

Revised – April 1, 2005

FRISCO SQUARE PHASE 5  
ARCHITECTURAL GUIDELINES

1. BUILDING LINES, SET BACKS & LOT COVERAGE

A. Front Yard Setback:

The minimum front yard setback is 5 feet. Structures may have a "staggered" front setback either within the structure or between structures. The Committee will require a minimum offset of 3 feet between the front setback of adjacent residences. A 3 foot offset may not be required between residences if the front elevation of an individual home contains offsets.

B. Rear Yard Setback:

Rear yard setback is 8 feet.

C. Side Yard Setback:

Side yard Setback is 0 feet. Adjacent to a side street the side yard setback is 8 feet.

D. Garage Door Setback:

Setback for a garage to an alley is 9 feet from the garage door to the property line.

E. Lot Coverage:

A maximum of 88% of an individual lot may be covered by structure under roof.

F. Minimum Square Footage:

Each residence must contain a minimum of 1,450 square feet of contiguous, air-conditioned living space. There is no maximum square footage limitation.

## 2. ARCHITECTURE:

All residences must conform to the urban style and character. Other architectural styles will be considered with the exception of contemporary architecture. All street front exteriors are subject to aesthetic determination by the Committee. The Committee encourages architectural continuity through urban architectural style and the use of complimentary materials. The Committee encourages architectural diversity through variances of hips and gable roofs, roof pitch, building offsets, garage entrances etc. While each building should compliment adjacent structures, every building should have a unique identity through the use of detailing like: cast stone, wrought iron, window treatments, dormers, turrets, flat work, tree placement, brick details, natural stone, combining brick and natural stone, gas lights, landscape illumination, etc. The Committee encourages the use of finials, decorative cornices, copper vents, paint grip sheet metal, guttering and European / urban architectural details that individualize each building.

## 3. EXTERIOR MATERIALS & DETAILING:

A. Exterior materials shall be 100% masonry (brick, cast stone and stone) on all first floor walls visible from any street common areas and 80% masonry on each (not cumulative) remaining side and rear elevations. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone or stucco matching the materials used on the residence. All window headers, sides and sills, which are exposed to the street, shall be constructed of cast stone, natural stone, decorative shaped brick or a combination thereof.

B. All paint, brick, stone and stucco must be selected from the Approved Exterior Decorative Selections list. The Committee shall approve a blend of brick colors, shapes and textures to be used on the residences. King sized brick is permitted provided that 3/4" mortar joints are used and the brick is "sharp edged". Modular and Queen sized brick is otherwise approved. Brick that is not on the approved list shall be submitted to the committee for consideration of approval. Request for materials not on the list must be approved by the ARC on a case by case basis. (see EXHIBIT "C")

C. On a limited basis the ARC will permit stucco or cementious plaster on visible exterior elevations, but due to the issue of poor execution of some stucco and E.I.F.S. elevations in the Frisco market these buildings will be very closely scrutinized.

Stucco must be a three (3) coat system with ¼" hand troweled to provide a smooth (but not totally uniform) texture and finished with slight color variations for rustication. Plaster over masonry is preferred but plaster over wood studs and sheathing will be allowed provided adequate sheathing and moisture barrier is used to avoid bowed or wavy walls. The approval of stucco homes will include the stucco, roof, cast stone and window material/color/texture as the buildings fits into the entire streetscape. Samples must be provided before final approval is granted. E.I.F.S. is strictly prohibited.

D. The entire structure shall be guttered with downspouts. All gutter and downspouts on the front of the house and any side that faces a street or common area shall be molded from paint grip metal. All downspouts accept those emptying directly into streets, driveways or alleys shall be tied into underground drains if positive drainage does not exist. Gutters shall not drain across property lines. All downspouts that empty into flower beds shall be piped from flower beds with bubblers to prevent bed wash out.

E. All windows visible from main street whether on the front, side, or rear, shall be vinyl clad finished wood casement divided light windows or vinyl frame casement divided light windows with brick mould surrounds, as manufactured by Eagle, Showcase, or an approved equivalent. Metal or Vinyl frame windows without brick mould are permitted in all other locations. All side and rear windows must have space above the window and below the fascia of a congruent material.

F Maximum Building Height is 43 ft. per the Frisco Square Zoning ordinance as approved by the City of Frisco.

G. Window Restrictions:

Second story windows shall be located so as to restrict views into adjacent windows, patios, and/or courtyards as reasonably possible. The Committee will review and approve the location of all second floor windows and make a reasonable effort to maintain the privacy of the surrounding property owners.

H. Each structure shall have a minimum plate height of 10 feet on the first floor, 10 feet on the second floor, 9 feet on the third floor and a minimum plate height of 9 feet on garages.

