



THE HILLS OF KINGSWOOD DESIGN GUIDELINES

These Subdivision Design Guidelines for the Hills of Kingswood Phase 3 (“Design Guidelines”) are a supplement to the original Subdivision Guidelines and the Fourth Amended and Restated Design Guidelines for the Hills of Kingswood Phase 1 and shall be effective as of the signature date hereof and are specifically intended for the Hills of Kingswood Phase 3, an addition to the City of Frisco, Texas.

The primary purpose of these Design Guidelines is to establish a design framework which the individual homebuilder or homeowner and their Architect or Designer will use as a guide for all improvements. Adherence to these guidelines is intended to better assure owners of properties within the Hills of Kingswood subdivision that individual improvements will conform to the same high standards of design excellence. These Design Guidelines will, hopefully, serve to guide, inform, aid and inspire to the same extent as they serve to prohibit, restrict and require. While some features are mandated, it should be understood that the Architectural Review Committee (“ARC”) may make discretionary judgments on an individual basis to reduce or waive any requirement when it can be demonstrated (to the reasonable satisfaction of the ARC) that appropriate mitigating measures have been taken. However, such discretionary approval(s) shall not represent or constitute a binding precedent as each residence or site is considered to be unique.

These Design Guidelines pertain to all the Lots located within The Hills of Kingswood, Phases 3A and 3B pursuant to the Preliminary Plat of Phase 3B and the Final Plat of the Hills of Kingswood Phase 3A recorded in the Official Records of Denton County on: 4/17/2017 in the PLAT Records HILLS OF KINGSWOOD PH 3 Doc Number: 2017-176.

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1. DEFINITIONS

References herein to a “builder” or “developer” shall also include the Owner and the Owner’s Architect or designer, as applicable, general contractor, and all subcontractors. References herein to “construction” shall also include any attempt to remodel, enlarge, add-on, alter, repair, convert, or otherwise improve (including demolition) any building(s) or other improvement(s) (including fences, ornamental screening walls, etc.).

Article I and Article XII of the Declaration contain various specific and detailed concepts and definitions. For the reader’s convenience, some of the concepts and definitions which fully appear within the Declaration will also be used within these Guidelines and have been further defined as follows:

“Air Conditioned Square Footage (“ACSF”)” shall mean the total gross area of the proposed structure, measured from the outside of the exterior wall surface, exclusive of air conditioning duct space, garages, exterior storage, and unfinished attic storage areas not designed to be converted into usable floor area.

“Applicant” shall mean the Owner or owner’s designated representative of a Lot.

“Association” shall mean the Hills of Kingswood Homeowners Association, Inc., a Texas non-profit corporation, its successors or assigns, which shall have the power, duty and responsibility for administering and enforcing its Declaration

“Architectural Control Committee” or “ACC” shall mean the Architectural Control Committee of Hills of Kingswood, created under and pursuant to the Declaration, which Committee shall serve as a recommending and liaison body serving the Architectural Review Committee in connection with the review, interpretation, enforcement and application of these Guidelines.

“Common Properties” shall mean all real and personal property which the Association owns, leases or otherwise maintains or holds possessory or use rights in for the common use, maintenance and enjoyment of the Owners and Residents, including easements and licenses, together with any and all improvements that are now or that may hereafter be constructed thereon. The Declarant, reserves the right to use, during the Class “B” Control Period, portions of the Common Properties for business matters directly and indirectly related to development of Hills of Kingswood. The concept of Common Properties will also include: (i) any and all public right-of-way lands for which the City of Frisco has required that the Declarant and/or the Association expend private, non-reimbursable time and monies to care for and maintain, such as but not limited to: street medians, street underpasses, streetscape, hike and bike trails, park areas and quasi-governmental service facilities; and (ii) any and all facilities provided by the Declarant and/or the Association to or for the benefit of the local police, fire and similar governmental



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departments for which no reimbursement via public funds is requested or anticipated. One or more portions of the Common Properties may from time to time be reasonably limited to private functions, and conversely, one or more portions of otherwise private property may be utilized for Association functions and activities. Declarant shall convey record title to some or all of the Common Properties to the Association if, as and when deemed appropriate by Declarant or as may be required by governmental officials, and Declarant shall at all times have and retain the right to effect minor redesigns or minor reconfigurations of the Common Properties (particularly along the lake/pond edges) and to execute any open space declarations applicable to the Common Properties which may be permitted in order to reduce property taxes, and to take whatever steps may be appropriate to lawfully avoid or minimize the imposition of federal and state ad valorem and/or income taxes.

“Declaration”: This particular instrument entitled “Declaration of Covenants, Conditions and Restrictions for The Hills of Kingwood”, together with any and all amendments or supplements thereto.

“Dwelling Unit”: Any building or portion of a building situated upon the Properties which is designated and intended for use and occupancy as a residence.

“Improvement”: Any physical change to raw land or to an existing structure which alters the physical appearance, characteristics or properties of the land or structure, including but not limited to, adding or removing a structure, adding or removing square footage area space to or from a structure, painting or re-painting a structure, or in any way altering the size, shape or physical appearance of any land or structure.

“Lot”: Each numbered, platted lot, whether improved or unimproved, shown on any subdivision plat of the Properties, which Lot is intended for development, use, and occupancy as a residence for a single family. The term shall refer to the land which is part of the Lot as well as any improvements thereon. The term shall not include Common Properties of the Association or any portion of the Properties which may be dedicated to the public.



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1. DEFINITIONS

“Architectural Review Committee” “ARC”, or “Committee”: That particular Committee which is described and explained within Article XII of the Declaration of Covenants, Conditions, and Restrictions for The Hills of Kingswood.

“Owner”: One or more Persons who hold the record title to any Lot, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Lot is sold under a recorded contract of sale, and the contract specifically so provides, the purchaser (rather than the fee owner) will be considered the Owner.

“Plat”: The Final Plat of The Hills of Kingswood, Phase 3A a subdivision of the City of Frisco, Denton County, Texas, recorded as Document # 2014-169, of the Plat Records of Denton County, Texas. At this time the Plat or Plats covering the Phase 2B has not been recorded in the Map or Plat Records of Denton County, Texas.

“Properties”: The real property described in Exhibit “A”, together with such additional property as is at any time subjected to the Declaration of Covenants, Conditions, and Restrictions for The Hills of Kingswood in accordance with Article IX.

“Structure”: “Structure” shall mean and refer to: (i) anything or device, other than trees, shrubbery (less than two feet high if in the form of hedge) and landscaping (the placement of which upon any Lot shall not adversely affect the appearance of such Lot) including but not limited to any building, garage, porch shed, greenhouse or bathhouse, cabana, coop or cage, covered or uncovered patio, swimming pool, play apparatus, clothesline, fence, curbing, paving, wall or hedge more than two feet in height, signboard or other temporary or permanent living quarters or any temporary or permanent Improvement to any Lot; (ii) any excavation, fill, ditch, diversion dam or other thing or device which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel from, upon or across any Lot; and (iii) any enclosure or receptacle for the concealment, collection and/or disposition of refuse; (iv) any change in the grade of any Lot of more than three (3) inches from that existing at the time of initial approval by the ARC.



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2. PRELIMINARY AND FINAL PLAN SUBMISSIONS

Submit the following to:

Hills of Kingwood ARC
Attention: Alyson DiBlasi
c/o Southbrook Investments, Inc.
15400 Knoll Trail, Suite 230
Dallas, Texas 75248
972-960-9941
VIA EMAIL: diblasia@outlook.com

To offer input and direction to the Owner, architect and builder, the ARC prefers that plan submittals be made in the order referenced below. In its sole discretion, the ARC may waive any portion of the outlined submittal process.

- A. First Submission - Preliminary Plans. Each and all sets of preliminary and final plans must show, or contain thereon, the respective names, addresses and telephone numbers of the Owner, builder, and Architect or designer, as applicable. The ARC of the Hills of Kingwood is authorized and empowered to and shall consider, review, comment on and approve, conditionally approve or disapprove preliminary plans submitted in triplicate on an informal basis to assist the applicant in complying with the Declaration and these Guidelines and to assist in the completion of feasibility studies undertaken by such persons or entities. At a minimum, the preliminary plans shall include:
- (1) Site Plan (drawn to a scale of not less than 1" = 20'-0" with north arrow) with the following minimum information:
 - (a) All improvements including driveways and retaining walls
 - (b) All front, side and rear building lines and all easements
 - (c) Preliminary grading and drainage design information with finished floor elevations in reference to top of street curb elevation
 - (d) Show any and all adjacent existing improvements
 - (2) Floor Plan(s) (drawn to a scale of not less than 1/8" = 1'-0");
 - (a) Include ACSF
 - (b) Include all window locations



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2. PRELIMINARY AND FINAL PLAN SUBMISSIONS

- (3) Front Exterior Elevation, accurately and clearly indicating finish materials and roof pitch (drawn to a scale of not less than 1/8" = 1'-0").

The ARC shall have the right to prescribe reasonable limitations concerning the time, effort, and expense likely to be involved in handling such matters on an informal basis. If the preliminary plans and specifications are approved or conditionally approved by the ARC, the applicant will be so advised in writing. If found not to be in compliance with the Declaration, or applicable Design Guidelines, the applicant will be so advised in writing with a reasonable statement and explanation of items found in noncompliance. If the ARC does not approve, conditionally approve, disapprove, or otherwise comment on such plans and specifications within thirty (30) days after the actual date of the received submission, approval of the matters submitted shall be presumed. However, compliance with all requirements or restrictions contained within the Design Guidelines is still required by the presumed approval.

