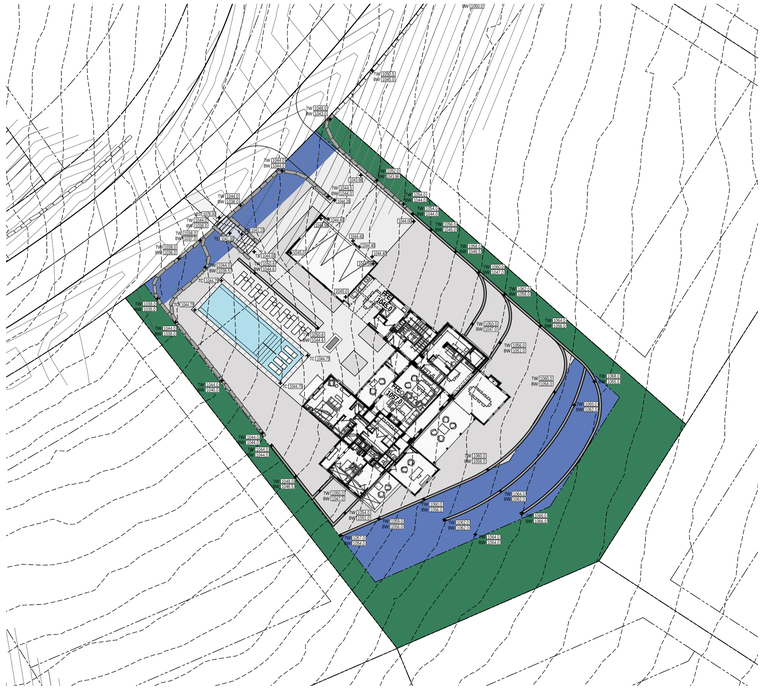
BACK

RIGHT



Key design features include:

1. Single material to be 80% dominant
2. Small entry porch
3. Monolithic color blocking
4. Smaller trim profiles
5. Natural wood siding encouraged
6. Wood or metal brackets
7. Wood or metal Awnings/canopies
8. Large windows with no divided lights
9. Shallow overhangs. Max 6"
10. Rakes 0"-6"
11. Metal roof
12. Moderate to steep roof slopes for primary roof forms. Min 10:12
13. Steep Roof slopes form secondary roof forms. Min 12:12
14. Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12
15. Flat roofs are encouraged but to be used sparingly.



Map Legend

Building Mass Area

Buildable Area

Minimal Grading Area

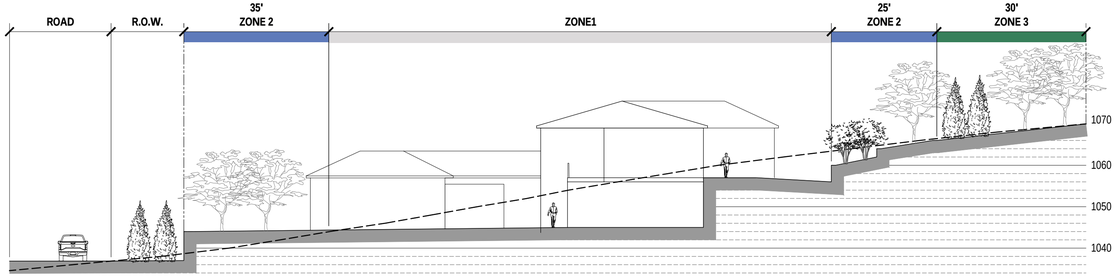
No Disturbance Area

LOT 26

Lot 26 was chosen as a representative uphill-style Lot sloping up upward from the access road. The residence was located to provide a reasonable driveway slope while minimizing the excavation needed to build a residence into the hillside. The residence itself is used to hold existing grades and create a courtyard space for outdoor recreational activities or a swimming pool. Low retaining walls are added to the front of the Lot inside the property lines forming terrace levels and leveling the courtyard area. The views from neighboring Lots are maximized by building the residence into the existing hillside and keeping roof lines and peaks as low as possible to prevent obstructing views from neighboring Lots within reason. All drainage from the property is directed around the residence and to the Atten Hill street roadside ditch.