I. The Committee will approve uniform house numbers and house number locations.

J. The Committee will approve a uniform mailbox and mailbox location per the United States Postal Services.

K. Exterior paint colors will be approved for use in the development.

L. Stone: Granberry, Millsap, Luters, & Limestone  
In chopped or random cuts or as approved by the Committee.  
(No vertical stones or random patterns)

M. Cast Stone: Light brown, white or cream color with or without pitting.

4. ROOF:

A. All roofs shall have a minimum slope 6:12 Roof Pitch on any front and side visible from a street and a minimum slope of 6:12 Roof Pitch for rear and sides not visible from a street. Architectural designs that warrant flatter roof sections will be given consideration by the Committee. Vent stacks and other roof penetrations shall be placed on roof planes other than those visible from streets or common areas, unless specifically approved by the Committee. Satellite Dishes shall not be installed in locations visible from the street or common areas unless specifically approved by the Committee. Cornice, eave and architectural details may project up to two feet six inches.

B. Roof material shall be standing seam copper, approved standing seam metal, natural slate shingles, approved imitation slate shingles and approved composition Class 4 50 year laminated shingles or other approved roof materials. The Committee shall approve all colors and mix of colors of roof surfaces.

C. Roof form shall be limited to hip, Dutch hip, Dutch gable or gable. Roof forms should be randomly distributed throughout each street scene. The Committee will require variation of roof pitch, dormer details, etc. for adjacent structures.

## 5. WALLS / FENCING / SCREENING:

A Walls and screens along front elevations visible from streets shall be constructed of masonry to match the residence, masonry and wrought iron, or wrought iron. Wood fences are NOT allowed. The committee shall approve the detailing, location and material of all fences.

B. Equipment, air conditioning compressors, service yards, storage piles, woodpiles, garbage receptacles, and similar items must be visually screened from streets, alleys, common areas and neighboring lots by screening walls which match the residence material and are approved by the Committee.

C. Retaining walls built or abutting front yards, side yards facing a greenbelt, or rear yards within the tree greenbelt shall be constructed of mortar jointed brick matching the residence; or mortar jointed millstone. For retaining walls in other locations, concrete and rock are also permitted. The Committee shall approve all retaining wall materials, location and detailing.

- The developer will provide the location of developer installed retaining walls. Generally the developer-installed walls are located along side yards and common rear yards with an elevation change greater than 3 feet between adjacent properties.

- The builder or property owner on the high side of the lot shall be responsible to install retaining walls between properties along side yards. In the event that a retaining wall is required by the builder or property owner on the low side adjacent to an unbuilt lot then Quantum Custom Homes reserves the right to install the retaining wall and increase the amount of the purchase price of the high-side lot by that amount. This condition may apply to lots under contract. Builders and property owners of adjacent lots are encouraged to coordinate the placement and grades of retaining walls so as to eliminate lot to lot drainage.

6. GARAGES / DRIVEWAYS / WALKWAYS:

Each residential dwelling erected on any Lot shall provide garage space for a minimum of 2 conventional automobiles. All garage doors shall be equipped with automatic remote controlled door openers and shall remain closed when not in use. The Committee shall approve placement of all garage door design and door materials.

The Committee shall approve all colors, patterns and materials for drives, walkways and steps.

7. EXTERIOR LIGHTING:

All garage doors must have one exterior light. All front entrances must have no less than one down light. All entrance down lights, entrance bracket lights, and garage door exterior lights, are required to come on at dusk and remain on until sunrise and shall be controlled by electric eye photocells, and kept in working order at all times.

8. TREES:

Landscape requirements include a minimum of the city approved Phase 5 landscape and tree plan with accordance to the size, placement and type. The Committee strongly encourages nursery grown trees planted in oversized draining tree wells due to the rocky soil. Absolutely no existing trees may be removed without the Committee's written approval. City permits are also required to remove a tree.

9. PLAN SUBMITTAL AND LANDSCAPE INSTALLATION REQUIREMENTS:

A. Preliminary and Concept Plans

The builder or owner shall submit two (2) sets of the Preliminary Plan which includes a site plan and front exterior elevation for approval to the Committee before working drawings are to be developed. The elevation must show plate height, roof pitch, and all other information necessary so as to give a complete description of the architecture of the residence. The Committee shall have fourteen (14) days from the date of the Committee's receipt of a complete set of the Preliminary Plans to review and approve the Preliminary Plan. If the Committee fails to respond to the first request within this fourteen (14) day period, the owner/builder may make a second request for approval. Failure to notify owner/builder of disapproval of plans

within ten (10) days of the Committee's receipt of the second request shall deem the Preliminary Plan is approved.

**B. Final Plans**

The builder/owner shall submit two (2) sets of architectural construction documents depicting the house, other structures, flatwork, fences, etc. A floor plan in quarter inch scale shall include exterior elevations and electrical plan. The documents must include color and material selections for brick, stucco, stone and exterior trim and window paint and material selections for the front walk(s) and driveways. The Committee shall have fourteen (14) days from the date of the Committee's receipt of a complete set of Final Plans to approve the same. If the Committee fails to respond to the first request within this fourteen (14) day period, the owner/builder may make a second request for approval. Failure to notify the owner/builder of disapproval of plans within ten (10) days of the Committee's receipt of the second request shall deem that submitted working drawings are approved. PLAN APPROVAL DOES NOT. UNDER ANY CIRCUMSTANCES. ALTER THE NECESSITY FOR CONFORMANCE WITH THE INTENT OF THESE ARCHITECTURAL GUIDELINES.

**C. Landscape Plans:** Flatwork design & Materials can be submitted for approval prior to the landscape plan. NO Flatwork is to be done prior to plan approval.

The owner/builder shall submit two (2) sets of Landscape Plans to the Committee no later than 90 days after receipt of final plan approval. The plan must show existing trees and landscaping and specify all materials by common name, plant spacing and size at time of planting. Plants used must be material listed on the developer's material list. Landscape plans shall be prepared by a landscape architect or designer and shall detail all proposed trees, fence (type and locations), walls, planting, structures, sidewalks, patios, driveways, pools, drainage improvements; sprinkler, lighting locations, etc The Committee shall have fourteen (14) days from the date of the Committee's receipt of a complete set of Final Plans to approve the same. If the Committee fails to respond to the first request within this fourteen (14) day period, the owner/builder may make a second request for approval. Failure to notify the owner/builder of disapproval of plans within ten (10) days of the Committee's receipt of the second request shall deem the submitted working drawings are approved. Plan approval does not. under any circumstances alter the necessity for conformance with the intent of these architectural guidelines.

D. Landscape Installation

The landscape installation shall be completed no later than 10 days after occupancy in accordance with the approved Landscape Plan.

10. AMENDMENTS AND OR CHANGES

The Architectural Review Committee reserves the right to amend Guidelines for clarification, amendments or corrections as necessary.

Filed and Recorded  
Official Public Records  
Brenda Taylor, County Clerk  
Collin County, TEXAS  
02/08/2006 08:36:58 AM  
\$84.00 PHORN  
20060208000167040



*Brenda Taylor*





**NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
FRISCO SQUARE**

STATE OF TEXAS           §  
  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF COLLIN       §

**THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR FRISCO SQUARE** (this "Notice") is made this 15 day of ~~May~~, 2005, by Frisco Square Homeowners Association, Inc. (the "Association"). *Sept. 2005*

**WITNESSETH:**

**WHEREAS**, Frisco Square, Ltd., a Texas limited partnership (the "Declarant"), prepared and recorded an instrument entitled "First Amended Declaration of Covenants and Restrictions for Frisco Square", filed of record on May 13, 2005, at Volume 5918, Page 03391 *et seq.*, of the Deed Records of Collin County, Texas (the "Declaration"). This Declaration, amended and superseded the Declaration of Covenants and Restrictions for Frisco Square, filed of record on February 11, 2002, at Volume 05103, Page 03862 *et seq.*, of the Deed Records of Collin County, Texas (the "Original Declaration"); and

**WHEREAS**, the Association is the property owners' association created by the Declarant to manage or regulate the planned development subject to the Declaration, which development is more particularly described in the Declaration; and

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instruments in the real property records of Collin County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

**NOW, THEREFORE**, the dedicatory instruments attached hereto as Exhibit "A" are the true and correct copies of the originals and are hereby filed of record in the real property records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

FRISCO SQUARE HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation

By: Barbara Cominali

Its: President

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

BEFORE ME, the undersigned authority, on this day personally appeared Barbara Cominali, President of Frisco Square Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 15<sup>th</sup> day of September, 2005.



Rita E. Rasberry  
Notary Public, State of Texas  
7-30-2006  
My Commission Expires

**AFTER RECORDING, RETURN TO:**

Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 1050  
Dallas, Texas 75219

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**EXHIBIT "A"**

**DEDICATORY INSTRUMENTS**

1. Certificate of Incorporation and Articles of Incorporation of Frisco Square Homeowners Association, Inc. and Letter of Consent (filed with Texas Secretary of State on 10-18-02)
2. Frisco Square Phase 5 Architectural Guidelines (revised 4-1-05)