RP-2019-342818
08/06/2019 ER $148.00

CERTIFICATION
MORGAN'S LANDING COMMUNITY ASSOCIATION, INC.

BUILDER GUIDELINES

I, the undersigned, pursuant to Texas Property Code §202.006 do hereby certify:

That I am the Secretary of the Morgan's Landing Community Association, Inc., (hereinafter the "Association") a Texas nonprofit corporation;

That the attached document is a document that applies to the operation and utilization of Morgan's Landing located in Harris County, Texas;

That the property affected by the attached document is the property restricted by that certain Declaration of Covenants, Conditions and Restrictions for Morgan's Landing recorded under Clerk's File No. RP-2019-327798 in the Official Public Records of Real Property of Harris County, Texas, and any other property which has been, or may be, annexed thereto and made subject to the authority of the Association;

That the document which affects the use and operation of the above-referenced property is attached hereto as Exhibit "A"; and

That the document attached hereto as Exhibit "A" was adopted by at least a majority of the members of the Board of Directors of the Association.

SIGNED this the 6th day of August, 2019.

MORGAN'S LANDING COMMUNITY ASSOCIATION, INC.

By: _____
Vanessa Rodriguez, Secretary

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME the undersigned authority, on this day personally appeared Vanessa Rodriguez, Secretary of Morgan's Landing Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 6th day of August, 2019.

_____
Notary Public – State of Texas

LISA TURNER
Notary Public, State of Texas
Comm. Expires 03-12-2021
Notary ID 129342371

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EXHIBIT "A"

Morgan's Landing Builder Guidelines

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MORGAN'S LANDING

Builder Guidelines

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July 25, 2019

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1.0 INTRODUCTION

Morgan's Landing is being developed as a master planned community. Some of the possible features included are a playground, recreation center, greenbelt trails, landscape reserves, a hierarchy of internal public street rights of way, and standard single family detached residences on varied lot sizes.

The master plan illustrates land uses for the intended development. Little, if any, deviation from the general plan is expected. The developer reserves the right to make alterations to the general plan as development progresses.

This document is presented as a minimum set of development guidelines and standards for the Morgan's Landing community. The intended use is to provide a framework to illustrate and define design objectives for a unified, harmonious setting for the diverse enterprises and styles inherent in a multi-use land development.

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These guidelines are supplemental to the Restrictive Covenants and are to be used in architectural review of builder, developer or owner plans. Non-compliance with these guidelines is grounds for disapproval of plans. These guidelines are also for use as standards for future compliances to maintain the integrity of the community, as well as the preservation and enhancement of property values.

Location, size, style, color and types of signs, buildings, walls, sidewalks, vegetation, ornaments, grading, parking and other design elements are described in the following pages. Illustrative examples and descriptions are meant to insure an orderly and well-maintained sense of place and community.

An Architectural Control Committee (ARC) shall be formed by the developers, Beazer Homes and Taylor Morrison of Texas, Inc., who shall appoint a representative(s) to this committee. Any construction/improvements require prior ARC approval. The ARC may grant exceptions to these guidelines at their sole discretion.

These guidelines are created to enhance the investment in property and to provide an attractive environment for people living, working and involved in recreational pursuits in the Morgan's Landing community.

The following Glossary is provided to insure a common understanding of important terms used in this document.

Improvement
Is the placement, construction, alteration or repair of any structure including, but not limited to adding or removing square footage to or from a structure, painting or repainting a structure, or in any way altering the construction, size, shape or physical appearance of the interior or exterior of a structure. Improvements may be either permanent or temporary.

Developer
Beazer Homes Texas, L.P., Taylor Morrison of Texas, Inc., and its successor or assigns

Applicant
Any Builder or other entity who or which has made or intends to make a submittal to the ARC

Morgan's Landing Architectural Review Committee (ARC)
A special committee established by the Developer to review and approve all proposals made for improvements within Morgan's Landing.

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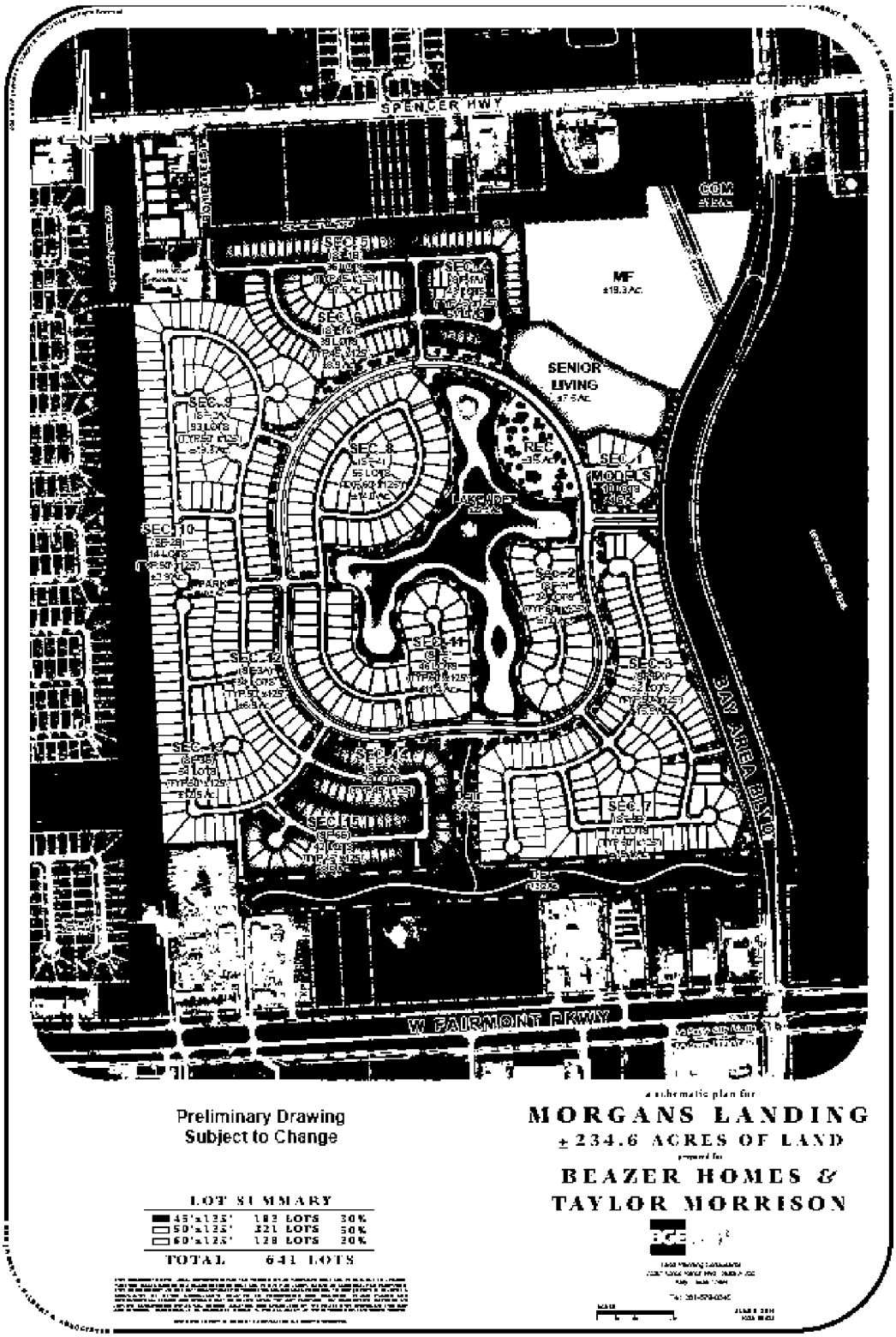
2.0 GENERAL LAND USE PLAN



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3.0 SITE LAYOUT

3.1 General

The builder/owner is to develop and maintain individual lots in a manner prescribed by the Declaration of Covenants, Conditions and Restrictions, and by these builder guidelines and standards. Compliance with building setback lines, lot layouts, driveways, sidewalks, garages, etc. is required of the builder/owner. Connections to utilities are the responsibility of the builder/owner.