DESIGN GUIDELINES FOR LOTS

HILL COUNTRY MODERN - UP HILL FLOOR PLAN - LOT 26 SECTION



LEGEND

Building Mass Area

ZONE 1: Buildable

ZONE 2: Minimal Grading & Clearing

ZONE 3: No Disturbance

0 4 8 16

SCALE 1/8" = 1'-0"

03-25-2024

DESIGN GUIDELINES FOR LOTS

HILL COUNTRY MODERN - UP HILL FLOOR PLAN - ENTRY

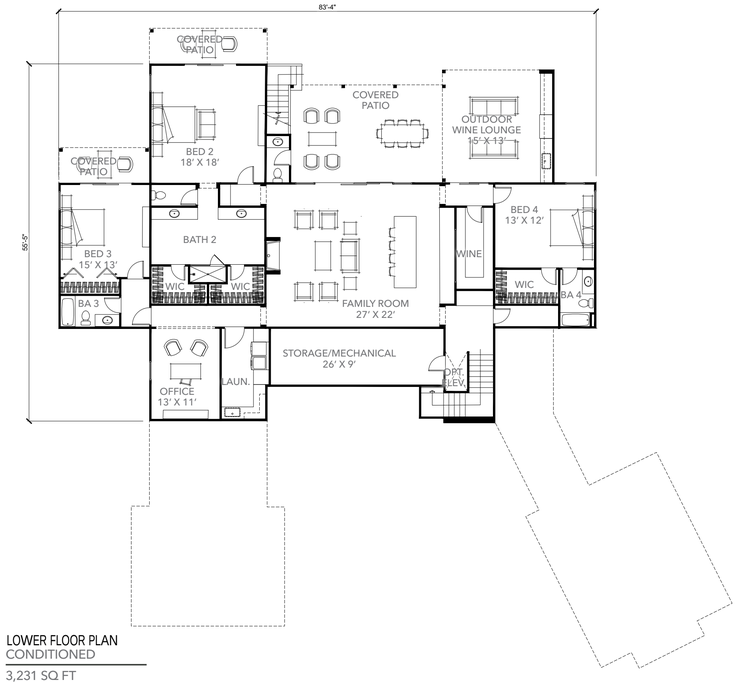
DESIGN GUIDELINES FOR LOTS

TRANSITIONAL - DOWNHILL FLOOR PLAN - STYLE BOARD



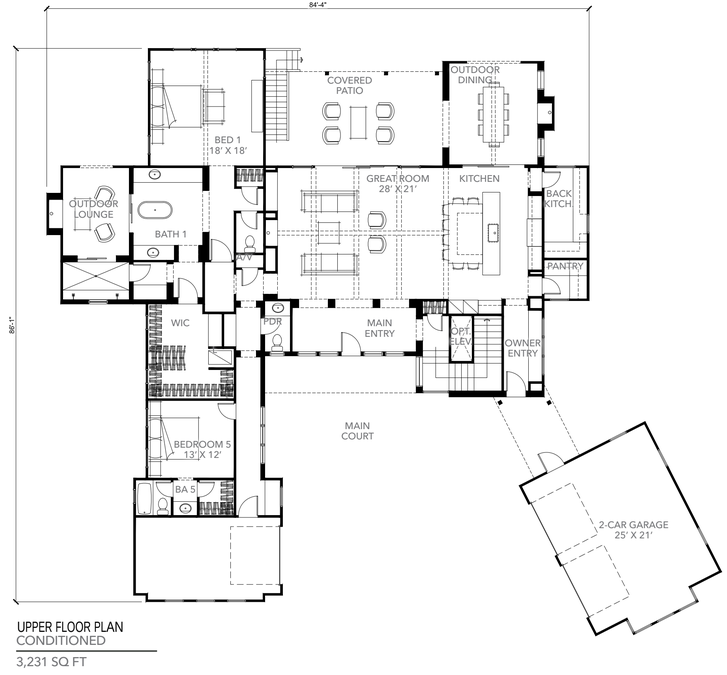




LOWER FLOOR PLAN
CONDITIONED
3,231 SQ FT

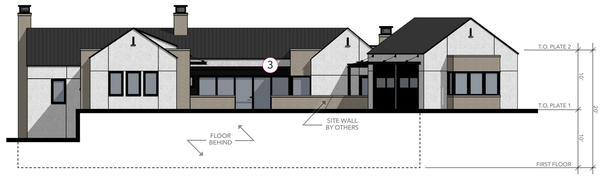
DESIGN GUIDELINES FOR LOTS
TRANSITIONAL - DOWNHILL FLOOR PLAN - 5,774 SQ. FT.