B. Second Submission – Final Plans: Final plans, specifications and surveys shall be submitted in triplicate to the ARC for review within ninety (90) days after approval of the preliminary plans. At a minimum, this submittal must include:

- (1) Site Plan (drawn to a scale of not less than 1" = 20'-0") showing:
 - (a) Dimensioned footprint of all proposed structures on the Lot;
 - (b) All front, side and rear building lines and all easements;
 - (c) Any site improvements such as retaining or screening walls, swimming pools and equipment, fencing, driveways, sidewalks, etc.;
 - (d) Utility connections, electric and gas meter locations, mailbox location and A/C condensing unit locations;
 - (e) North arrow, Lot and Block numbers, street address.
- (2) Grading and Drainage Plan (drawn to a scale of not less than 1" = 20'-0") showing:
 - (a) Proposed finish floor elevation and top of street curb elevations at property corners and existing grade elevations at all property corners;
 - (b) Existing and proposed grades along all property lines with shared drainage, including elevation of existing retaining walls;
 - (c) Existing grade contours and proposed Grading and Drainage plan with all proposed underground drainage piping;
 - (d) Proposed finish grade at all primary corners of the residence;
 - (e) Bottom and top elevation of proposed retaining walls



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2. PRELIMINARY AND FINAL PLAN SUBMISSIONS

- (3) Floor Plan(s) (drawn to a scale of not less than 1/8" = 1'-0") with north arrow;
 - (a) Include ACSF and gross area under roof
 - (b) Include all window locations and window schedule with window details
- (4) Roof Plan (drawn to a scale of not less than 1/8" = 1'-0") with north arrow showing:
 - (a) All roof pitches identified
 - (b) Roof material(s) identified with gutters and downspouts located, including location of underground drainage system.
- (5) Exterior Elevations (drawn to a scale of not less than 1/8" = 1'-0") with roof pitch and all exterior materials accurately and clearly identified;
 - (a) Include plate heights, mid-point height of roof and total roof height
 - (b) Include all gutter and downspout locations;
- (6) Submit a detailed list of the proposed exterior finish material and color selections. In addition, if requested by the ARC, a minimum 6' x 6' mockup of all proposed exterior construction materials shall be constructed on the lot. The mockup shall represent all exterior materials and colors, including but not limited to brick, stone, stone pattern, mortar color, trim color, cast stone, and roof material. The ARC shall approve all exterior materials and colors, including the combination of said materials.
- (7) Exterior lighting design including specification sheets on all exterior lights;
- (8) Submit an 8-1/2" x 11" copy of front elevation and site plan.

C. Third Submission – Additional Plans: The following plans, specifications, surveys and other information, as applicable, shall be submitted in triplicate to the ARC for review within ninety (90) days after approval of the final plans submitted in connection with the Second Submission above. At a minimum, this submission must include:

- (1) Landscape Plans (drawn at a scale of not less than 1" = 20'-0") including size, type, location and quantity of plants and all tree species, size, and locations; location, height and material of proposed fencing or screening.



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2. PRELIMINARY AND FINAL PLAN SUBMISSIONS

- (2) Location, height (top and bottom of wall elevations) and materials of existing and proposed retaining walls
- (3) Irrigation Plan
- (4) Exterior lighting Plan
- (5) Swimming Pool Plan, and plans for any other exterior improvements

At such time as the plans, specifications and surveys meet the approval of the ARC, one complete set of plans, specifications and surveys will be retained by the ARC, and the other complete set will be marked “Approved” or “Conditionally Approved” and made available for pick up by the Applicant at a designated location. If found not to be in compliance with the applicable requirements, one set of such plans, specifications and surveys shall be marked “Disapproved”, accompanied by a reasonable statement of items found not to comply with the applicable requirements. Any modification or change to the approved set of plans, specifications and surveys must again be submitted to the ARC for its review and approval prior to construction. The ARC’s approval or disapproval, as required herein, shall be in writing.

The ARC may from time to time publish and promulgate architectural standards which shall be fair and reasonable and shall carry forward the spirit and intention of these Guidelines. Such publications shall be incorporated as part of the Guidelines as if written herein.



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3. BUILDING LINES / SETBACKS & LOT COVERAGE

- A.** Setbacks (*Note: In no instance will any setback be less than that which is indicated on the Plat. Refer to the Plat for special lot-by-lot conditions.*):
- (1) Front Yard Setback:
 - (a) All lots, the minimum setback shall be 25'-0"
 - (2) Rear Yard Setback:
 - (a) All lots shall have a setback of 20'-0", unless otherwise indicated on the Plat.
 - (3) Side Yard Setback (Interior):
 - (a) All Lots shall have a minimum setback of 7'-0"
 - (4) Side Yard Setback (Corner): Minimum setback is 15'-0" at all side property lines adjacent to a side street, unless otherwise indicated on the Plat.
- B.** Garage Door Setback:
Garages that face a street – The greater of the minimum setback or 20'-0" from the garage door to the property line of the Lot.
- C.** Driveway:
- (1) Driveway pavement shall be set back a minimum of 3'-0" from any side property line. Driveway approaches shall be a minimum of 5'-0" from any side property line.
 - (2) Driveway pavement where adjacent to any side yard retaining wall is to be below the top of the retaining wall, i.e., the back side of the driveway pavement or driveway curb may not be exposed.
- D.** Lot Coverage:
A maximum of 45%, or the percentage permitted by city ordinance, of an individual Lot may be covered by structure, including accessory buildings.
- E.** Minimum Square Footage Requirements:
- (1) All lots shall have a minimum of 3,200 square feet of contiguous, air-conditioned living space.
- F.** Height Limitation:
2-1/2 stories, no greater than 40' as measured per City ordinances.



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4. ARCHITECTURE

The exterior design of all residences must conform to one of the architectural styles outlined below or other such styles as may be approved by the ARC. All exterior elevations are to meet the design criteria of these architectural design styles, as solely determined by the ARC. The ARC encourages architectural continuity via the use of traditional architectural styles, while allowing for the use of complimentary materials. The ARC also encourages architectural diversity within these traditional design styles through variations of hips and gable roofs, roof pitch, building offsets, garage entrances, garage sizes, and other architectural features approved by the ARC. While each home should complement adjacent structures, every home should strive to have a unique identity through the use of detailing such as: cast stone, ornate brickwork, stone and brick detailing with alternate combination designs, wrought iron, window treatments, dormers, turrets, natural stone and other related architectural details. The ARC also encourages the use of wood timbers, architectural structures, finials, decorative cornices, copper vents, factory finished metal, copper guttering and other similar architectural enhancing details that help individualize the design of each residence.

(1) DESIGN INTENT

The Hills of Kingswood is envisioned as an elegant, gated community of single-family residences. The design intent is, therefore, to encourage and facilitate the development of the community with an aesthetic consistency, while incorporating a variety of appropriate architectural styles in order to achieve an exclusive residential development visually harmonized by excellence of design, quality of construction and authentic architectural motifs. The community ambiance will be created by the preservation of the natural terrain and vegetation, the high prioritization of landscaping and site amenities, and the richness afforded by the strategic interspersing of the various architectural styles.

Each residence will be designed and constructed to be compatible with, and yet distinct from, its adjacent homes and from homes elsewhere in the community. Visual consistency throughout the development will be fostered by adherence to a pre-determined set of Design Guidelines, and a broad but limited pallet of acceptable building materials and details, to be administered by the ARC by way of a submission and approval process.

(2) ARCHITECTURAL STYLE

While it is evident to the developer and the Architectural Review Committee that the major portion of the residence designs which are to be submitted for review will not be able to be definitively assigned to any one architectural genre, it is yet beneficial to the various architects and designers to identify those residential styles which the committee deems acceptable and upon which they will reference their review and approval. All homes proposed for construction within the Hills of Kingswood shall be compatible with the forms, materials, elements and general aesthetics represented collectively by the following architectural styles, or other styles as may be approved at the sole discretion of the ARC.



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4. ARCHITECTURE

- ▶ (A) FRENCH CHATEAU
- ▶ (B) FRENCH COUNTRY, MANOR HOUSE
- ▶ (C) FRENCH NORMANDY
- ▶ (D) ELIZABETHAN or JACOBEAN ENGLISH
- ▶ (E) ENGLISH TUDOR
- ▶ (F) ENGLISH COUNTRY, MANOR HOUSE
- ▶ (G) ENGLISH ARTS and CRAFTS
- ▶ (H) ITALIANATE, ITALIAN VILLA
- ▶ (I) TUSCAN MANOR HOUSES
- ▶ (J) SPANISH COLONIAL HACIENDA STYLE
- ▶ (K) SPANISH CASTILIAN
- ▶ (L) MEDITERRANEAN
- ▶ (M) NEW TRADITIONAL

Other traditional architectural styles, may be considered for approval by the ARC. Although the ARC recognizes them as legitimate architectural styles, no structures will be permitted with a design motif which is markedly Victorian, Baroque, Rococo, Art Deco, Southwestern, Santa Fe Craftsman, Prairie, International, or contemporary in style. Reinterpretation of these and similar genres within the constraints of the Design Standards and uniquely compatible with the Hills of Kingswood vision may be submitted for review by the ARC. Consideration of such variants to the acceptable architectural styles will necessarily be granted only on a case-by-case basis at the sole discretion of the ARC. Any variance granted by the ARC, does not imply a precedent or grant a variance in any other case.