The builder/owner shall comply with any and all ordinances that may be in effect from the ETJ of the City of La Porte, The City of La Porte, Harris County and / or any other governmental agency (i.e., MUD, EPA) having applicable jurisdiction.

3.2 Building Setbacks

Building setbacks from front property lines are twenty-five feet (25') for standard lots and twenty feet (20') for cul-de-sac and thumbnail lots, unless otherwise shown in these guidelines or by county and city code. The minimum side yard setbacks on interior lots is five feet (5'), or by the city and county code, for single family detached lots. The rear building setback lines are per the plat and required easements.

Corner lot building setback lines are fifteen feet (15') from the side street property line if the lot backs up to an abutting side yard or ten feet (10') if the corner lot backs up to an abutting back yard or by city and county code. Detached garages shall be set back no closer than seven feet (7') or the width of the utility easement, whichever is greater, from the rear property line and no closer than three feet (3') from the side property line.

Prior to the placement of any forms, builder should review the recorded final plat for the specific lot and verify all jurisdictional setback requirements.

All greenbelt lots will be required to have attached garages. No detached garages will be permitted on greenbelt lots.

3.3 Typical Interior Lots/ Site Layout

Standard single family interior lots (45' to 60') typically have a twenty-five foot (25') front building setback, and five (5') feet side lot setbacks. Where the garage projects beyond the living area, a porch extending a minimum of twenty-four inches (24") beyond the garage is preferred, but not required.

Detached rear garages have a three foot (3') side setback and seven foot (7') rear setback. Perimeter lots may have a greater setback. If the rear utility easement is greater than seven feet (7') the minimum rear setback line is equal to the utility easement. Encroachment with residential structures and garages is prohibited in utility easements.

Enclosed parking for a minimum of two cars, vans or pickup trucks is required for every lot.

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3.4 Homeowner Lots/Site Layout

Lots adjacent to the Greenbelt are to be developed to derive full potential of open space and views.

In order to establish the character of the neighborhood and preserve the integrity of the open space amenities, certain restrictions must apply.

For all greenbelt lots, detached garages are not permitted. However, when the side of a lot is exposed to the greenbelt or a park, and the rear of the lot is not, a detached garage may be allowed provided that the garage is on the side of the lot opposite the amenity.

3.5 Typical Corner Lot

Lots siding on standard interior street corners have a fifteen foot (15') building line on the side facing the corner, a twenty foot (20') front building line (unless otherwise noted), or by the city and county code, and a five (5') building line on the interior lot side. If the lot backs up to an abutting back yard, the side lot setback adjacent to the abutting side street shall be ten feet (10'). The minimum rear setback line for detached garages is seven feet (7'). If the rear utility easement is greater than 8', the minimum rear setback line is equal to the utility easement.

The builder is responsible for installing sidewalks in the street right-of-way, along the frontage of both streets and the street crossing walk extended to the back of the curb.

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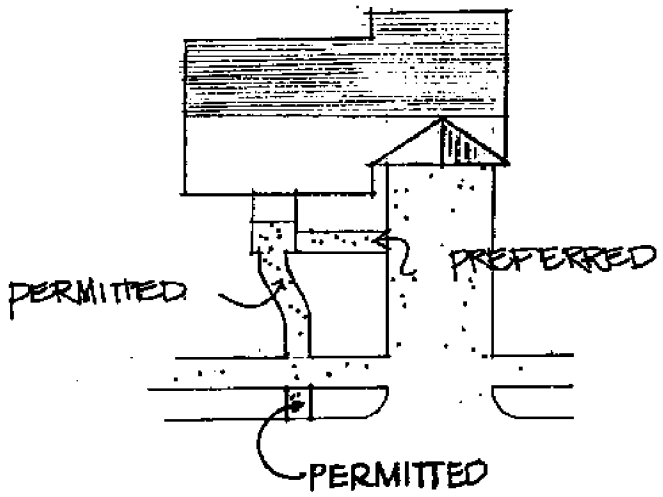
3.6 Walkways

Walkways should be a complementary component of the site architecture and should not compete visually with the house and/or landscape.

- A walkway four feet (4') in width shall be provided from the front door of the residence to the street curb or the driveway. In addition, a broad landing, not to exceed the width of the porch, may be allowed at the front door and an eight foot (8') landing at street.
- In those instances where a walkway closely parallels the front elevation of a house, a planting area (a minimum two feet (2') in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with an appropriate ground cover and/or perennials and dwarf grasses.
- Steps at elevation change are required on walkway slopes exceeding four percent (4%).
- Fountains and statuary within the walk and front yard and meandering walkways require ARC approval.



3.7 Driveway Cuts

Builder is required to build the driveway into the street right-of-way. Concrete driveways are to be a minimum of 4" thick over a sand base and constructed to city and county code requirements. Expansion joints between the curb and driveway are required. Where barrier curbs exist, saw cut into existing street 18".

The use of stamped and colored concrete, interlocking payers, and brick pavers and brick borders are encouraged. Color, pattern and design will require the approval of the ARC prior to construction.

Construction of all driveways is to meet or exceed city and county standards.

3.8 Driveways

Driveways must cross the building setback area in a straight line and perpendicular to the street right-of-way. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape and pedestrian environment.

Turnaround or circular drives are not allowed. No turnaround or circular driveways will be permitted on corner lots. Turnaround or circular drives are not allowed on adjacent lots.

Driveways and garages must be placed near the property line farthest from the entry street when a lot sides onto a neighborhood entry street or collector/ loop street.

Driveways serving residences with attached rear-loaded garages and/or detached garages shall be no less than ten feet (10') in width at the curb cut and no greater than twenty feet (20') at the garages. The driveway may be increased in width to thirty feet (30') at the garage for three-car garages.

Driveways serving attached two car garages facing the street shall be fourteen feet (14') to eighteen feet (18') in width at the curb cut and no greater than twenty feet (20') at the garage.

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Driveways should not be constructed over inlets or manholes. In instances where this may be unavoidable, compliance with City or County Regulations that may require inlet adjustment and/or upgrade may be necessary.

The builder/owner shall comply with any and all ordinances/regulation that may be in effect from the City of La Porte, Harris County and / or any other governmental agency (i.e., MUD, EPA) having applicable jurisdiction.