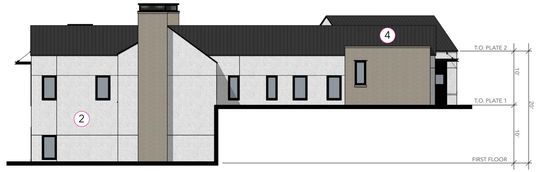
UPPER FLOOR PLAN
CONDITIONED
3,231 SQ FT

DESIGN GUIDELINES FOR LOTS

TRANSITIONAL - DOWNHILL FLOOR PLAN - ELEVATIONS



FRONT



LEFT

Material

1. Tan Brick
2. White Stucco
3. Steel
4. Standing Seam

BACK

RIGHT

Key design features include:

1. Single material to be 70% dominant
2. Entry porch
3. Dark trim
4. Natural wood siding encouraged
5. Wood or metal brackets
6. Wood or metal Awnings/canopies
7. Large rectangular windows with minimal to no divided lights
8. Moderate overhangs. Min 12-18"
9. Rakes 6"-12"
10. Exposed rafter tails encouraged but not mandatory.
11. Metal roof
12. Moderate roof slopes for primary roof forms. Min 5 - 8:12
13. Moderate roof slopes form secondary roof forms. Min 5 - 8:12
14. Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12-max 4:12
15. Flat roofs are encouraged but to be used sparingly.

Map Legend

Building Mass Area

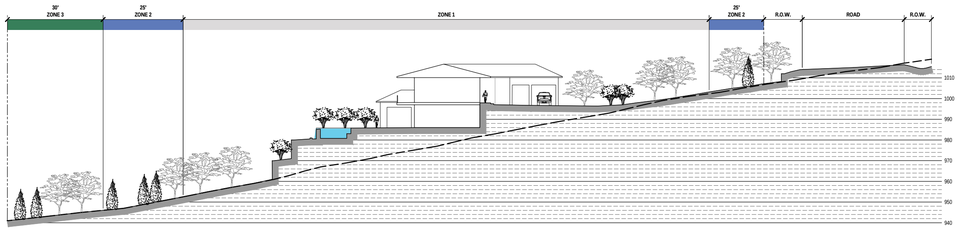
Buildable Area

Minimal Grading Area

No Disturbance Area

LOT 6

Lot 6 was chosen as a representative downhill-style Lot sloping down away from the Atten Hill street. The residence was sited midway down the slope placing roof lines and peaks below the sight lines of the street and the uphill lots across the street. Due to the slope and the shallow bedrock of Atten Hill, fill was added from the existing grade providing a 10% slope to the driveway and a comfortable motor court for accessing the residence and receiving guests. The rest of the useable Lot grading was broken up into terraces to minimize the change to natural grade while providing useable areas for outdoor recreation such as pool or lawn space for the enjoyment of homeowner. This also maximizes the views of the golf course at the base of the sloping property while concealing the residence from the view of neighboring Lots. All drainage from the property is directed around the residence, then spread across the Lot and returned to the natural drainage patterns before leaving the Lot.



LEGEND

Building Mass Area

ZONE 1: Buildable

ZONE 2: Minimal Grading & Clearing

ZONE 3: No Disturbance

0 8 16 32

SCALE 1/16"= 1'-0"

03-25-2024

DESIGN GUIDELINES FOR LOTS

TRANSITIONAL - DOWNHILL FLOOR PLAN - ENTRY

DESIGN GUIDELINES FOR LOTS

TRANSITIONAL - DOWNHILL FLOOR PLAN - REAR

DESIGN GUIDELINES FOR LOTS

MODERN FARMHOUSE - STYLE BOARD









DESIGN GUIDELINES FOR LOTS

MODERN FARMHOUSE - STYLE BOARD

Key design features include:

1. Single material to be 70% dominant.
2. Small entry porch
3. Bold trim
4. Wood or metal brackets
5. Wood or metal Awnings/canopies
6. Large windows with minimal or no divided lights
7. Shallow to Moderate overhangs. 0 - 6"
8. Rakes 0"- 6"
9. Metal roof
10. Moderate to steep roof slopes for primary roof forms. Min 8:12
11. Steep Roof slopes for secondary roof forms. Min 10:12
12. Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12
13. Flat roofs are encouraged but to be used sparingly.