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4. ARCHITECTURE

A. FRENCH CHATEAU

“Chateau” is specifically a castle or imposing, formal country residence of French nobility. The term has come to be associated with any French country estate epitomized by the grand residences of the Loire Valley in central French. Formal and refined, these large, elegant residences are highly articulated in cut stone facades or cut stone with brick infilling and accented with finely carved stone details and ornately decorated towers, turrets and dormers. Steep slate roofs generally dark in color, are penetrated by grand stone and brick chimneys and trimmed with metal ridge coping and delicate finials. Large, tall, generally square-topped windows are usually recessed back from the face of the façade stone due to the thick masonry bearing walls, although passageways, walkways and colonnades are typically defined by round or multi-point oval stone arches. Heavily bracketed stone caves are common. Stonework is uniformly coursed, featuring regular patterns of quoins and not uncommon brick work. These homes are the essence of refinement and culture and would be a standard of elegance to the community.

B. FRENCH COUNTRY, MANOR HOUSE

Smaller and less formal than the chateau, the French country house or manor house has been adopted and adapted to American residential heritage. A very popular style, the entire genre is frequently and collectively referred to as “Country French”. High pitched roof with sweeping at the eaves, these pleasantly stately homes are very human in scale and are frequently clad with stucco or an informal stone. Arch-topped windows, articulated chimneys, minimal stone accents, functional shutters and some decorative brickwork add to the charm and comfort of these homes. Timber accents at porches and special features, as well as timber and noggin elements on the façade are common. The accommodation of upper floor areas within the roof structure by the use of roof dormers and wall dormers, allow for the lowering of roof lines resulting in a very beautiful and non-imposing structure of simple elegance.

C. FRENCH NORMANDY

A region in the northwest of France and directly across the channel from England, Normandy, through the centuries, has engaged in cultural, economic and military interchange with England. The mutual influences are apparent. The chateaux and manor houses of Normandy, while elegant and stately, do not incorporate the grand stone carving and delicate ornamentation of the residences of the Loire Valley nor the Mediterranean influences of the southern French coast.



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4. ARCHITECTURE

Especially in the manor houses, but also in some of the main elements of form in the larger chateaux, the richness of bold timber and noggin can be found, reminiscent of English Tudor style.

High and extremely high-pitched roofs are prototypical of this charmingly grand genre. Large regularly cut square and rectangular flush toweled, tightly jointed stonework form the foundational base on the lowest level of most of the larger structures with decorative, colorful brickwork used as façade for most of the upper floors. This brickwork, often in a checkerboard pattern and large, bold stone corbels and brackets give an informally, even a playfulness to the design effect. Turrets and towers commonly are cantilevered heavy timber construction with rich brickwork noggin. State roofs with sweeping eaves and bold dormers with bracketed front roof overhangs lend a fairy-tale charm to these homes.

The smaller and simpler Manor houses of Normandy feature a common usage of timber and stucco construction not unlike their English Tudor cousins. The French Normandy timbering, however, is more decorative even adapting whimsical carving of faces and animals into the beam and bracket work. This Normandy style is a very rich with color and character and represents to a large degree the vision for the Hills of Kingswood.

D. ELIZABETHAN or JACOBAN ENGLISH

Elizabeth architecture is a state named for Elizabeth I of England, who reigned from 1558 to 1603 and applies mostly to elegant country homes featuring grand, decorative carved stone banding with strong stone mullions in large windows and highly articulated gables and chimneys.

Jacobean architecture is named for King James I who followed Elizabeth on the throne and ruled from 1603 to 1625. The architectural style named for him continued long after his death. Similar to its predecessor, Jacobean architecture is rich in stone carving and decorative elements, but tends to be less refined in its forms. Both of these styles are very formal and when not overly ornamented, result in grand and elegant residences. Their consistent use of uniform stone makes these styles very formal and impressive.



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4. ARCHITECTURE

E. ENGLISH TUDOR

English Tudor architecture is associated with the reigns of Henry VII and Henry VIII from 1485 to 1547, pre-dating Elizabethan and Jacobean. Tudor grand places are heavily gabled, parapeted and crenellated, featuring stone window trim with rain caps and water tables. The relatively flat, four-centered arch is prototypical of this style as a refinement of the preceding Gothic era. This genre is best known in the last century or more for its charmingly elegant country homes, featuring moderately steep roofs, heavy presence of exterior timbering with stucco or painted brick infilling, dark wood colors and decorative ornamented chimneys expressed as a major façade element. The colors, materials, scale and general character of the Tudor country home make it very compatible with the vision of this development.

F. ENGLISH COUNTRY HOUSE, MANOR HOUSE

The English Country Manor house is a very pleasant and stately architectural style. Usually homes of moderate size, English Country houses feature moderately pitched slate roofs, prevalence of large, often parapeted gables with corbelled cave caps at the rakes, and square top windows articulated with stone surrounds and rain caps. Dovecotes, gable vents and louvered shutters add accents to the large, flat gabled façade elements. Expressed in cut stone, natural stone with or without slurry, or brick, these homes generally have relatively low cave lines and, as such, are very stately but personal in scale. Large multi-storied bay windows, massive articulated chimneys and façade elements expressed in half-timber and brick noggin are typical. The overall simplicity of form and detailing makes these homes modestly grand.

G. ENGLISH ARTS and CRAFTS

Growing out of English Tudor, the simple forms and detailing of the English Country homes, and a precursor to modernism, which would emerge at the end of the 19th and early parts of the 20th centuries, English Arts and Crafts style features moderate to high pitched roofs, artistic use of gables and dormers in simple and elegant forms, and articulated geometric shapes at the entry ways and openings. Bold, multi-storied, timber and glass window walls provide strong aesthetic character, as well as a sense of openness to the secondary facades foreshadowing the modernism which as to follow. The carefully ganging of windows in large flat walls of stucco, stone or brick, creates an elegant, timeless simplicity of style rich in character and compatible with its preceding classic origins.



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4. ARCHITECTURE

H. ITALIANATE, ITALIAN VILLA

A latter nineteenth century American and English adaptation of classical Roman and Italian architectural elements, the Italianate or Italian Villa style is characteristic by low-pitched, barrel tile roofs with large, bracketed articulated soffits and eaves with deep overhangs typical of Mediterranean architecture. Featuring square towers, turrets and campanili as major form elements, this style incorporates full, half-round arches for windows, doors and colonnades, carefully interspaced with square-topped openings with full-gable, arched or broken pediments arranged in classic Palladian patterns.

Eclectic in design spirit, Italianate combines grand entrances with decorative stone pilasters, columns, brackets and entablatures, featuring the five classic orders, while also often displaying some timbering in eave brackets, loggia, trellises and pergolas.

Italianate is a rich and very classical genre and as such adds much dignity and stateliness to its community.

I. TUSCAN MANOR HOUSES

A region in western Italy with Florence as its principal city, Tuscany is associated with wine country and its picturesque villages and manor houses. Less formal than its Italianate brothers, Tuscan houses will retain the low sloped roofs, although the overhangs tend to be less pronounced, however, ornamentation is generally greatly reduced in favor of plan, simple rustic, flush troweled stone facades with deep-set openings with flat arch tops. Rustic, almost crude, plank shutters with hand-forged wrought iron hardware, reveal the Tuscan rural influences. Bracketing and hand-hewn timbering grace the eaves and loggias and pergolas in this style and thus, these residences stand comfortably in neighborhoods alongside their French and English counter parts. Materials and textures are quite compatible with English Tudor and French Normandy homes.

J. SPANISH COLONIAL HACIENDA

Also identified as “Mediterranean”, Spanish Colonial architecture is the predominant style of the grand Spanish estate homes in North and South America which take their design influences from the mansions being built by the wealthy on the southern coast of the Spanish homeland and in northern France. “Hacienda” is the Spanish name for a large ranch. These American estates were typically vast, rural land areas dedicated to the raising of cattle, and as such, were generally a collection of agricultural related buildings connected to the main residence by colonnades to provide relief from the tropical or desert sun and defining elegant interior courtyards.



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4. ARCHITECTURE

Simplicity of construction appropriate to local materials and building expertise is accented by elements of stone ornamentation imported from Europe, and result in a richly eclectic, modestly elegant exterior. Predominantly single-story with possibly a multi-story main residence, the plans tend to be sprawling and asymmetrical creating numerous courtyards, verandas and end wall surfaces. The roofs are low-sloped with natural clay barrel, mission tiles and broad overhangs supported by exposed timber rafters and purlins reflective of their parent design forms.

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K. SPANISH CASTILIAN

Castile is a large area of central Spain comprised of two of the country's seventeen autonomous regions, including 14 provinces. The large residences are fortress-castles erected during the ages of the conflict between the Christians and the invading Islamic Moors from North Africa, and which consequently lent their name to the area. These grand residences are large, formal structures built solidly of stone and ornamented with forms and carvings strongly influenced by Roman classicism and French-English castle architecture.

Predominantly erected of large cut and shaped stones with highly ornamental carved accents, the structures are imposing and substantial looking. Obviously a region of cultural intersection, traces of French Gothic, Mediterranean, ancient Roman and even Moorish design can be detected. Highly formal and stately, these homes would feature elegant and intricate stone carvings as accents to an otherwise almost austere façade. Medium to low-pitched roofs of typical barrel tiles with shallow to moderately heavy bracketed overhangs and articulated frieze panels above Italianesque stone trimmed square top windows and doors makes this style an uncommon, yet elegantly simple contribution to the community.