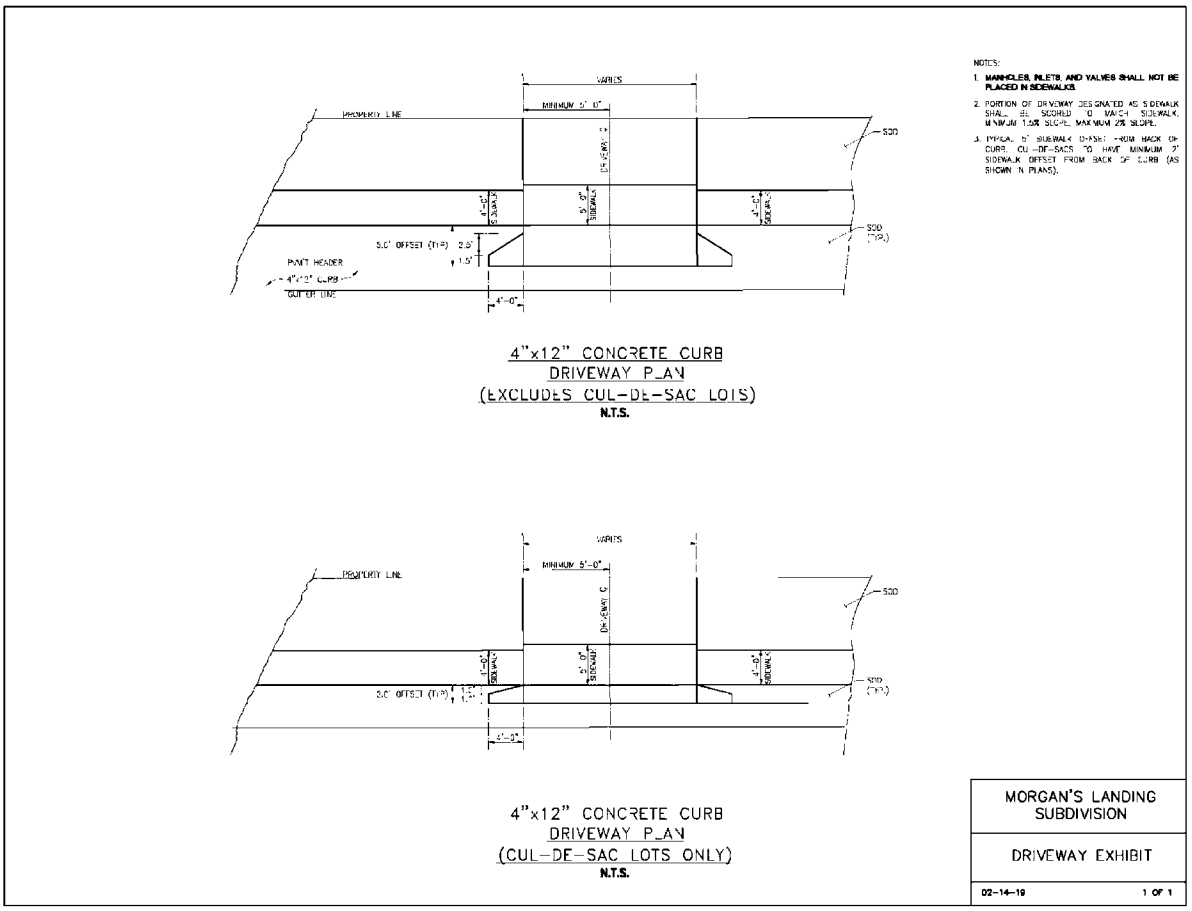

Figure 1 - Driveway & Sidewalk Exhibit

3.9 Garage Placement, Interior Lot

The placement and design of garages and driveways has the greatest effect on the overall street scene. To the extent possible, garages are to be de-emphasized, highlighting instead the landscaping and the pedestrian environment.

Front loaded attached recessed garages diminish the effect of the garage on the street scene.

Carports are not permitted unless approved by the ARC. Porte-cochere is permitted with ARC approval.

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3.10 Garage Placement, Corner Lot

Garages must be set back 20' (twenty feet) from the street R.O.W.

Detached garages on the interior lot side of corner lots are acceptable.

Detached garages on the corner side with driveways extending from the front street are not permitted. This requires a large amount of concrete presents a vast amount of paved area within public view and may create conflicts with traffic turning from side streets.

3.11 Fences, General

General: Fences are only to be constructed of wood, iron or masonry, and material is dependent on location within the community. All bents are to be a maximum of eight feet (8') wide. If there is only one "finished" side, it must be the public side. The fence is to be installed using quality materials and standard construction techniques. Diagonal and horizontal fencing is strictly prohibited. No chain link is permitted. Corner lot fences and fences between lots, paralleling the fronting street, must be type B, installed with the finished side out and be capped. To insure compatibility of fence design throughout the community, all wood fences visible from the public Street that depart from the provided illustration, must be approved by the ARC.

Setbacks: A minimum fence setback of five feet (5') from the front elevation of the house is required, but in no instance shall mechanical equipment such as air conditioner units and heat pumps be allowed to be seen from the street or public view. For side yards of corner lots facing the street, a minimum setback of five feet (5') from the property line to the fence is required so that a planting strip may be installed between the sidewalk and the fence. This helps relieve the visual monotony of lengthy expanses of fences. All trees and shrubbery adjacent to the sidewalk must be maintained. Trees close to the sidewalks must be limbed up to a height of seven feet (7') in order to allow for unobstructed pedestrian movement.

Corner Lot Fencing: On all fences facing the side street of corner lots, the fence must be a 6' (six foot) capped rail wood fence (Type B) with the good side towards the street. A gate is not allowed on this side. A gate is not permitted on the front facing fence adjacent to the side street. On a side entry detached garage on corner lots, a 5' (five foot) capped rail wood fence (Type B) is required along the breezeway with the good side facing the Street. A five foot height wood gate is permitted along the breezeway fence

All Other Breezeway Fencing: On all lots with detached garages, a breezeway fence is required between the detached garage and the home. This fence must be a minimum of 4' (four feet) in height and a maximum of 6' (six feet) and may be constructed of wood, wrought iron or brick. If constructed of wood, the good side of the fence must face to the outside and the gate must be of the same material. If constructed of brick, the brick color must be the same as the home and the gate must be made of wrought iron.

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FENCE TYPES	
A	6' Standard Wood Fence (Good Neighbor)
B	6' Upgraded Wood Fence with Cap Rail and 1' foot board
C	6' Double Sided Wood Fence
D	4' Steel or Wrought Iron Fence
E	6' Capped Rail Wood Fence w/ matching gate or 6' Brick w/ wrought iron gate
F	4' - 6' wood (good side out) w/ matching gate or 4' - 6' brick w/ wrought iron gate
G	6' Masonry Fence

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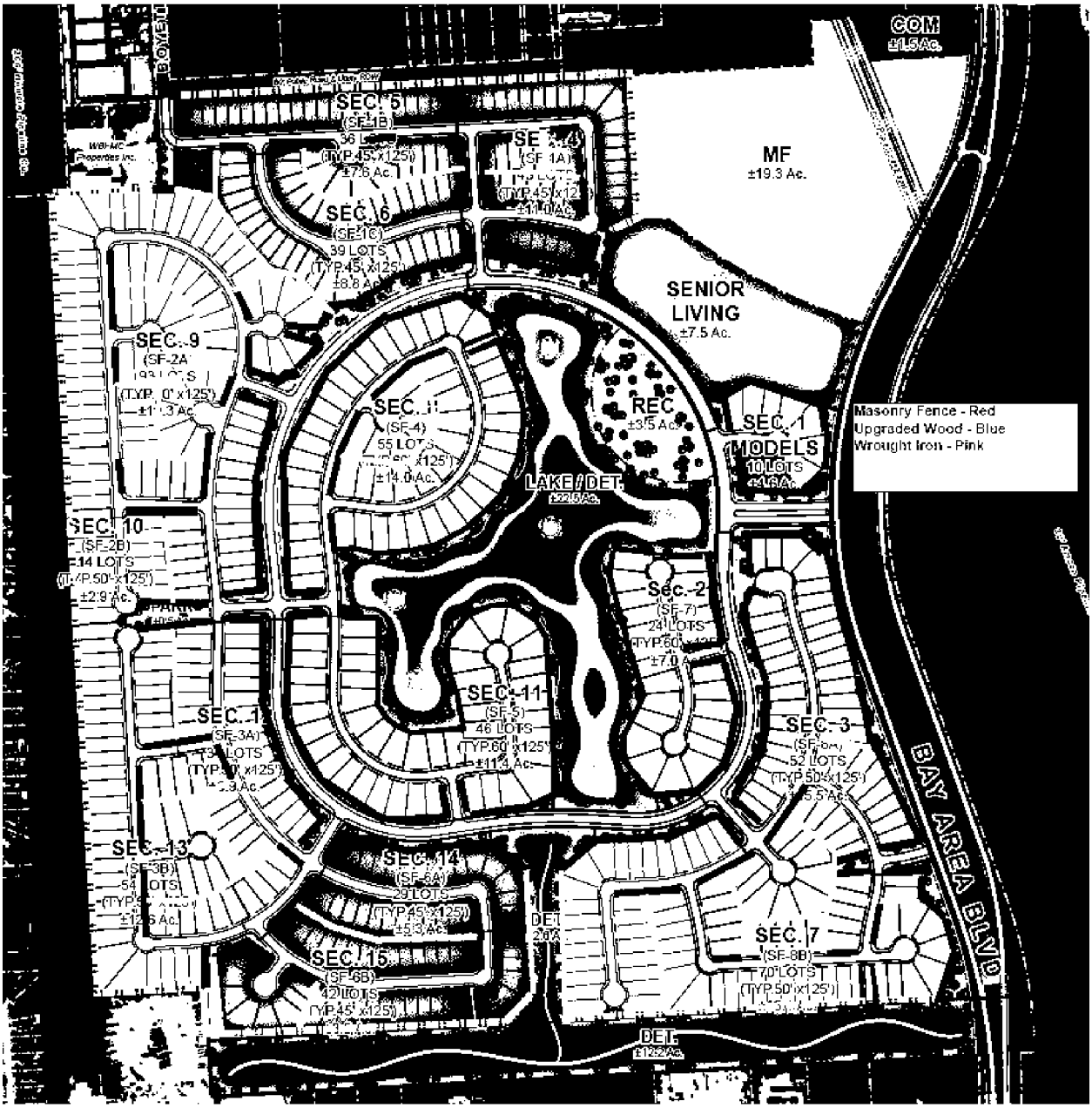
An overview of fence requirements is shown in the following exhibit.