DESIGN GUIDELINES FOR LOTS

MID CENTURY CONTEMPORARY - STYLE BOARD

Key design features include:

1. Single material to be 75% dominant.
2. Entry porch
3. Gable Roof forms with gable end glass
4. Wood Out lookers
5. Wood or metal Awnings/canopies
6. Large rectangular windows with minimal to no divided lights
7. Casement windows encouraged
8. Moderate to deep overhangs. Min 18"-30"
9. Exposed rafter tails encouraged but not mandatory.
10. Metal roof
11. Low to Moderate roof slopes for primary roof forms. Min 3:12 -Max 6:12
12. Moderate Roof slopes form secondary roof forms. Min 3:12 -Max 6:12
13. Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12-max 4:12
14. Flat roofs are encouraged but not the dominant roof form

DESIGN GUIDELINES FOR LOTS

RUSTIC MODERN - STYLE BOARD









DESIGN GUIDELINES FOR LOTS

RUSTIC MODERN - STYLE BOARD

Key design features include:

1. Single material to be 75% dominant.
2. Asymmetrical Roof forms a mixture of flat, shed and wedge.
3. Natural wood siding encouraged.
4. Wood to metal connections
5. Wood or metal Awnings/canopies
6. Large windows with minimal to no divided lights
7. Casement windows encouraged
8. Moderate to deep overhangs. Min 18"-36"
9. Rakes 12"-24"
10. Exposed eaves highly encouraged.
11. Metal roof
12. Low to Moderate roof slopes for primary roof forms. Min 2:12 -Max 8:12
13. Moderate Roof slopes form secondary roof forms. Min 3:12 -Max 8:12
14. Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12-max 4:12
15. Flat roofs are encouraged but to be used sparingly.

ARCHITECTURE STYLE SUMMARY

NORDIC MODERN

A blend of agrarian and modern styles born out of Scandinavia, Denmark and Norway. Characterized by clean lines, simple forms and massing somewhat utilitarian in nature. More natural materials such vertical and horizontal siding. Natural to bold color pallet. The use of stone or masonry is minimized and usually reserved for chimneys. Metal as a siding material is allowed upon approval.

Key design features include:

- Single material to be 80% dominant.
- Small entry porch
- Monolithic color blocking.
- Smaller trim profiles.
- Natural wood siding encouraged.
- Wood or metal brackets
- Wood or metal Awnings/canopies
- Large windows with no divided lights
- Shallow overhangs. Max 6”
- Rakes 0”-6”
- Metal roof
- Moderate to steep roof slopes for primary roof forms. Min 10:12
- Steep Roof slopes form secondary roof forms. Min 12:12
- Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12
- Flat roofs are encouraged but to be used sparingly.

HILL COUNTRY MODERN

Mix of traditional ranch and barn styles with a modern aesthetic. More rustic in nature with neutral to warm color pallets. Materials include stucco, rustic or smooth limestone and natural tone “wood” siding. Rustic wood and metal elements are key details for this style.

Key design features include:

- Single material to be 70% dominant.
- Entry porch
- Dark trim
- Natural wood siding encouraged.
- Wood or metal brackets
- Wood or metal Awnings/canopies
- Large rectangular windows with minimal to no divided lights
- Moderate overhangs. Min 12-18”
- Rakes 6”-12”
- Exposed rafter tails encouraged but not mandatory.
- Metal roof
- Moderate roof slopes for primary roof forms. Min 5:12 -Max 8:12
- Moderate Roof slopes form secondary roof forms. Min 5:12 -Max 8:12
- Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12-max 4:12
- Flat roofs are encouraged but to be used sparingly.

TRANSITIONAL

A blend of traditional and modern styles. A well balanced blend of styles, with traditional forms and massing. Light to neutral color pallets, with materials such as white stucco, painted brick or smooth limestone. Neutral to bold color pallet.