THE HILLS OF KINGSWOOD

DESIGN GUIDELINES

4. ARCHITECTURE

L. MEDITERRANEAN VILLA

The Mediterranean Villa is a very gracious and personal architectural style reflective of the culture and ecology of the Mediterranean coastal areas. Low-sloped, barrel style hipped roofs, deep-bracketed overhangs and widely spaced colonnades with large windows to capitalize on the grand vistas to the sea. Very light colored stone or white stucco walls are pristine in contrast to the blues of the sky and water of the area. Classical and Renaissance influences from Italy and France and some Moorish influence from southern Spain are incorporated into these stately residences. Fully bracketed roof gables and grand entrance flanked by formal decorative pilasters, arches and balustrades add accent to these very balanced, prestigious homes. Windows and doors are a careful composition of square tops, round tops and delicate rounds or ovals arranged in formal Palladian style with large, functioning louvered shutters.

Mediterranean Villas can be grand, classical structures within the elegance of the Hills of Kingswood community.

M. NEW TRADITIONAL

The New Traditional is a cleaner, more open, lighter, brighter residential style of architecture. The New Traditional style is a blending of the harder, colder, abstract contemporary styles with the detailing and massing associated with the traditional styles of the past. It is not a random collision of elements or materials nor is it a stripping down of detail from the traditional style. It is a carefully developed, coherent, 3-dimensional composition of massing, wall planes, materials, fenestration elements, light and shadow, solid and void. Typically, this style is characterized by asymmetrical massing with influences from previous modern styles but softened with more traditional detailing; simple forms with low pitched roofs, usually hipped with wide overhanging eaves; façade compositions of broad planar surfaces with large, simple, underplayed windows; walled private forecourts, entry courts or courtyards.



THE HILLS OF KINGWOOD

DESIGN GUIDELINES

5. EXTERIOR MATERIALS & DETAILING

A. Exterior materials shall be 100% masonry (brick, cast stone, stucco and stone) on all walls. All exposed portions of any fireplace chimney shall be veneered with masonry matching the masonry veneer of the residence. All window area headers, jambs and sills, which are visible from an adjacent street or Common Properties, shall be constructed of stucco, cast stone, natural stone, brick, or a combination thereof.

B. The ARC shall approve the blend and/or color of all brick, stone, mortar or stucco including, but not limited to, shapes and textures to be used on the residences. If requested by the ARC, the Builder/Owner shall construct an exterior building material mockup of a minimum size of 6' x 6'. The mockup shall represent all exterior materials and colors, including but not limited to brick, stone and stone pattern, mortar color, stucco and stucco color, trim color, cast stone, and roof material. The ARC shall approve all exterior materials and colors, including the combination of said materials. The combination of brick, stone and stone pattern, mortar and stucco are critical to the integrity of the community and will be reviewed accordingly by the ARC. The same material selections/blends shall not be repeated without; (i) three intervening houses in any direction (both sides) of the fronting street; (ii) two intervening houses and one intervening cross street in any direction (both sides) of the fronting street; or three intervening houses if the repeat is as to residences which front on two different streets near the corner intersection of those streets.

C. The entire roof of any structure shall be guttered with downspouts. Gutters and downspouts located on the front façade of the house and any side elevation facing a street or Common Properties shall be constructed as an integral element of the architecture. Roof drainage shall not drain across Lot lines without benefit of an easement.

D. All windows on any façade facing an adjacent street shall be wood with paint finish, aluminum clad wood windows or vinyl windows as manufactured by Anderson, Pella, Jeldwen or other manufacturers as approved by the ARC. Except as set forth below, windows only visible from an adjacent Common Property or located at the side or rear of the Residence may be metal frame or vinyl windows with brick mould or stucco surrounds consistent with the front elevation detailing window types. Other window specifications may be used only with written permission of the ARC.

E. Second floor window locations and balcony views shall be approved by the ARC. It is the intent of the ARC to, as reasonably as possible; restrict direct views into windows, patios and yards of adjacent Lots. ARC will review and approve the location of all second floor windows and balcony views with the intent to make a reasonable effort to maintain the visual privacy of the surrounding property owners. Refer to Exhibit "B", Second Floor Visibility

Restrictions for restricted second floor windows and balcony views for each Lot. A second-floor window shall be defined as any window located above the first floor plate height. The use of frosted, stained, opaque or beveled glass may be considered by the ARC for use in certain restricted view applications. Any such glass may only be used in a fixed, non-operable window. Any such window location and window material may only be used with the express written approval of the ARC. Any variance granted by the ARC, does not imply a precedent or grant a variance in any other case.

F. Each structure shall have a principle minimum plate height of 10'-0" on the first floor and a minimum first floor plate height of 9'-0" on garages.

G House address plaques and address plaque locations shall be uniform and subject to ARC approval. See Exhibit "C" for detail of approved design.

H Mailboxes will be cluster mail boxes as mandated by the USPS.

I Approved natural stone for exterior masonry veneer of residences:
Granbury stone; Millsap stone, chopped or random; Leuders Ruff Back Stone, chopped or random; Limestone, chopped or random; other stone materials as may be approved by the ARC.

J Retaining Walls:
Unless specifically approved in writing by ARC, retaining walls constructed on any Lot and visible from an adjacent street or Common Property are to be constructed of chopped Granbury stone veneer.

K. Approved Cast Stone:
Light brown, white or cream color with, or without, pitting, or as otherwise approved by the ARC. No imitation cast stone, GFRS, glass fiber reinforced stone, shall be permitted.

L. Electrical meters, telephone boxes, air conditioning compressors, pool equipment and any other exterior equipment visible from the street or Common Properties:
Every effort should be made to place the facilities in a location as to not be visible from the adjoining street or Common Property. Should any of these facilities be placed in a location that is visible from an adjoining street or common property, the ARC shall require screening with fencing and/or landscape to obscure the view of said facilities. After final installation, the ARC, at its sole discretion, may require that additional screening be placed so as to further obstruct the view of the facilities.

M. Site work:
Finished grades shall not direct concentrated water flow (from downspouts, pool overflows, sub grade drainage systems, etc.) onto adjacent properties and shall follow the City of Frisco approved subdivision grading plans. Anytime a site is altered, it is the builder's responsibility to provide any required retaining wall. If side yard retaining walls are not desired, a maximum slope of 4:1 must be achieved between the foundation grade beam and the side yard property line. Deepened grade beams with dropped masonry ledges are strongly encouraged by the ARC where possible, in lieu of constructing side yard retaining walls. The ARC reserves the right upon reasonable advance notice, to require the Lot Owner to provide, at the Owner's sole cost and expense, a topographical survey prepared by a registered surveyor before, during, or after construction.



THE HILLS OF KINGWOOD

DESIGN GUIDELINES

6. ROOF

A. All roofs on the homes constructed on the Lots shall have (i) a minimum 12:12 roof pitch on any front or side elevation facing an adjacent street, (ii) a minimum slope of 8:12 roof pitch for rear and any side elevation not facing an adjacent street.

It is the intention of the ARC to require that the predominant front elevation roof pitch be 12:12 or greater, however, variances from these standards may be granted to accommodate special construction conditions.

Variances from these standards, as dictated by architectural styles that traditionally utilize lower roof pitches, will be given consideration by the ARC. Variances for special construction conditions that warrant lower roof pitch will also be given consideration by the ARC.

Vent stacks and other roof penetrations shall be placed on roof planes other than those facing adjacent streets unless specifically approved by the ARC.

Cornice, eave and architectural details may project up to two feet six inches (2'-6").

B. Roof material shall be standing seam copper, approved pre-finished standing seam metal, natural slate shingles, approved clay tile, approved barrel tile, approved imitation slate shingles, approved composition 30 year laminated shingles or other approved roof materials consistent with the architectural styles which are permitted within the Properties. All colors and mix of colors of roof surfaces shall be subject to ARC approval. Only clay tile, barrel tile, natural slate or approved imitation slate shall be permitted on homes constructed primarily of stucco, such as those consistent with the Mediterranean, Italian, Spanish architectural styles referenced herein.

C. Recommended roof forms shall be hip, Dutch hip, Dutch gable or gable or as approved by the ARC to be consistent with the architectural design style. Roof forms should be randomly distributed throughout each streetscape. The ARC recommends variation of roof pitch, dormer details, etc. for adjacent structures.



THE HILLS OF KINGWOOD

DESIGN GUIDELINES

7. WALLS / FENCING / SCREENING

- A.** Fencing shall be constructed on each lot as follows:
- (1) All side and rear yard fences facing (parallel to) a street or Common Property adjacent to the lot shall be constructed of decorative metal and shall be 6'-0" in height, open metal, primed, painted bronze in color and constructed as indicated in Exhibit "E", unless otherwise approved, in writing, by the ARC.
 - (2) All side and rear yard fencing shall be constructed of decorative metal and shall be 6'-0" in height, open metal, primed, painted bronze in color and constructed as indicated in Exhibit "E", unless otherwise approved, in writing, by ARC.
 - (3) To promote rear yard privacy, the placement of landscape along the decorative metal fence is strongly encouraged by the ARC.
 - (4) All fences on corner lots shall be constructed no closer to the street than the side yard setback.
- B.** Wing walls or front facing walls shall be depicted in the house elevation as an integral part of the architecture.
- C.** The top of all fences shall be horizontally level, with grade changes stepped up or down a minimum of 6" as the grade changes. The height of all fences and the detailing and location thereof shall be subject to ARC approval.
- D.** Decorative metal rear yard and side yard fencing must be constructed per Exhibit "E". Front fence sections extending from the primary front of the house to the side property line (approximately parallel to the street) may be a different decorative design and color. Any front fence section with a different design or color must be approved by the ARC before installation.
- E.** Retaining walls on a side lot line facing a Common Property or street right of way, or rear yard lot line adjacent to a greenbelt or Common Property shall be constructed of mortar jointed chopped Granbury stone.