3.12 Fences on Greenbelt, Lakes, Bay LandingCircle, Bay Area Boulevard, Morgan's Landing Boulevard, and Faltisek Port Road

Lots abutting Reserves, Greenbelts, or Merrill's Circle shall have a 6-foot high, capped fence, type B, constructed in strict accordance with the builder guideline specifications, along the rear and /or side (specifically for the "public" side) property line. Lots abutting Bay Area Boulevard, Morgan's Landing Blvd, and Faltisek Port Road, shall have a 6-foot high masonry fence, constructed in strict accordance

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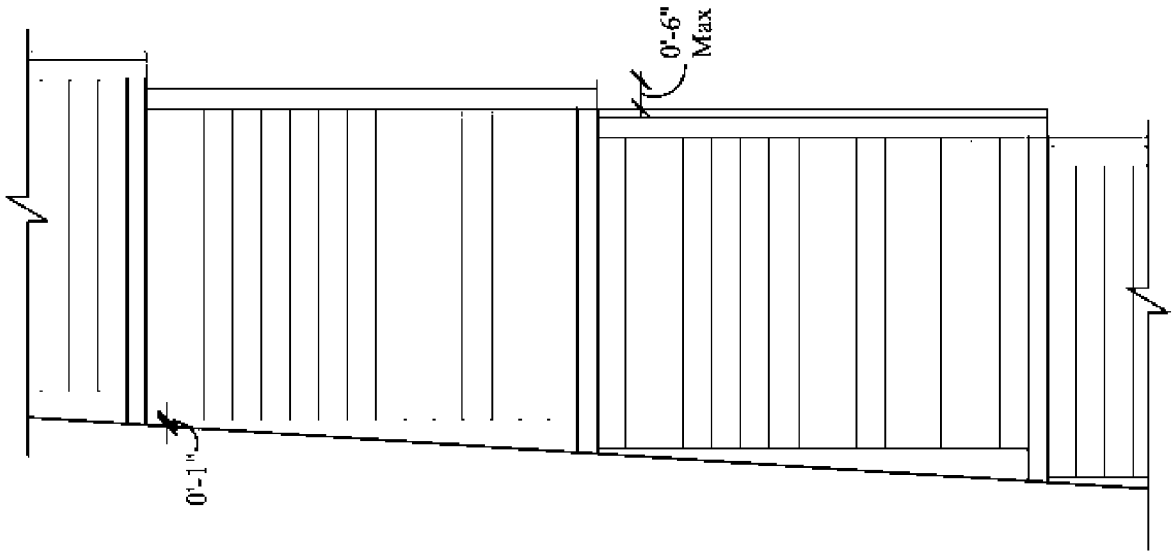
with the builder guideline specifications, along the rear and /or side (specifically for the "public" side) property line. Lots with rear fence along the lake line shall have a 4-foot high metal fence, type D, constructed in strict accordance with the builder guideline specifications, along the rear and/or side property line.

3.13 Fences on Slopes

The preferred approach to transition grade changes with fencing is to stair-step the fence down the slope and level with the horizon. Painting, sealing or staining of wood fences is prohibited.

Each fence panel must not be "stepped" or staggered greater than six inches (6") above or below the adjacent fence panel. For steeper slopes, smaller fence panels will be required.

Fences may not parallel down the slope.



3.14 Wood Fence

All wood fences are to be constructed with #2 cedar 1x6 pickets, #2 treated southern yellow pine posts and rails. Sealing or Staining of wood fences is limited to natural cedar or clear stain. The Sherwin Williams SW Chestnum ST-110 stain color, or approved equal, is allowed as a stain with ACC approval. .

Wood fences on rear lot lines and side lot lines perpendicular to the fronting street shall be installed according to the chart of fence types. Alternating eight foot panels of solid pickets and exposed rail are intended to provide a uniform attractive fence to each abutting property.

The "finished" side of the fence must always be the side facing the street.

One single sided 42" wide hinged gate shall be installed in the most appropriate side yard.

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3.15 Steel or Wrought Iron Fence

Steel fences shall be Ameristar Montage **ATF Welded Ornamental Steel Majestic 3R EXT 4T** 8'W, or APPROVED EQUAL, installed in accordance with manufacturers specifications for fence series. Panels bolted instead of welded to posts are required, for ease of maintenance. Steel or wrought iron should be primed and painted semi-gloss black.

Set steel posts in concrete footing.

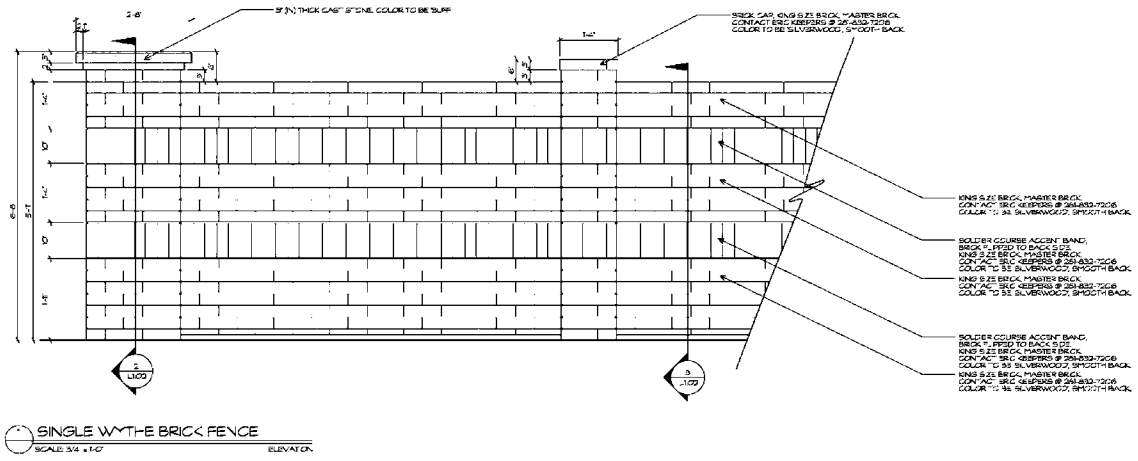
Steel fencing can be attached to masonry wall or brick columns. It is not to be attached to any wood fencing. In this situation, the steel fence is to be terminated with a 3" square post adjacent to the wood post.

The wrought iron fence shall then continue on each side lot property line to extend from the corner of the rear property line towards the front property line for a minimum of sixteen feet (16') then continue to the front property line with the standard 6-foot height good neighbor wood fence.