Key design features include:

- Single material to be 70% dominant.
- Small entry porch
- Bold trim
- Wood or metal brackets
- Wood or metal Awnings/canopies
- Large windows with minimal or no divided lights
- Shallow to Moderate overhangs. 0 - 6”
- Rakes 0”-6”
- Metal roof
- Moderate to steep roof slopes for primary roof forms. Min 8:12
- Steep Roof slopes for secondary roof forms. Min 10:12
- Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12
- Flat roofs are encouraged but to be used sparingly.

ARCHITECTURE STYLE SUMMARY

MODERN FARMHOUSE

A modern interpretation of a traditional aesthetic. Borrows traditional elements from barns and Farmhouses with simple massing, clean lines, simple cladding such as horizontal siding, and board and batten siding. Masonry material such as brick is a key secondary material along with stone and stucco. More neutral color palette.

Key design features include:

- Single material to be 70% dominant.
- Front porches
- Wood or metal brackets
- Wood or metal Awnings/canopies
- Large windows with Minimal divided lights.
- Moderate to deep overhangs. Min 12”
- Rakes Min 6”
- Metal roof
- Moderate to steep roof slopes for primary roof forms. Min 6:12
- Steep Roof slopes form secondary roof forms. Min 8:12
- Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12
- Flat roofs are discouraged but not prohibited. To be used sparingly.

MID CENTURY CONTEMPORARY

Inspired by Mid-century Modern architecture of the 1950’s. Known for clean lines, minimal decoration, floor to ceiling glass, and indoor/outdoor relationship. Materials include stucco, masonry elements such as brick or cut stone, along with horizonal, vertical and board and batten siding. Color palettes range from more warn earth tones to more bold modern interpretation. Gable roof forms and asymmetry are key elevational characteristics of this style.

Key design features include:

- Single material to be 75% dominant.
- Entry porch
- Gable Roof forms with gable end glass
- Wood Out lookers
- Wood or metal Awnings/canopies
- Large rectangular windows with minimal to no divided lights
- Casement windows encouraged
- Moderate to deep overhangs. Min 18”-30”
- Rakes 12”-18”
- Exposed rafter tails encouraged but not mandatory.
- Metal roof
- Low to Moderate roof slopes for primary roof forms. Min 3:12 -Max 6:12
- Moderate Roof slopes form secondary roof forms. Min 3:12 -Max 6:12
- Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12-max 4:12
- Flat roofs are encouraged but not the dominant roof form.

RUSTIC MODERN

Mix of traditional ranch and midcentury design with a rustic or industrial aesthetic. Use of heavy timber, metal structure and open glass are keys to defining this style. Materials include smooth cut stone, rammed earth, and concrete along with cladding material such as wood and metal siding. Wood to metal connection details are encouraged.

Key design features include:

- Single material to be 75% dominant.
- Asymmetrical Roof forms a mixture of flat, shed and wedge.
- Natural wood siding encouraged.
- Wood to metal connections
- Wood or metal Awnings/canopies
- Large windows with minimal to no divided lights
- Casement windows encouraged
- Moderate to deep overhangs. Min 18”-36”
- Rakes 12”-24”
- Exposed eaves highly encouraged.
- Metal roof
- Low to Moderate roof slopes for primary roof forms. Min 2:12 -Max 8:12
- Moderate Roof slopes form secondary roof forms. Min 3:12 -Max 8:12
- Lower slopes for tertiary roof forms such as porches and awnings. Min 2:12-max 4:12
- Flat roofs are encouraged but to be used sparingly.

APPENDIX I: CONSTRUCTION ACTIVITY GUIDELINES

Appendix I – Construction Activity

Construction activities must be performed in such a manner as to minimize any impacts on adjacent Lots, common space, and the adjacent streets and infrastructure systems. During the construction process, keep the building site a its surroundings as visually attractive as possible.

No construction activities, including the removal of any vegetation, trees, clearing, grading, or excavation may commence without written approval of the Design Review Committee. Provide a detailed plan indicating the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, firefighting equipment, utility trenching, limits of Excavation and erosion control.

1. Comply with all construction requirements set forth by the local jurisdictions and any other governmental agency having jurisdiction over the work including SWPPP requirement.

2. Construction access is limited to the permanent culvert drive to the Lot. Reference C.

3. Maintain streets in a clean condition. Do not permit the tracking of dirt and mud onto surrounding streets and sites. Clean streets at the end of each workday, or more frequently if required.

4. Employ dust control measures, such as site watering, in order to minimize the amount of dust generated during excavation and grading operations. The seeding of a cover crop of low maintenance grasses is encouraged as a way to minimize dust.

5. Builders will make every effort to keep noise to a minimum. Radios will not be allowed in order to minimize disturbance to neighbors, golf, and wildlife. No fire arms are allowed in Atten Hill. No alcohol or illegal drugs are allowed on Summit Rock property at any time. Offensive, loud or unmannerly behavior exhibited by the Builder, its employees, or subcontractors are not allowed and will not be tolerated. Builder shall be responsible for the behavior of his employees and subcontractors. Loud music is not permitted.

APPENDIX II: MAINTENANCE GUIDELINES

Appendix II – Site Maintenance Guidelines

Developed Lots

1. Maintain the entire Lot in a clean, safe, orderly, and attractive condition at all times. Comply with all government zoning, health, safety, fire, and maintenance requirements.

2. Required maintenance includes repairing any damage to structures or landscape elements; exterior buildings maintenance; and painting and cleaning.

3. Driveways and motor courts must be kept in good repair. All pavement repairs must be carried out with paving materials matching or exceeding the quality and durability of the original construction.

4. Clean building mounted and site lighting fixtures and lamps, inspect wires and connections, and check and replace lamps.

5. Keep all landscape features, trees, lawns, ground covers and shrubs in a healthy, well maintained condition. Maintain irrigation systems in optimal condition, including adjustment and replacement of nozzles and heads, performance testing of rain sensors, freeze sensors, backflow prevention devices and controllers. Repair leaks in irrigation lines immediately. Promptly repair any damage caused by i irrigation leaks.

6. Stacked stone retaining walls will need to be cleaned on a regular basis to prevent the build-up of dirt and maintain its beauty. Dust and debris will collect on the surface and make it appear dingy. Rinsing the stacked stone with a water hose regularly will keep the surface free of dirt. Heavily soiled stacked stone retaining walls should never be sprayed directly with a pressure washer and never from a distance closer than 5 feet away. Spraying the stones up close with high pressure will corrode them.

7. Maintain the roadside drainage ditches in their original condition during the term of Lot Ownership.

Appendix II – Site Maintenance Guidelines (Continued)

Undeveloped Lots

1. Keep undeveloped Lots free from rubbish and weeds. Mow Lots at regular intervals in order to keep grass and other vegetation from growing taller than 12 to 24 inches in height.

2. Control the direction and intensity of the flow of storm water, in order to minimize runoff onto streets and adjacent Lots, and to minimize erosion. Keep the soil of undeveloped sites covered with grasses and other plant materials.

3. Native and well adapted grasses and wildflowers may be used on undeveloped parcels in order to create an attractive appearance without the need of a permanent irrigation system and weekly landscape maintenance.

Appendix III – Plant Materials

Lot owners are encouraged to include a wide variety of plants of each plant type in their landscape rather than a select few.

Canopy Trees

1.	Mexican Sycamore	Plantanus Mexicana
2.	Thornless Mesquite	Prosopis chilensis
3.	Canby Oak	Quercus canbyi
4.	Escarpment Live Oak	Quercus fusiformis
5.	Lacey Oak	Quercus lacey
6.	Mexican White Oak	Quercus Mexicana
7.	Texas Red Oak	Quercus Texana

Ornamental Trees

1.	Mexican Redbud	Cercis canadensis var mexicana
2.	Texas Redbud	Cercis canadensis var. texensis
3.	Desert Willow	Chilopsis linearis
4.	Texas Persimmon	Diosyros texana
5.	Possumhaw Holly	Illex decidua
6.	Flameleaf Sumac	Rhus lanceolata
7.	Evergreen Sumac	Rhus virens
8.	Eve's Necklace	Styphnolobium affine
9.	Mexican Buckeye	Ungnadia speciosa
10.	Vitex or Chaste Tree	Vitex agnus-castus