THE HILLS OF KINGWOOD **DESIGN GUIDELINES**

7. WALLS / FENCING / SCREENING

F. For retaining walls in other locations, concrete walls faced with natural stone or natural stone gravity retaining walls are also permitted. All retaining wall materials, location and detailing shall be subject to the ARC approval. All retaining walls may be subject to engineering, review and permitting by the City of Frisco.

The Builder shall be responsible for installation of any retaining walls for grade separations that are created by his cut and/or fill operations for the home to be constructed. Any such retaining wall shall be built on the Lot and maintained by the Lot Owner. If the Lot is benched prior to commencement of the home construction, then the Builder is responsible for the retaining wall on the low side of adjacent side yards. The high side Builder/Owner shall be responsible for retaining existing grade changes. In other words, the retaining walls required to retain the structural integrity of a given Lot shall be the responsibility of the affected Lot's Builder/Owner, and this retaining wall will be built entirely within its property lines and maintained by its Owner. Note that each lot has a 3' drainage easement parallel and adjacent to the side property line. The Owner of a vacant lot uphill from an adjacent home under construction shall proceed with the construction of its necessary retaining walls if the walls are required for the completion of the lower yard improvements. This shall be coordinated between the two Owners in a timely manner.



THE HILLS OF KINGWOOD

DESIGN GUIDELINES

8. GARAGES / DRIVEWAYS / WALKWAYS

A. Each residential dwelling erected on any Lot shall provide fully enclosed garage space for the parking of a minimum of two (2) conventional automobiles. Each Lot shall also provide for a minimum of two (2) off-street parking spaces. The majority of garage entries are to be swing-in entry. Any approved front entry garages, with garage doors facing the street, shall be a minimum of eight inches (8”) from the adjoining front façade wall and be subject to ARC approval. All garages shall have separate garage doors for each parking space, except any forward facing garage door or doors in a motor court that is or are blocked by a Porte Cochere and/or some portion of the permanent structure (i.e., single car garage, storage, etc.) All garage doors shall be equipped with automatic remote controlled door openers. All garage placements, garage door architectural design and door material shall be subject to the ARC approval. No metal garage doors will be permitted.

B. All driveway approaches up to the property line are to be constructed per Exhibit “G” and are to be plain broom finished concrete. All street curb cuts shall be made with a horizontal saw cut to minimize saw joints in the street pavement.

C. All colors, patterns and materials for drives, walkways and steps shall be approved by the ARC and of a color and pattern compatible with the home. Driveways shall be constructed of one of the following materials: salt finished concrete, exposed aggregate, brick pavers, stone, stained patterned concrete or interlocking pavers. All front entry surfaces shall be constructed of brick, stone, stained patterned concrete, and exposed aggregate, slate, flagstone or other materials specifically approved in writing by the ARC. All sidewalks and steps from the public sidewalk or front driveway to the front entry shall be constructed of salt finished concrete, exposed aggregate, brick pavers, stained patterned concrete, brick, stone, slate, or flagstone. The ARC may consider, on a selective basis, the use of stamped or stained concrete, brick, stone, slate, or flagstone borders around broom finished concrete for front walks and driveways. Any variance granted by the ARC, does not imply a precedent or grant a variance in any other case. Exhibit “F” shows the locations for public sidewalks.

D. Public sidewalks shall be constructed along the street frontage of each lot utilizing current specifications of the City of Frisco. Exhibit “F” shows the location for public sidewalks. The Builder/Owner of a corner lot shall be responsible for construction of the required barrier free ramps at the intersection. Barrier free ramps shall be constructed utilizing the current specifications of the City of Frisco.



THE HILLS OF KINGWOOD **DESIGN GUIDELINES**

9. EXTERIOR LIGHTING

The ARC recommends that each large canopy front yard shade tree, which is required per the Landscape requirements as set forth below at Section 11, shall be illuminated with a minimum of one (1) ground mounted “up” light connected to an electric eye photocell.

It is recommended that all front entrances and each garage door have no less than one down light. It is also recommended that a minimum of one bracket light be installed beside each front entrance. The ARC strongly encourages at least one gas entrance bracket light per residence.

Variations will only be allowed as approved by the ARC. Any variance granted by the ARC, does not imply a precedent or grant a variance in any other case.

Flood lights shall only be permitted if properly shielded from view by adjoining lots and operated by motion sensor. Under no circumstance will flood lights be permitted to be located on the front façade of any home.



THE HILLS OF KINGWOOD **DESIGN GUIDELINES**

10. SATELLITE DISHES/SOLAR PANELS

A. No more than one (1) antenna of each provider of over-the-air video programming signals by TVBS, MDS or DBS may be installed by an Owner at any one time. The Association shall be empowered to adopt rules governing the type of antennae that are permissible and establish reasonable, non-discriminatory restrictions relating to safety, location and maintenance of antennae. To the extent that reception of an acceptable signal would not be impaired and the cost of installation would not be unreasonably increased, an antenna permissible pursuant to rules of the Association may only be installed in a side or rear yard location, not visible from the street, and integrated with the dwelling and surrounding landscape. Antennae shall be installed in compliance with all state and local laws and regulations, including zoning, land use and building regulations.

B. Roof top solar panels may be permitted with the sole approval of the ARC. If permitted, the panels shall be incorporated into the roof line and placed so as to not be visible from any street. The ARC will review placement of the panels to minimize views from adjoining Lots. Any approval granted by the ARC, does not imply a precedent or grant a variance in any other case.



THE HILLS OF KINGWOOD DESIGN GUIDELINES

11. REQUIRED LANDSCAPING

An overall lot Landscape Plan prepared by a registered Landscape Architect or Landscape Designer shall be approved by the ARC and shall detail all trees to be removed, existing trees, proposed trees, fencing locations, retaining walls, planting, structures, sidewalks, patios, driveways, pools, drainage and drainage improvements, etc. ARC strongly encourages nursery grown trees planted in oversized draining tree wells. **Absolutely no existing trees may be removed without the ARC's prior written approval.** All landscape is to be installed BY THE BUILDER WITHIN THIRTY (30) DAYS OF SUBSTANTIAL COMPLETION OR CHANGE OF OWNERSHIP (closing). The following is a list of landscape minimum requirements for the Subdivision.

Lot Area
Front Yard

Minimum Requirement

Full sod in all lawn areas. Two (2) rows of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. One (1) 6" (min) caliper large canopy (i.e., red oak, live oak, cedar elm, or other as approved by ARC) shade trees will be required per 40' of street frontage with a minimum of one (1) tree per front yard. Also a total of three (3) small canopy trees (i.e. crape myrtle 8'-10' B&B, Yaupon Holly 8'-10' B&B, red bud 2-1/2" caliper etc.) Variance from these standards will be considered by the ARC at its sole discretion for special conditions created by unique front yard conditions.

Side or rear yard adjacent to Common area

Full sod in all lawn areas. Two (2) rows of minimum five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios.

Side yard adjacent to a side street

Full sod in all lawn areas. A total of one (1) 6" (min) caliper large canopy shade tree (i.e., red oak, live oak, cedar elm, or other species as approved) is required to face the side street per 70' of street frontage. Also a total of two (2) small canopy trees (i.e. crape myrtle 8'-10' B&B, , Yaupon Holly 8'-10' B&B, red bud 2-1/2" caliper, etc.). Two rows of non-deciduous five (5) gallon shrubbery are required where the foundation is exposed to the street. Variance from these standards will be considered by the ARC at its sole discretion for special conditions created by unique side yard conditions.

A/C Units/Mechanical Equipment /
Meters

As a minimum, one (1) row of non-deciduous five (5) gallon shrubbery is required to screen these elements from public view. Unique conditions, as determined by the ARC, may require additional screening.



THE HILLS OF KINGWOOD

DESIGN GUIDELINES

12. IRRIGATION

The ARC requires that each Lot have an automatic irrigation system. All automatic irrigation systems shall be designed by a licensed irrigator and all such systems are required to have overlapping coverage. Controller devices must be located inside the garage.



THE HILLS ^{OF} KINGSWOOD
DESIGN GUIDELINES

13. AMENDMENTS AND OR CHANGES

The ARC, in its sole discretion, reserves the right to amend these Subdivision Design Guidelines for clarification, amendments or corrections as necessary.