No materials (i.e., screening, wire mesh) shall be attached to steel or wrought iron fences.

3.16 Masonry Fence

All masonry fences will be constructed of single wythe brick wall, final colors to be determined and installed by land development.



SINGLE WYTHE BRICK FENCE

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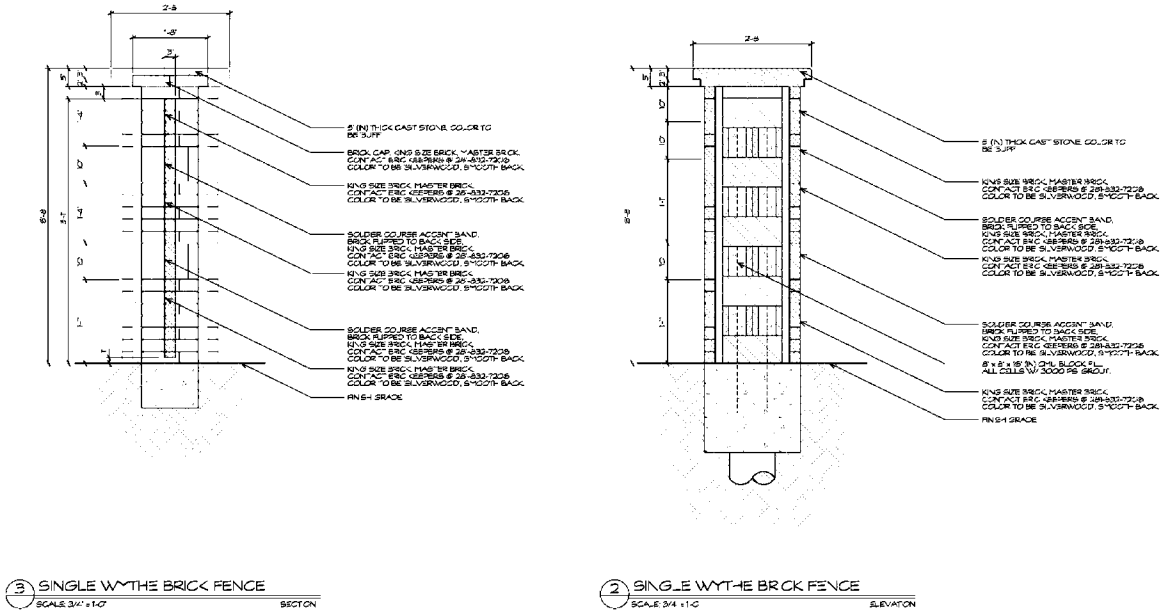

3 SINGLE WYTHE BRICK FENCE
SCALE 3/4" = 1'-0" SECTION

2 SINGLE WYTHE BRICK FENCE
SCALE: 3/4 = 1'-0 ELEVATION

4.0 ARCHITECTURE

4.1 General

The following guidelines are not intended to limit creativity of the builders in their design or construction.

The intent of this section is to establish basic design criteria for the construction of residences and other structures within Morgan's Landing. Emphasis is on quality materials, design and construction in order to promote well-crafted residences within the various communities. The house footprint and the roof form should work together to provide variety and interest when viewed from the street and across the greenbelt. 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.

The Morgan's Landing residential cells are designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of a neighborhood. Developing a "street scene" requires builders to coordinate their architectural designs, as well as landscaping styles, in a manner that displays street and neighborhood individuality while maintaining a certain level of continuity throughout the development. The purpose of this section is to identify those elements that will influence the overall neighborhood appearance and street character.

The builder/owner shall be responsible for individual site development and maintenance including the area within the public street right-of-way (between the back of the street curb and property lines). The builder/owners of corner lots shall be responsible for the right-of-way for both streets.

Each builder/owner shall be responsible for silt fencing, lot mowing, construction fencing and for providing adequate trash collection containers on the lots owned by builder.

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Each builder/owner shall also be responsible for street cleaning and trash pickup on the lots owned by each builder and areas where homes are being constructed.

4.2 Square Footage Requirements

All dwellings must contain a certain amount of square foot of living area (not including porches, garages or non-airconditioned areas) in accordance with the following square foot bands:

Lot Size	Min	Max
45's	**no min**	2700
50's	1600	3400
60's	2200	**no max**

The above square footage bands apply to all lots in Morgan's Landing.

4.3 Massing and Plan Criteria

Varied arrangements on the site result in more interesting street scenes. More pleasing arrangements are achieved with a variety of articulated plans which break the rectangular box into interesting three-dimensional shapes with courtyard-like spaces in and around each house. Where "swing-in" attached front loaded garages occur, the street scene is made more attractive with the combination of right and left hand units.

To the greatest extent possible based on set back and plan dimensions, all homes should be centered on the lot.

Unless otherwise approved, no building or residential structure may exceed 35' in height.

The Morgan's Landing ARC may disapprove the construction or design of a home on purely aesthetic grounds. Any prior decisions of the Morgan's Landing ARC regarding matters of design or aesthetics shall not be deemed to have set a precedent if the ARC feels that the repetition of such actions would have any adverse effect on the community.

Imaginative plan geometry, as well as complimentary roof forms are desired and increase the sense of individuality while creating an interesting streetscape.

4.4 Exterior Elevations

The same criteria for breaking of the "shoebox" shape of a plan applies to the elevations.

All single-story houses should include some variation of the ridge line.

Unless site conditions dictate otherwise, when a one story residence occurs next to a two-story residence, the single story elements should be adjacent to each other.

Priority should be given to those sides of the house which are visible from streets and walkways. The

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most articulated elevations should be those which are in public view. However, it should be assumed that the houses will be seen from all angles and that there will be a continuity of materials and details on all elevations.

4.5 Elevation Repetition

Location of floor plans and front elevations should be carefully reviewed to avoid excessive repetition in the street scene. The intent is to avoid the negative "lookalike" effect of frequent repetitions, but still allow sufficient latitude in satisfying market demand.

45' Lot Width

Same Elevation, Same Street (either side)
Must have at least two other homes between the next repeated floor plan with a same front elevation. Brick & Paint color must also be different.

Different Elevation, Same Street (either side)
Must have at least one other home between the next repeated floor plan with a different front elevation. Brick & Paint color must also be different.

50' and 60' Lot Width and Greater Lot Width

Same Elevation, Same Street (either side)
Must have at least three other homes between the next repeated floor plan with a same front elevation. Brick & Paint color must also be different.

Different Elevation, Same Street (either side)
Must have at least two other homes between the next repeated floor plan with a different front elevation. Brick & Paint color must also be different.

The ARC reserves the right to reject an elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene. Additionally, identical uses in brick color, trim color and siding color is generally prohibited on homes which are adjacent to one another.

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4.6 Exterior Materials

Materials should be used with restraint in regard to both color and diversity of material types. The intent is to create a continuity of materials throughout the neighborhood. The number of primary materials on the exterior will be limited to three (3), not including roof shingles and wood trim and must be approved by the ARC. The following materials are acceptable:

BRICK - Earth tone colors. Bricks shall meet standard specifications established by The Brick Institute of America. The use of painted brick is allowed.

STONE - Natural or synthetic stone in earth tones.

MORTAR JOINTS - All mortar joints shall be tooled; "Slump" joints will not be allowed. Mortar color shall be selected to compliment stone or brick color.

WOOD SIDING (non-man-made) - Stained in earth tone colors if cedar; painted in neutral colors

if pine or smooth cedar. Horizontal application only.

HARDBOARD SIDING - Not permitted.

FIBER CEMENT BOARD SIDING – Use Hardiplank or equal.

ALUMINUM / VINYL SIDING - Not permitted.

STUCCO - The use of authentic stucco is permitted.

ALUMINUM OR VINYL WINDOWS - Bronze, tan, or white finish is allowed.