Shrubs

1.	White Mistflower	Ageratina havanensis
2.	Agarita	Berberis trifoliotta
3.	Black Dalea	Dalea frutescens
4.	Apache Plume	Fallugia paradoxa
5.	Dwarf Buford Holly	Illex cornuta 'Burfordii'
6.	Nellie R. Stevens Holly	Illex x 'Nellie R. Stevens'
7.	Dwarf Yaupon Holly	Illex vomitoria 'Nana'
8.	Texas Sage	Leucophyllum frutescens
9.	Barbados Cherry	Malpigha glabra
10.	Turk's Cap	Malvaviscus arboreus var. drummondii
11.	Belinda's Dream Rose	Rosa 'Belinda's Dream'
12.	Cecile Brunner Rose	Rosa 'Cecile Brunner'
13.	Nearly Wild Rose	Rosa 'Nearly Wild'
14.	Old Blush Rose	Rosa 'Old Blush'
15.	Fragrant Sumac	Rhus aomatica
16.	Coralberry	Symphoricarpos orbiculatus

Appendix III – Plant Materials (Cont.)

Perennials

1.	Flame Acanthus	Anisacanhus quadrifidus var. wrightii
2.	Butterfly Weed	Asclepias Asperula
3.	Bulbine	Bulbine frutescens
4.	Square Bud Primrose	Calylophus bertandieri
5.	Damtanita	Chrysactina Mexicana
6.	Gregg Mistflower	Conocliinium greggii
7.	Lance Leaf Coreopsis	Coreopsis lanceolota
8.	Cuphea varieties	Cuphea sp.
9.	Bi-color Iris	Dietes bicolor
10.	Purple Coneflower	Echinacea purpurea
11.	Engleman Daisy	Engelmannia peristenia
12.	Firebush	Hamelia patens
13.	Red Leaf Yucca 'Brightligts'	Hesperaloe parviflora 'Perpa'
14.	Soft Rush	Juncus effusus
15.	Lantana varieties	Lantana sp.
16.	Gayfeather	Liatris spicata
17.	Blackfoot Daisy	Melampodium leucanthum
18.	Rock Rose	Pavonia lasiopetala
19.	Black-eyed Susan	Rudbeckia hirta
20.	Sage varieties	Salvia greggii sp.
21.	Indigo Spires	Salvia 'Indigo Spires'
22.	Fall Aster	Symphyotrichum oblongifolium
23.	Esperanza	Tecoma stans
24.	Twisted-leaf Yucca	Yucca rupicola

APPENDIX III: PLANT MATERIAL GUIDELINES

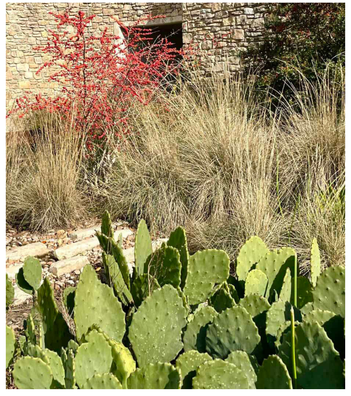
Appendix III – Plant Materials (Cont.)

Groundcovers

1.	New Gold Lantan	Lantana camara x 'New Gold'
2.	Katie Dwarf Ruellia	Ruellia brittoniana 'Katie'
3.	Prairie Verbena	Verbena bipannatifida

Grasses

1.	Big Bluestem	Andropogon gerardii
2.	Side Oats Grama	Bouteloua curtipendula
3.	Blue Grama	Bouteloua gracilis
4.	Inland Sea Oats	Chasmanthium latifolium
5.	Big Muhly	Muhlenbergia lindheimeri
6.	Gulf Muhly	Muhlenbergia capillaris
7.	Deer Grass	Muhlenbergia rigens
8.	Swichgrass	Panicum vigatum
9.	Little Bluestem	Schizachyrium scoparium
10.	Indiangrass	Sorghastrum nutans



Lawn Grasses

1.	Buffalo Grass	Buchloe dactyloides '609' & 'Prairie'
2.	Bermudagrass	Cynodon dactylon 'Tifturf' & '419'
3.	Zoysia Grass	Zoysia japonica 'Palisdes' & 'Zeon'