THE HILLS OF KINGWOOD
DESIGN GUIDELINES
EXHIBIT "A"
FINAL PLAT-PHASE 3A

EXHIBIT "A"



OWNER TABLE

LOT NO.	OWNER	ACRES	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
2	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
3	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
4	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
5	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
6	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
7	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
8	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
9	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
10	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
11	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00
12	OWNER	0.12	3,267.00	3,267.00	3,267.00	3,267.00

LOT TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	3,267.00	3,267.00	3,267.00	3,267.00
2	3,267.00	3,267.00	3,267.00	3,267.00
3	3,267.00	3,267.00	3,267.00	3,267.00
4	3,267.00	3,267.00	3,267.00	3,267.00
5	3,267.00	3,267.00	3,267.00	3,267.00
6	3,267.00	3,267.00	3,267.00	3,267.00
7	3,267.00	3,267.00	3,267.00	3,267.00
8	3,267.00	3,267.00	3,267.00	3,267.00
9	3,267.00	3,267.00	3,267.00	3,267.00
10	3,267.00	3,267.00	3,267.00	3,267.00
11	3,267.00	3,267.00	3,267.00	3,267.00
12	3,267.00	3,267.00	3,267.00	3,267.00

- NOTES:**
1. THIS PLAN IS SUBMITTED TO THE CITY OF KINGWOOD IN FULL COMPLIANCE WITH THE CITY OF KINGWOOD SUBDIVISION ACT, CHAPTER 211, TEXAS VEHICULAR CODE, TITLE 54, SUBCHAPTER C, SECTION 54C.011.
 2. THIS PLAN IS A PART OF THE RECORD MAP AND THE CITY OF KINGWOOD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. THE CITY OF KINGWOOD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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 12. THE CITY OF KINGWOOD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



THE HILLS OF KINGWOOD PHASES 3A

OWNER:
CONTRACTOR:
ENGINEER:
DATE:

OWNER:
CONTRACTOR:
ENGINEER:
DATE:

OWNER:
CONTRACTOR:
ENGINEER:
DATE:

LEGAL DESCRIPTION

LEGAL DESCRIPTION: A certain portion of the City of Houston, Texas, being more particularly described as follows: ...

THE CITY OF HOUSTON



Mayor: [Signature]

City Clerk: [Signature]

STATE OF TEXAS

STATE OF TEXAS: I, the undersigned, County Clerk of Harris County, Texas, do hereby certify that the following is a true and correct copy of the original record as the same appears in the public records of this office: ...

CERTIFICATE OF APPROVAL: APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF HOUSTON, TEXAS, ON THIS 28th DAY OF MARCH, 2011.



City of Houston Planning & Zoning Commission

THE HILLS OF KINGSWOOD PHASES 3A AND 3B: This is a subdivision of land owned by the City of Houston, Texas, and is being subdivided into lots for residential purposes. ...

THE HILLS OF KINGSWOOD PHASES 3A AND 3B: A certain portion of the City of Houston, Texas, being more particularly described as follows: ...

THE HILLS OF KINGSWOOD PHASES 3A AND 3B: A certain portion of the City of Houston, Texas, being more particularly described as follows: ...



Mayor: [Signature]

City Clerk: [Signature]

PREPARED BY: CONWAY ENGINEERING, INC.

CONWAY ENGINEERING, INC.

CONWAY ENGINEERING, INC.

CONWAY ENGINEERING, INC.

CONWAY ENGINEERING, INC.

CONWAY ENGINEERING, INC.



THE HILLS OF KINGWOOD
DESIGN GUIDELINES

EXHIBIT "A"
PRELIMINARY PLAT-PHASE 3B



THE HILLS OF KINGWOOD

EXHIBIT “B”

DESIGN GUIDELINES

SECOND FLOOR VISIBILITY RESTRICTIONS



THE HILLS OF KINGWOOD
DESIGN GUIDELINES

EXHIBIT “C”

ADDRESS PLAQUES



**Address Plaque for
The Hills of Kingwood
Frisco, Texas**

Supplied by Brandon Industries, Inc.
(972) 542-3000



Style:

Williamsburg Classic Plaque

14” x 10.25” x 1.25”

Up to four 4” numbers

Color:

Antique Copper



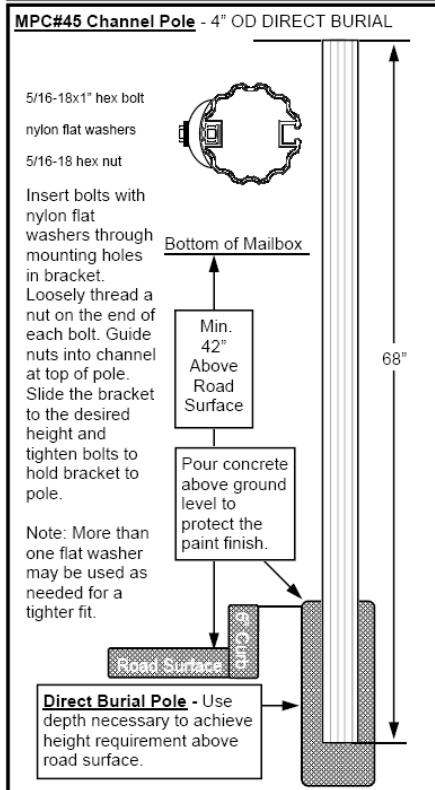
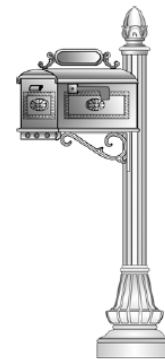
THE HILLS OF KINGWOOD DESIGN GUIDELINES

EXHIBIT "D"

(May be deleted due to Cluster Mailboxes) MAILBOX DESIGN

FAC45-2194-CX

CUSTOMERS ARE REQUESTED TO CONTACT THE LOCAL POST OFFICE BEFORE ERECTING THE BOX TO ENSURE ITS CORRECT PLACEMENT AND HEIGHT AT THE STREET.



- Attach Kit:**
- 2 - 5/16-18X1" Hex Bolt
 - 2 - 5/16-18 Hex Nut
 - 4 - Nylon Flat Washer .317ID .75OD T.062
 - 4 - 1/4-20x1" phil truss bolt
 - 4 - 1/4-20 keps nut
 - 1 - 5/32 hex key
 - 1 - General Installation Instructions

FIN-A4 - Acorn Finial (for 4" OD pole)

Three 5/16-18x5/16" set screws at 120° Intervals to attach to pole.

MC-A - Cast Aluminum Mailbox

Includes Flag Kit with 8-32x5/8" phil pan stainless bolt

5/16" diameter holes in the bottom to align with holes in mounting bracket.

DB-21 - Mounting Bracket

Four 5/16" holes for mounting the mailbox

Two 3/8" holes to align with holes in pole

SB-94 - SLIP OVER BASE

Slip over pole and tighten the Three set screws in the top of base located at 120° Intervals.

\$370.00 Each plus Tax and Installation

L:\Mailbox SPEC SHEETS\FAC45-2194-cX 10.12.07

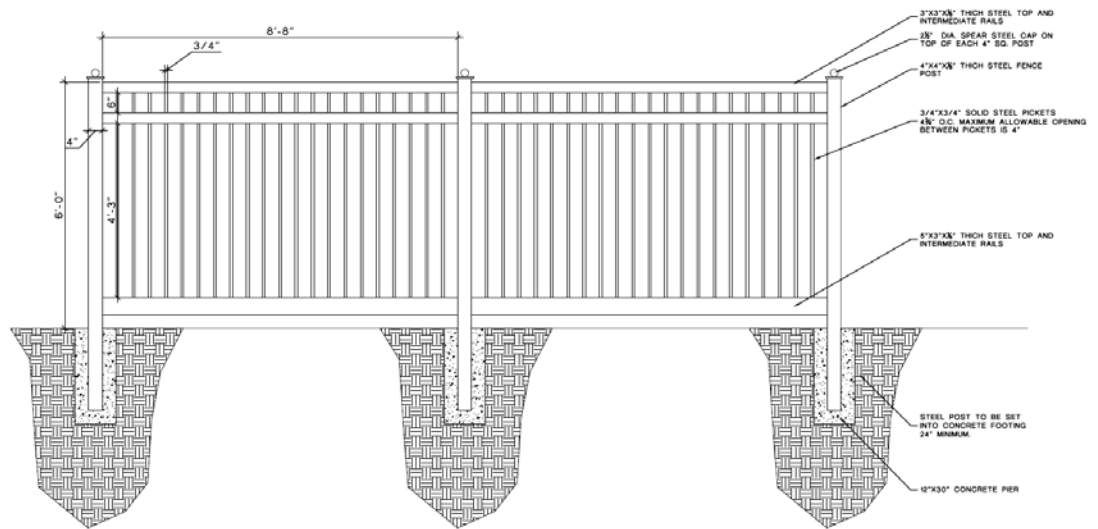


THE HILLS OF KINGWOOD

DESIGN GUIDELINES

EXHIBIT "E"

FENCE DESIGN



METAL FENCE NOTES

- Contractor shall verify the location of all proposed and existing site elements and notify the Landscape Architect of any discrepancies.
- All steel is to be primed and finish painted. Paint to be 'Statue Bronze' (SW7034) by Sherwin Williams. Contractor shall apply one (1) coat of red oxide primer and two (2) coats of paint.
- Miter all corners where applicable. All flush miters and intersections to be welded and ground smooth.
- Clean steel of all rust, scale, and other foreign matter and apply one shop coat of primer to provide a dry film thickness of 2.0 mil. Apply primer same day as steel is cleaned. Items embedded in concrete shall not be shop painted. Do not prime surfaces in shop to be field welded.
- Apply a heavy coat of bituminous paint to all metal work below grade. Do not extend coating onto exposed surfaces above grade.
- All metal to be 1/2" tubular steel unless noted otherwise. All welds to be ground smooth.
- Contractor shall be required to construct a sample panel on site, 6'-0" ht. by 8'-8" long, for approval by the Architect and Owner prior to commencing work.