PLYWOOD SIDING- Prohibited.

Samples of all finished materials and colors must be submitted by the builders to the ARC for approval. Soft subdued earth tone paint colors should be used. Bold, primary or unusual colors are prohibited. Each builder is required to submit a color palette to the ARC for approval.

No material change should ever occur on an outside corner. Where there is a transition on the upper levels of a home from masonry to another approved material on a side elevation, the masonry shall extend back at least two feet (2').

Gable ends of a uniform material tend to be more architectural than those which change at the eave line. High contrast trim or material variations should be avoided in favor of those which are chosen to blend all elements into a single idea.

The standards for exterior treatments vary with each lot width. Within Morgan's Landing, single family residences must be comprised of the following percentages of masonry and/or stucco 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.

Brick Requirements:

Lot Sizes 60' and greater:
The first floor must be fully bricked, stone, or stucco on the front side of home, and fully bricked up to the fence lines on both the right and left side of home on the first floor only. The back side of first floor is under no requirement for brick, stone or stucco.

Lot Sizes less than 60':
The first floor must be fully bricked, stone, or stucco on the front side of home, and fully bricked up to the fence lines on both the right and left side of home on the first floor only. The back side of first floor is under no requirement for brick, stone or stucco.

Lots abutting Bay Area Boulevard, Morgan's Landing Blvd, Bay LandingCircle visible from boulevards and thoroughfares and/or with rear or side lake views must have 100% of the first floor fully bricked, including stone or stucco.

Front porch elevations are allowed to have hardiplank inside the porch area as approved by plan.

ROOF MATERIALS

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The roofing in sections shall be of a limited number of colors in the dark range for continuity and individuality throughout the development. The roofing material desired will be a minimum 25-year warranty, such as Elk Prestique II, GS Firehalt or equal. The colors are limited to Charcoal and Weathered-wood. An equal substitute must be approved by the ARC.
The ARC will consider, on a case by case basis, the use of Tile Roofing on lots 60' and over.

4.7 Entrances, Windows, Roofs, Addresses, Security

Care should be given to the size, type and organization of all windows. They should never appear like surface "holes" cut into the side of the box. They should be architectural features and, wherever possible, grouped into recessed areas or bordered by projections which provide a shadow pattern.

Scattered windows tend to create awkward, face-like shapes and should be avoided.

Sunscreens will not be permitted. Window coverings facing a street must complement the color of the house.

Deeply recessed entrances provide both protection from the elements and a sense of individuality. When used with wall extensions, the whole entry can result in a courtyard effect which is very appropriate to the region. Individual entrance structures should be distinctive architectural features. They are best when there is a combination of overhanging roofs and some change in the plan configuration.

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Large front-facing gables should be avoided unless they are broken into small scale elements. Otherwise, open gables are better facing toward interior side yards.

Efforts should be made to reduce the emphasis on the garage. The unshielded exposure of garage doors is helped greatly by way of a low plate line over the door.

Changes in roof geometry are best when accompanied by offsets in plan.

Avoid flat roofs; a minimum slope on all roofs should be 6 in 12 pitch. Porches and overhangs may have a minimum slope of 6 in 12 pitch. A combination of roof pitches may be used if they are integrated to the design of the house.

Address signage shall be treated as an architectural feature to the front elevation of the house. All houses shall be identified with pre-cast concrete or stone plaques.

4.8 Chimneys

In order to use the chimney as a repetitive design element throughout the community, the chimney structure should be expressed on the exterior of each residence in one of the following manners:

Chimneys can be used to establish an ornamental or thematic direction. They may be built out of masonry, hardiplank or stucco. The minimum plan dimensions for an exposed mass is 24" x 24" and a larger form is preferred. The use of prefabricated fireplace units allows a wide design latitude for wood-clad or masonry chimneys. If placed on an exterior wall, a complementary material - masonry, for instance - will be used for visual mass.

In the event of gas fireplaces, direct vents in place of chimneys are allowed, provided the vents are located along the rear slope or rear half of the roof and painted to match the shingles.

The height of the chimney should be in proportion to the roof line and adhere to fire codes. Broad, massive chimneys will be encouraged and small, spindly shaped chimneys will not be approved. Chimneys which barely peak above or squat on the roof are not visually bold enough and, therefore, are unacceptable.
Exposed metal flues are not allowed. They may be used only when clad with material complementary to the house, such as masonry.

Fireplaces shall be made of the same material as the house where economically feasible.

4.9 Rooftop Elements

The roofs, as an expressive design element, should be kept as visually unobstructed as possible.

All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plate.

The location and design of all skylights and solar collectors shall be approved by the ARC.

Rooftop or window HVAC equipment is not permitted under any circumstances.

4.10 Garages

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The garage doors should not dominate the façade. When this occurs, the house generally adds little to the overall character of the street and the house entrance is visually overwhelmed.

Garage doors (often at least 16 feet wide) are like blank walls. They are devoid of architectural elements which give a building scale life and character such as windows, terraces, landscaping, etc.

The face of a porch qualifies as the major front elevation, if the porch is substantial enough to be the major focus of the façade.

Garages, at a minimum must be able to accommodate the storage of two (2) full size automobiles at the same time, and, at a maximum accommodate the storage of four (4) full size automobiles at the same time with a maximum three (3) single garage doors OR one (1) double garage door and one (1) single garage door. Attached front loaded three car garages are permitted if one bay is offset a minimum of 3ft. behind the two bay. An extension in the length of a garage which permits additional storage space is allowed.

Carports are prohibited without express approval of the ARC.

Roofs over garages should be as low as possible sloping toward the street. The highest roofs should not occur over the garage due to the added visual emphasis.

All garage doors should be of metal design and of a color which complements the adjacent wall. Treatment of detail on garage doors should be consistent with the overall character of the house.

No wood or particle board doors are permitted. All garage doors are to be paneled metal or fiberglass. Glass fenestration is permitted. No reflective film or foil is permitted on windows.

5.0 LANDSCAPE

5.1 General

The Builder is responsible for the landscaping the lot and 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 are discouraged in order to preserve adequate sight lines for motorists. Installation of all landscaping must occur prior to occupancy of the house. Installation of landscaping, including materials and workmanship, must comply with current industry standards.

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.

5.2 Streetscape

Through a comprehensive program of right-of-way landscaping, a sense of continuity can be fostered within Morgan's Landing. Landscape details can reinforce the desired community image in the neighborhood. Key intersections will be accented, view corridors should be enhanced, and selected areas should be screened to decrease their visual impact. The streetscape should identify milestones within Morgan's Landing through the placement and orientation of landscaping and signage and/or monuments.

The use of well-conceived landscaping along collector streets and thoroughfares has significant psychological benefits. Landscaping can reduce the negative impact of traffic noise and can improve the visual quality of the community. The perceived image of the community can be greatly enhanced through, screening and other improvements along the rights-of-way. In addition, landscaping can enhance the safety of roadways and pedestrian areas by guiding the circulation of cars and improving the safety of the people on foot or bicycle.

Entry points are intended to set the initial character of the development through the placement and selection of monuments, signage, textured pavements and landscaping. Alternating layers of plant heights and color should be utilized for visual interest and similar image to establish community.

5.3 Lighting

The builder/owner is to install and maintain lighting on individual lots in a manner to not cause distraction, nuisance or to be unsightly. Light sources must not "spill over" into neighboring yards. Light sources must be visible.

Exterior residential lighting can convey a warm, inviting atmosphere. Care is to be taken in placing fixtures, selection of fixtures and types of light source. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features is encouraged.

Lights should be directed to illuminate house number graphics. A sconce light is preferred. Ground lighting or decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence.

Free standing decorative fixtures, lampposts, are acceptable but must be approved by the ARC. No lampposts will be allowed near the sidewalk.

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Sodium vapor lights, except for subdivision street lights, are prohibited.