METAL FENCE

1/2"=1'-0"



EXHIBIT "E"
SECTION 02832 - ORNAMENTAL METALS
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

The work shall comply with the standard specifications of the following organizations unless otherwise specified:

1. National Association of Architectural Metal Manufacturers (NAAMM).
2. American Welding Society (AWS).

1.2 DESCRIPTION OF WORK

The extent of ornamental metal items are as shown on the drawings and includes plates, tubes, bars, anchors, fasteners, hardware and accessories necessary to construct the decorative fence and gates, handrails and install tree grates.

1.3 QUALITY ASSURANCE

- A. Field Measurements: Take field measurements prior to preparation of shop drawings and fabrication, where possible, to ensure proper fitting of the work.
- B. Shop Assembly: Preassemble items in the shop as needed to minimize field splicing and assembly of units at the project site. Disassemble units only for shipping and handling limitations. Clearly make units for reassembly and coordinated installation.
- C. Inserts and Anchorages: Furnish insert-type anchoring devices which must be set in concrete for the installation of ornamental metal work. Provide setting drawings, templates, instructions and directions for installation of anchorage devices. Coordinate delivery with other work to avoid delay.

1.4 SUBMITTALS

Provide product data, shop drawings, manufacturer's cut-sheets on the following:

1. Fence and gate fabrication.
2. Hardware (locks, hinges, drip-pins, tracts, wheels, etc.).
3. Paint samples of color indicated on drawings.

1.5 SAMPLES

Provide one sample length of minimum 3'-0" length of ornamental fence indicating detailed work and craftsmanship specified. Sample shall show true to dimension posts and base plate with appropriate welds, ground smooth, and specified finish texture and color.

1.6 WARRANTY

- A. Warranty: All work for one year against becoming unserviceable or objectionable in appearance as a result of being defective or non-conforming
- B. Defects shall include, but are not limited to:
 1. Corrosion
 2. Loose connections

1.7 STORAGE OF MATERIAL

- A. Storage of fabricated steel at the job site shall be the responsibility of the contractor. All materials shall be protected against corrosion or deterioration of any kind.
- B. The architect reserves the right to reject any material that has become damaged because of improper storage.

1.8 FINISH

Ornamental metal work to be smooth and free from all defects. Metal delivered to site shall have a coat of red iron oxide paint unless noted otherwise. After installation, apply finish of two coats of specified color as approved by the Architect.

EXHIBIT "E"
PART 2 - PRODUCTS

2.1 MATERIALS

- A. Finish: Provide materials which have been selected for their surface flatness, smoothness and freedom from surface blemishes wherever exposed to view in the finished work. Exposed to view surfaces which exhibit pitting, seam marks, roller marks, "oil canning", stains, discolorations or imperfections on the finished units will not be acceptable.
- B. Steel: comply with the following standards for forms and types of steel for required items of work:
 - 1. Seamless Tube: ASTM A-501
 - 2. Plates and Bars: ASTM A-36
- C. Gate Hardware: Provide the following hardware and accessories for each gate:
 - 1. Hinges: Pressed or forged steel or malleable iron to suite gate size, non-liftoff masonry hinges, offset to permit 180 degree gate opening.
 - 2. Latch: Double Gate Heavy Duty Industrial Latch with cylinder lock to permit operation from either side of gate.
 - 3. Double Gates: Provide gate stops for all double gates.
- D. Welding Electrodes and Filler Metal: Type and alloy of filler metal and electrodes as recommended by producer of the metal to be welded, and as required for color match, strength and compatibility in the fabricated items.
- E. Anchors and Inserts: Furnish inserts to be set in concrete or masonry work, or provide other anchoring devices as required for the installation of ornamental metal items. Provide toothed steel or lead shield expansion bolt devices for drilled-in-place anchors. Provide galvanized or cadmium-coated anchors and inserts for exterior installations. Provide units with exposed surfaces matching the texture and finish of the metal items anchored.
- F. Primer Paint:
 - 1. Fence and Railings: Red Oxide, ready mix, Brown, FS TF-P-31.
- G. Finish Paint:
 - 1. Fence and Railings: 'Statue Bronze' (SW7034) exterior Sherwin Williams Paint

2.2 FABRICATION

- A. General
 - 1. Design components to allow for expansion and contraction for a minimum ambient temperature range of 100° F, without causing buckling, excessive opening of joints or stressing of welds and fasteners.
 - 2. Form metal work to the required shapes and sizes, with true curves, lines and angles. Work shall be fabricated free of measurable variations from plumb, level or line. Provide necessary rebates, lugs and brackets for assembly of units.
 - 3. Comply with AWS for recommended practices in shop welding. Provide welds behind finished surfaces without distortion or discoloration of the exposed side. Clean exposed welded joints of all welding flux, and dress on all exposed and contact surfaces. All welding shall be done prior to finishing.
 - 4. Mill joints to a tight, hairline fit. Cope or miter corner joints. Form joints exposed to weather to exclude water penetration.

EXHIBIT "E"
PART 3 - EXECUTION

3.1 INSPECTION

Examine the conditions under which the ornamental metal items are to be installed and notify the Architect in writing of conditions detrimental to the timely and proper completion of the work. Do not proceed with the work until satisfactory conditions have been corrected in a manner acceptable to the Installer.

3.2 INSTALLATION

A. Fastening to In-Place Construction

1. Provide anchorage devices and fasteners where necessary for securing ornamental metal items to in-place construction; including threaded fasteners for concrete inserts, toggle bolts, through-bolts, lag-bolts, and other connectors as required.
2. Form joints tight with exposed connections and accurately fitted. Where cutting, welding and grinding are required for proper shop fitting and joining of the work, restore finishes to eliminate any evidence of such corrective work.
3. Do not cut or abrade finishes which cannot be completely restored in the field. Return items with such finishes to the shop for required alterations, followed by complete refinishing or provide new units at Architect's option.
4. Restore protective coverings which have been damaged during shipment or installation of the work. Remove protective coverings and apply appearance paint only when there is no possibility of damage from other work yet to be performed at the same location.
5. Retain protective coverings intact and remove simultaneously from similarly finished items to preclude non-uniform oxidation and discoloration.
6. Field Welding - Comply with AWS Code for the procedures of manual shielded metal-arc welding, the appearance and quality of welding made, and the methods used in correcting welding work.

3.3 FINISHING

A. General

1. Comply with NAAMM "Metal Finishes manual" for recommendations and designations of finishes, except as otherwise indicated.
2. Protect finishes on exposed surfaces from damage by application of removable temporary protective covering prior to shipment.

B. Corrosion Protection - Coat concealed surfaces which will be in contact with concrete, masonry, wood, or dissimilar metals or soil with heavy coat of bituminous paint. Do not extend coating onto exposed surfaces.

C. Painting

1. All steel items except those to be encased in concrete shall be thoroughly cleaned and painted with red oxide primer.
2. Prepare surfaces by removing loose mill scale, loose rust, dirt or other foreign matter by power brushing. Remove oil and grease deposits by solvent.
3. After cleaning, give surfaces two shop coats of prime paint, applied thoroughly and evenly to dry surfaces. Each coat shall have a minimum dry film thickness of 2.5 mils.
4. After erection, touch up with prime paint all members where shop coat has been damaged, welds, areas adjacent to welds and field bolts.
5. Appearance coat shall be rust resistant, flat black paint. Appearance coat shall consist of two coats of paint; each coat shall have a minimum dry film thickness of 1.5 mils.
6. All paint shall be applied in accordance with manufacturers' instructions and in no case applied to moist surfaces or in dusty conditions.

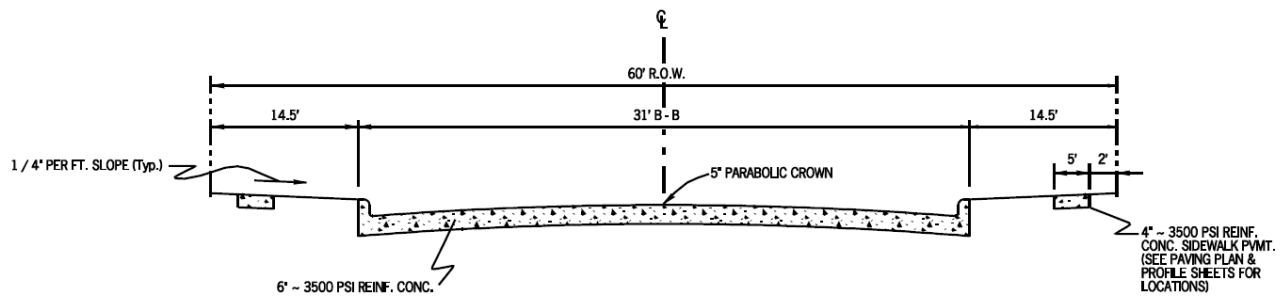
3.4 CLEAN UP

Upon completion of erection and before final acceptance, contractor shall remove all debris and trash associated with the metal work.