Mercury vapor security lights, when the fixture is visible from public view or from other lots, are prohibited. Mercury vapor lights, when used for special landscape lighting affect, (hung in trees as up and down lights) are permissible with ARC approval.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are not permissible.

Plastic lighting is not permitted.

Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable.

All wiring for exterior lighting should be underground. Pathway lighting and landscape lighting is encouraged. Such lighting must be inconspicuous.

5.4 Residential Landscaping

A single row of foundation planting in the front yard is not acceptable. Shrub planting shall consist of a minimum of 2 layers of shrubs planted at the foundation of the building. The number of plant species in the front yards should be kept to a minimum. A maximum of seven (7) different species of recommended shrub plantings may be utilized within a front yard.

Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Loose brick, plastic, concrete scallop and corrugated aluminum, wire wickets, vertical timbers, railroad ties, etc., are prohibited. Acceptable edging is Ryerson steel, stone, brick set in mortar, and landscape timbers (2 inches by 4 inches, 2 inches by 6 inches, 4 inches by 4 inches, and 4 inches by 6 inches) set vertically in grade. Horizontal landscape timbers may only be used in the event of retaining walls in place of grading.

Planting beds may be curvilinear or geometric with the shrubs massed in tiers, smaller shrubs, perennials, and ground cover in the front and larger shrubs in the rear of the bed. Groupings of shrubs of the same species provide a substantial look. Curvilinear beds should have smooth, flowing curves and/or true radii.

Mulch all planting beds is required. No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders 12" in diameter or greater are permitted in Earth tone colors only. Bright colors are not permitted.

5.5 Minimum Landscape Requirements Each Yard

Trees are to be a minimum 4" caliper measured 12" from the base of the tree.

FRONT YARD TREE REQUIREMENTS

For lots with widths greater than 50': Two Live Oaks – truck planted
For lots with widths 50' and less: One Live Oak – truck planted or container grown.

At least one shade tree, of the minimum required trees, must be planted within eight feet (8') of the

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sidewalk on all lots.

FRONT YARD SHRUB REQUIREMENTS

Lot Width	Shrubs Required	Type
45'	2	15 Gallon
45'	10	5 Gallon
45'	15	1 Gallon
50' and 60'	4	15 Gallon
50' and 60'	15	5 Gallon
50' and 60'	25	1 Gallon

CORNER LOT LANDSCAPING REQUIREMENTS

In order to reduce the impact of long expanses of fences along side street conditions, the following additional planting will be required along corner side lot fences.

For every Thirty Linear feet of fence either one (1) additional ornamental tree or shade tree or a group of five (5) - one (1) gallon shrubs.

5.6 Tree Protection

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The following procedures are recommended to insure the survival and good health of trees existing on site. The builder shall use the following guidelines to preserve trees on site:

Protection of trees on Construction Site:

A. Tree protection fencing should be placed around drip line of trees to prevent storing of machinery or equipment which can cause soil compaction and mechanical damage.

B. Excessive pedestrian traffic should not occur within drip line of trees.

C. Soil should not be excavated, spread, spoiled or otherwise disposed of within drip line of trees.

D. Trash fires shall not be permitted.

E. In close areas, where fencing to drip line is not possible, protect trunk by strapping (not nailing) a continuous shield of wood, 2" x 4" x 5', around the trunk and lay plywood on ground in drip line of tree to prevent compaction of soil by trucks or machinery, etc.

5.7 Plant Material: General

The following is a list of plant material considered to be appropriate for the Morgan's Landing. Other plant material may be used, but priority should be given to plants from this palette. The use of golden euonymus, because of growth characteristics and susceptibility to disease, is discouraged. Arborvitae,

Italian cypress, junipers (other than ground cover varieties) yucca, cactus and bamboo are not in character with the plant palette and are discouraged and may be cause for rejection of plans.

Palms: Mexican Fan Palms and Queen Palms are strictly prohibited.

5.8 Plant Material: Shade Trees and Flowering Trees

SHADE TREES

Carya illinoensis	Pecan
Liquidambar styraciflua	Sweet Gum
Pinus taeda	Loblolly Pine
Pistocia Texana	Texas Pistache
Quercus acutissima	Sawtooth Oak
Quercus borealis	Red Oak
Quercus macrocarpa	Burr Oak
Quercus nigra	Water Oak
Quercus virgmiania	Live Oak
Ulmus crassifolia	Cedar Elm
Ulmus parvifoha sempervirens	'Drake' Evergreen Chinese Elm
Platanus Mexicana	Mexican Sycamore

ORNAMENTAL TREES

Betula nigra	River Birch
Chionanthis Virginia	Chinese Fringe Tree
Crataegus	Majestic Indian Hawthorn
Ilex Opaca (and other tree form holly species)	American Holly
Ilex vomitoria	Yaupon
Keolreuteria paniculata	Golden Raintree
Lagerstroemia indica	Crape Myrtle
Ligustrurn Japonicum (tree form)	Waxleaf Privet
Magnolia - all species	Magnolia
Murraya Paniculator	Orange Jasmine (tree form)
Oxydendrum airboreum	Sourwood
Pyrus calleryana 'Evergreen'	Evergreen Pear
Pyrus calleryana Aristocrat'	'Aristocrat' Callery Pear
Cercis canadensis (all varieties)	Red Bud
Stewartia pseudocamellia	Japanese Stewartia
Styrax japonica	Japanese Snowbell
Styrax obassia	Fragrant Snowbell
Elaeocarpus Decipiens	Japanese Blueberry
Taxodium distichum	Bald Cypress

5.9 Plant Materials: Shrubs

Abelia grandiflora or dwarf variety	Abelia
Azalea species	Azalea
Aucuba japonica	Janapese Aucuba
Buxus species	Boxwood

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Callisternon eitrinus	Bottlebrush
Camellia sasanqua	Camellia
Chaenomellis speciosa	Flowing Quince
Chamaerops humilis	Mediterranean Fan Palm (specimen only)
Cleyera japonica	Japanese Cleyera
Cyas revoluta	Sago Palm (Specimen Planting)
Eleagnus macrophylla	Eleagnus
Eriobotrya japonica	Coppertone Loquat
Fatsia japonica	Aralia
Fiegoa sellowiana	Pineapple Guava
Gardenia jasminoides 'Radicans'	Dwarf Gardenia
Gardenia jasminoides 'Fortuniana'	Dwarf Gardenia
Ilex cornuta	Dwarf Chinese Holly
Ilex species	Holly
Ilex vomitoria	Dwarf Yaupon Holly
Hibiscus roso sinensis	Chinese Hibiscus
Juniper species	Juniper
Juniperus conferta varieties (Particularly 'Emerald Sea")	Shore Juniper
Lagerstromia indica/fauriei	Dwarf Crape Myrtle
Leuocophyllum frutescens	Texas Sage
Ligustrum japonicum	Lugustrium Wax
Mahonia aquifolium	Oregon Grape
Mahonia bealei	Leatherleaf Mahonia
Myrica ceriferon	Southern waxmyrtle
Nandina domestica 'Harbor Dwarf, Woods Dwarf, Purpurea, Fire Power'	Dwarf Nandina
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Pittosporum tobira variegata	Dwarf Pittosporum
Philodendron pertusum	Philodendron
Photinia fraseri	Photinia Redtip
Podocarpus macrophylla	Japanese Yew
Pyracantha coccinea	Dwarf Pyracantha
Rhaphiolepis indica 'Clara, Snow White'	Hawthorne Indian
Skimmia japonica	Skimmia (shade only)
Spiraea bumalda or similar dwarf variety	Spiraea
Viburnum japonica	Japanese Viburnum

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5.10 Plant Materials: Ground Covers, Vines and Ornamental Grasses