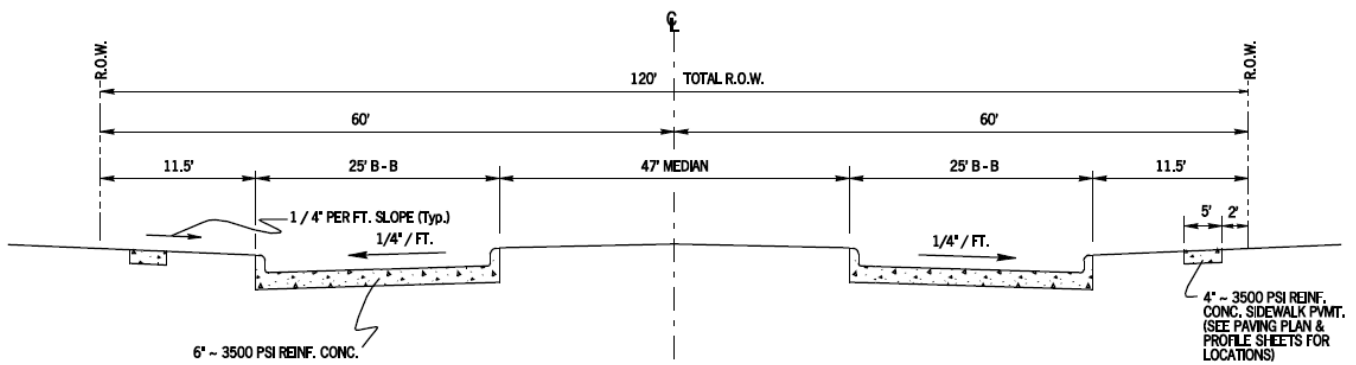


THE HILLS OF KINGWOOD
DESIGN GUIDELINES
EXHIBIT "F"
PUBLIC SIDEWALK EXHIBIT

Sidewalks are to be constructed, along the frontage of each lot, utilizing the current sidewalk specifications of the City of Frisco.



TYPICAL 31' B - B PAVEMENT SECTION
 N.T.S.



TYPICAL 120' DIVIDED ENTRY SECTION
 N.T.S.

EXHIBIT "G"

DRIVEWAY APPROACH

Exhibit G Hills of Kingswood – Phase 1

- 1 Driveway Approach between back of curb and front property line is to be installed per City of Frisco requirements. The Builder is responsible for strict adherence to subgrade, concrete thickness, reinforcing, slopes, and finish requirements. In addition, all driveway approach locations are to be approved in writing by the ARC.
- 2 Driveway extent beyond approach is to be special design finish such as pavers or stained pattern concrete as approved by the ARC. Plain finish concrete is not acceptable. Note all driveway paving is to be a minimum of 5'-0" clear from side property lines.
- 3 City sidewalk at all street frontages is to be installed per City of Frisco requirements. Note that 1/4" per foot slope is to be maintained where the sidewalk extends across the driveway approach. All other sidewalks are to be special design finish as approved by the ARC.
- 4 Underground utility easement – water, gas, cable. The Builder is to verify width and locations per the Final Plat. Note that required front yard trees are not allowed within this easement.
- 5 Typical 3'-0" wide surface drainage easement adjacent to side property line on all lots. Note that this area is to be maintained clear of any obstructions which may impede surface drainage.
- 6 Garage doors facing street are to be single doors only and be recessed a minimum of 18". Garage doors perpendicular to the street are not required to be recessed and double doors are allowed with this street orientation. Note that all garage doors are to have special design treatment as approved in writing by the ARC.

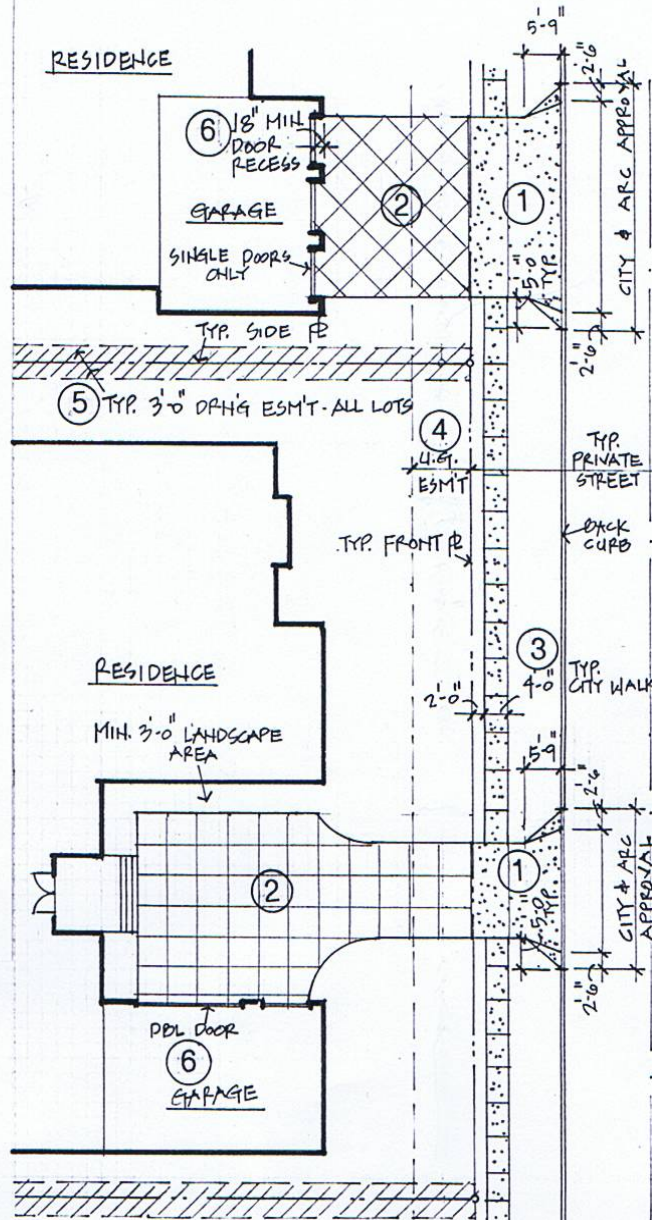


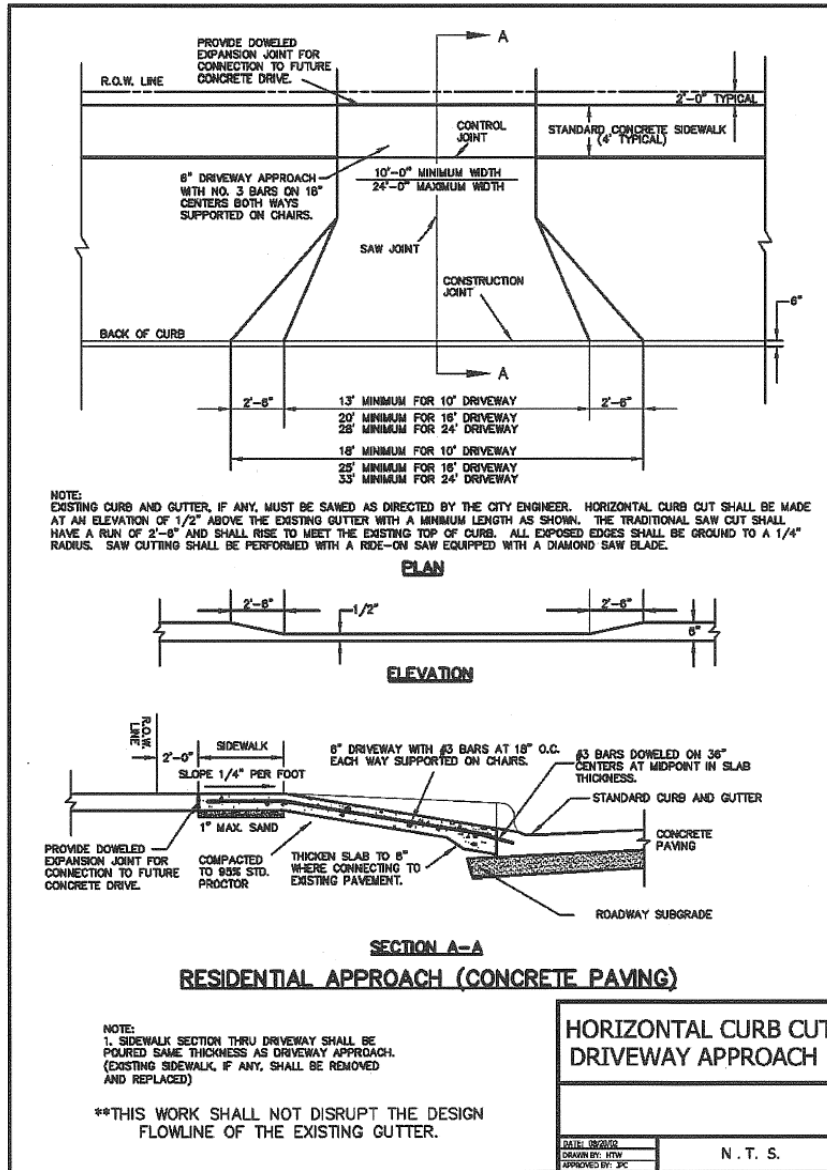
EXHIBIT "G"



PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER
6101 FRISCO SQUARE BLVD 3RD FLOOR
FRISCO, TEXAS 75034
TEL 972.292.5300 FAX 972.292.5388
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THE HILLS OF KINGSWOOD DESIGN GUIDELINES

EXECUTED for purposes of recording this 21st day of July, 2017.

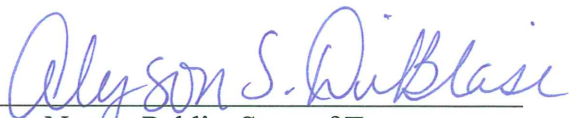
THE HILLS OF KINGSWOOD HOMEOWNER'S ASSOCIATION, INC.
a Texas non-profit corporation

By: 
Director

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

THIS INSTRUMENT was acknowledged before me on the 21st day of July
by Nick DiGiuseppe, Director of the The Hills of Kingswood
Homeowner's Association, Inc., on behalf of said corporation.


Notary Public, State of Texas