Adiantumn capillus - veneris	Southern Maidenhair Fern
Adiantum pedatum	Maidenhair Fern
Ajuga reptans	Carpet Bugle (shade only)
Ardesia japonica	Ardesia (shade only)
Aspidistra eliator	Aspidistra
Bryopteris erythrosporos	Shield Fern/Wood Fern
Carex morrowii	Japanese Sedge
Cyrtomium falcatum	Holly Fern
Festuca ovina	Fescue
Festuca cinerea	Blue Fescue
Ficus pumila	Creeping Fig
*Gelsemium sempervirens	Carolina or Yellow Jasmine
Hedera canariensis	Algerian Ivy
Hedera helix	English Ivy (shade only)
Iberis sempervirens	Evergreen Candytuft
Imperato cylindrica	Japanese Blood Grass
Juniperus horizontalis 'Wiltoni'	Blue Bug Juniper
Juniperus procuumbus 'Nana'	Dwarf Japanese Garden Juniper
Lantana ovatifolia	Dwarf Lantana
Lirope spicata	Creeping Lilyturf
Liriope muscari	Liriope
Lonicera caprifolium	Honeysuckle
Loniciera etrusca 'superba'	Honeysuckle
Lonicera periclyrmenum	Honeysuckle
Ophiopogon japonicus	Mondo Grass
Ophiopogon japonicus 'Compactus'	Lilyturf
Ophiopogon planiscarpus 'Kokurga'	Lilyturf
*Trachelospermum jasminoides	Confederate Jasmine
*Wisteria sinensis	Chinese Wisteria
Sasa pygmaea	Dwarf Bamboo
Sedum acre	Golden Carpet
Thelypteris hexagonoptera	Beech Fern

*Indicates vines

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5.11 Plant Materials: Perennial Borders

Use of perennials as a color border for the final layer of each planting bed is strongly encouraged. Following is a recommended list of perennials which may be used. A continuous border of one plant species is preferred. Alternating plants is not recommended. Annuals may be used as a continuous border if desired.

Campanula carpatica	Bellflower
Coreopsis grandiflora	Tickseed
Coreopsis lanceolator	Tickseed
Coreopsis verticillator	Tickseed
Dahlia Rosita	Dwarf Dahlia
Dahlia Sneezy	Dwarf Dahlia
Dianthus caryophyllus	Carnation
Gaillardia	Blanket Flower

Gallium odoratum	Sweet Woodruff (shade only)
Geranium x johnsons blue	Johnson's Blue Geranium
Helenium autumnale	Helenium
Hemerocallis stella de oro	Day Lily
Hemerocallis 'Happy Returns'	Day Lily
Hemerocallis 'Pardon Me'	Day Lily
Jasione perennis	Shepherd's Scabious
Lavandula angustifolia 'Hidcote Strain'	English Lavender
Lavandula angustifolia ' Mustead Dwarf Strain'	English Lavender
Lavandula x intermedia Grosso	English Lavender
Oenothera tetragona	Evening Primrose
Platycodon grandiflorus var mariesii	Dwarf Balloon Flower
Physostegia virginiana	Dragonhead
Salvia argentea	Salvia
Salvia elegans	Pineapple Sage
Salvia farinacea	Mealy Cup Sage
Salvia jurisicii	Salvia
Salvia x superlea 'Blue Queen'	Salvia

5.12 Plant Materials: Lawns

GRASS – St. Augustine - Solid Sod

All grass exposed to public view is to be St. Augustine or hybrid Grass. Lawns may be "overseeded" with rye grass (maintained to 2-1/2" height). Wood fenced rear and side yards may be sprigged with St. Augustine or grassed with Buffalo or Bermuda. No gravel or rock of any size or color is permitted for ground cover, mulch or substitute for grass lawn when visible from public view.

5.13 Landscape Maintenance

All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:

a. Mowing;
b. Pruning and shaping;
c. Weed control in lawns and planting beds;
d. Adequate irrigation;
e. Appropriate fertilization;
f. Insect and disease control;
g. Seasonal mulching of planting beds;
h. Replacement of diseased or dead plant materials; and,

Each yard shall be maintained in a neat, clean and orderly condition by the builder/owner prior to and after the sale of such residence.

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5.14 Grading Foundations & Sediment Control

GRADING

Swales (small ditches) are to be graded shallow, but wide to slow runoff. Avoid steep cuts for a natural look.

Steep slopes of 2.5:1 or more should be broken with retaining walls or steps. Terracing of lawns is encouraged only when the grades are too steep.

It will be the responsibility of each builder to provide adequate drainage for each home. Caution should be used in establishing the foundation elevation so that adequate drainage from the back yard around to the front is not impaired by driveways or slabs that are constructed too high.

FOUNDATIONS

Minimum slab elevations are determined by, and should be coordinated with, the appropriate County agency. All foundation plans must be signed and sealed by a Texas Registered Professional Engineer.

A form survey should be undertaken to ensure that building setback lines have not been violated prior to foundation construction.

SEDIMENT CONTROL

In order to maintain clean streets and prevent siltation of storm sewers and drainage channels, all projects in Morgan's Landing are required to practice sediment control during construction. As soon as earthwork commences, sediment control methods shall be installed in such a way as to filter all storm water runoff from the tract into the public street. The sediment control system shall remain in place and in good repair until construction is complete, landscaping is installed, and lawns are established.

Builders shall conform to all regulatory agencies' rules, regulating standards, and criteria governing sediment control to include, but not be limited to, ERA-NPDES, and Harris County pollution control plans. Builders shall be responsible for filing and securing all necessary permits.

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5.15 Irrigation

Installation of an irrigation system by builder is encouraged but is not mandatory.

Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc, and to effect 100% overlap insuring effective and even coverage.

Design of the irrigation system must be made by a licensed irrigator and installation must follow all City and County permitting procedures.

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6.0 GRAPHICS

6.1 Community Signage

Developers will share the responsibility and expense for updating all community signage, including the front Burma 4x4 signs, internal way-finding signs and off-site community 4x8s. Once builders are under contract, signage will be updated to reflect multiple builders. Please notify Beazer Homes' Marketing Manager if you need to update your price point or information at any time. Only Developer approved signage is permitted.

Each builder is allowed its own distinct signage at their model home only.

6.2 Model Signage

Builders are required to use the "Morgan's Landing Monument" which can be ordered from D&R Signs. Contact Kaylee Kuhn at, kaylee-drsigns@sbcglobal.net or, (281) 988-9995. This should be the only builder monument onsite. Builders may use their own branded, permanent, smaller signs (like a plan ID, etc), but this sign will act as the main monument sign for each builder. Please limit the number of temporary promotional/t-stake signs (example: national sales event, current awards, etc) to 1 per model yard.

Builder Monument Sign

Builder Monument Sign: 50"x60" MDO Sign with digital print, installed on 6x6 pine wood posts with caps, all painted black.

6.3 Lot Identification

Please limit the number of temporary promotional/t-stake signs (example: national sales event, current awards, etc) to 2 per lot.

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7.0 PROCEDURES FOR SUBMISSIONS

7.1 Procedures

To initiate the review process, the builder should submit plans, drawings, specifications and other required information to the ARC for processing. Submissions shall be made to the address listed below.

McCauley Architectural Reviews, Inc.
ATTN: Beverly Hoffart
12711 Pristine Lake Lane
Cypress, TX 77429

7.2 Required Information

a. Floor Plans and all elevations for Plan Master Approval Only
b. Plot Plan including:

1. Community Name, Section Number, Block Number and Lot Number
2. Footprint of all areas of impervious cover, including house and garage footprint
3. Fence Location, height and material

7.3 Submission Timing

Submissions to the ARC may be made at any time. Responses will generally be made within 7 days from receipt, however, there is no time restriction and lack of response shall be deemed a rejection.

7.4 Submission Fees

Nominal fees may be established by the Developer in the future to offset the expenses associated with the review.

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e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

DIANE TRAUTMAN

COUNTY CLERK

Fees $148.00

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RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS