

EXHIBIT B

DESIGN GUIDELINES

CENTRAL PARK ON PRESTON CROSSINGS HOMEOWNER'S ASSOCIATION, INC.

PART ONE: LANDSCAPING, FENCES AND EXTERIOR ELEMENTS

SECTION 1.1 LANDSCAPING:

Upon completion of each dwelling unit, the following landscape elements shall be installed prior to occupancy of the dwelling:

- 1.1.1 Sod: Each dwelling shall have full sod installed for the entire front yard and a minimum of ten (10) feet back from the front wall face for each side yard, or to the side yard fence, whichever is greater. Underground irrigation systems are required. Irrigation systems such as drip systems to all planting beds, tree wells and other areas sufficient for maintaining plant life is required. All irrigation systems must be equipped with the proper rain sensors as required by the City of Plano. Artificial turf of any kind is prohibited.
- 1.1.2 Trees: A minimum of one (1) shade tree per lot (or an approved ornamental tree) shall be planted in the front yard of each lot. Trees shall have a minimum of three inch (3") caliper and have a minimum height of twelve feet (12'). The City of Plano may have stricter regulations and/or an approved shade and ornamental tree list. The builder and/or owner should check with the City of Plano for additional restrictions and/or approved lists of shade and ornamental trees for use. Artificial trees are prohibited.

Each homeowner shall be responsible for maintenance and preservation of trees located on their property and shall promptly replace dead trees within thirty (30) days or less when favorable planting weather exists or ninety (90) days or sooner when unfavorable planting conditions exist. **Trees must be replaced with a like kind. An Owner should verify if the tree to be removed is a protected tree species. The City of Plano has specific requirements and restrictions for protected trees. It is the sole responsibility of the Owner to ensure the removal and replacement of a protected tree complies with all City of Plano zoning ordinances and requirements.**

- 1.1.3 Shrubbery and Planting Beds: Each Dwelling shall have a minimum of ten (10) one (1) gallon shrubs planted in a mulched planting bed; the planting bed shall have edging materials to separate the sod and bed mulch areas. The homeowner shall be responsible for the maintenance a preservation of the shrubs and planting bed, and shall promptly replace dead plants within thirty (30) days or less when favorable planting weather exists or ninety (90) days or sooner when unfavorable planting conditions exist. Artificial plants or landscaping of any kind is prohibited.

Per the City of Plano, all plant materials shall be maintained in a healthy

and growing condition and must be replaced with plant material of similar variety and size if damaged, destroyed or removed.

SECTION 1.2 FENCES:

All fences with the exception of wrought iron or powder coated tubular steel shall be wooden fences consisting of spruce or better. All posts must be metal and situated on the inside so as not to be visible to surrounding homes, major thoroughfares or on corner lots. All Fencing must be stained. The minimum height of any wood fencing (excluding the exceptions listed below) shall be six feet (6') and the maximum fence height for any wood fencing allowed shall be eight feet (8'). Plastic or vinyl fencing and wire fencing of any kind is prohibited.

1.2.1 The design, construction materials, height and location of all fences must be approved by the Architectural Control Committee. In no event may any fence or wall be erected, placed or altered on a Lot nearer to the front street than the front wall of each residence constructed on a Lot and no hedge may be installed or maintained more than three (3) feet in front of the wall of each residence constructed on a Lot and closest to the front property line of the Lot. In the event of any disagreement on the location of the front fence return, the decision of the Architectural Control Committee will be final and conclusive. All fencing must be kept in good repair at all times. Broken or loose pickets or fence panels must be promptly repaired or replaced. Leans in fences must be promptly corrected. Disrepair of any kind including faded stain or paint on fences visible to the public must be promptly repaired. No lot is allowed to have a partially fenced Lot.

1.2.2 Major thoroughfare and corner lots facing side streets and Lots backing up to streets and major thoroughfares will be considered major thoroughfare fencing. Said fencing shall be enhanced wooden fences, spruce or better, board on board, with continuous 2 x 4 top cap, continuous 1 x 4 band and metal posts. All structural components shall be on the inside so as not to be visible and wall construction shall comply with the details indicated in Exhibit Attachment 1.2.1.1. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between three feet (3') and six feet (6') above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street right-of-way lines and a line connecting them at points ten feet (10') from the intersection of the street right-of-way lines, or, in the case of a rounded property corner, from the intersection of the street right-of-way lines as extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street right-of-way line with the edge of a private driveway or alley pavement. **Any transition between intersecting fences of differing heights and/or type shall occur over a slope a distance of two feet (2') from the point of intersection or as may be required by applicable City of Plano ordinance(s).** No fences or walls shall be constructed on any Lot or Common Area, other than by the Builder, Developer, or Declarant, unless approved in writing by the Declarant, the ACC (or the Board in the absence of the ACC). All such fencing shall be stained and preserved as follows:

Manufacturer: Sherwin Williams

Color:	Banyan Brown – Apply per product installation
Manufacturer:	Standard Paint
Color:	Sable Brown – Apply per product installation

1.2.3 Standard Side and Rear Yard Fences – Interior Lots: For all interior lots, fence and wall construction shall comply with the materials and details indicated in Exhibit Attachment 1.2.2.1. Transitions between intersecting fences of differing heights shall comply with the restrictions as set forth in Section 1.2.2 above. Wood fencing shall have metal posts and all portions of the fence that are visible from any street shall have all structural components on the inside so as not to be visible and must be stained with the colors specified above at Section 1.2.2 above.

1.2.4 Open Space, Greenbelt Areas, Common Areas or Parks, Floodplains, Flowage Easements: Fencing facing any open space, greenbelt area, park, floodplain or flowage easement shall be wrought iron or powder coated tubular steel which shall have black finished, rust resistant, forty-eight inch (48”) high wrought iron or powder coated tubular steel fences for the full width of the rear Lot line as detailed in Exhibit 1.2.3.2. All fences shall be consistent; no variation of design shall be permitted. Fence areas shall be kept clean and neat in appearance at all times; no peeling or fading allowed. Bent or broken sections must be promptly repaired. Fences must be unobstructed at all times by screening or other materials unless specifically approved by the Association.

SECTION 1.3 MAILBOXES:

- 1.3.1 Standard Mail Boxes: Mail Box construction shall be a single mailbox with brick construction. Brick must be same color as the brick used on the home, and comply with the materials and details indicated in Exhibit Attachment 1.3.1.
- 1.3.2 Mail Box Location: Mail Box shall be located on the front corner of the lot between the sidewalk and the street approximately 1 foot inside the property line.

SECTION 1.4 FLAGS AND FLAGPOLES

- 1.4.1 The only flags which may be displayed are: (i) the flag of the United States of America; (ii) the flag of the State of Texas; and (iii) an official or replica flag of any branch of the United States armed forces. No other types of flags, pennants, banners, kits or similar types of displays are permitted on a Lot if the display is visible from a street or Common Area.
- 1.4.2 The flag of the United States must be displayed in accordance with 4 U.S.C. Sections 5-10.
- 1.4.3 The flag of the State of Texas must be displayed in accordance with Chapter 3100

of the Texas Government Code.

- 1.4.4 Any freestanding flagpole, or flagpole attached to a dwelling, shall be constructed of permanent, long-lasting materials. The materials used for the flagpole shall be harmonious with the dwelling, and must have a silver finish with a gold or silver ball at the top. The flagpole must not exceed three (3) inches in diameter.
- 1.4.5 The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
- 1.4.6 A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.
- 1.4.7 Only one flagpole will be allowed per Lot. A flagpole can either be securely attached to the face of the dwelling (no other structure) or be a freestanding flagpole. A flagpole attached to the dwelling may not exceed 4 feet in length. A freestanding flagpole may not exceed 20 feet in height. Any freestanding flagpole must be located in either the front yard or backyard of a Lot, and there must be a distance of at least 5 feet between the flagpole and the property line.
- 1.4.8 Any flag flown or displayed on a freestanding flagpole may be no smaller than 3'x5' and no larger than 4'x6'.
- 1.4.9 Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than 3'x5'.
- 1.4.10 Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" Flag snaps installed. Neighbor complaints of noisy halyards are a basis to have flagpole removed until Owner resolves the noise complaint.
- 1.4.11 The illumination of a flag is allowed so long as it does not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. Compliance with all municipal requirements for electrical ground mounted installations must be certified by Owner. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are a basis to prohibit further illumination until Owner resolves complaint.
- 1.4.12 Flagpoles shall not be installed in Common Area or property maintained by the Association.
- 1.4.13 All freestanding flagpole installations must receive prior written approval from the ACC Reviewer.

SECTION 1.5 RAIN BARRELS OR RAINWATER HARVESTING SYTEMS

- 1.5.1 Rain barrels or rain water harvesting systems and related system components (collectively, "Rain Barrels") may only be installed after receiving the written approval of the Reviewer.
- 1.5.2 Rain Barrels may not be installed upon or within common area of the Association.
- 1.5.3 Under no circumstances shall Rain Barrels be installed or located in or on any area within a Lot that is in-between the front of the property owner's home and an adjoining or adjacent street.
- 1.5.4 The rain barrel must be of color that is consistent with the color scheme of the property owner's home and may not contain or display any language or other content that is not typically displayed on such Rain Barrels as manufactured.
- 1.5.5 Rain Barrels may be located in the side-yard or back-yard of an owner's Residential Parcel so long as these may not be seen from a street, another Lot or any common area of the Association.
- 1.5.6 In the event the installation of Rain Barrels in the side-yard or back-yard of an owner's property in compliance with paragraph 1.5.5 above is impossible, the Reviewing Body may impose limitations or further requirements regarding the size, number and screening of Rain Barrels with the objective of screening the Rain Barrels from public view to the greatest extent possible. The owner must have sufficient area on their Lot to accommodate the Rain Barrels.
- 1.5.7 Rain Barrels must be properly maintained at all times or removed by the owner.
- 1.5.8 Rain Barrels must be enclosed or covered.
- 1.5.9 Rain Barrels which are not properly maintained become unsightly or could serve as a breeding pool for mosquitoes must be removed by the owner from the Lot.

SECTION 1.6 RELIGIOUS DISPLAYS

- 1.6.1 An owner may display or affix on the entry to the owner's or resident's dwelling one or more religious items, the display of which is motivated by the owner's or resident's sincere religious belief.
- 1.6.2 If displaying or affixing of a religious item on the entry to the owner's or resident's dwelling violates any of the following covenants, the Association may remove the item displayed:
 - (1) threatens the public health or safety;

- (2) violates a law;
- (3) contains language, graphics, or any display that is patently offensive to a passerby;
- (4) is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling; or
- (5) individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than 25 square inches

1.6.3 No owner or resident is authorized to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame that is not authorized by the Association's Declaration or otherwise expressly approved by the Reviewer.

PART TWO: DWELLING UNITS

SECTION 2.1 SETBACKS. All front, side and rear yard setbacks must comply with the City of Plano Zoning Ordinances and/or the Plat. It shall be the sole responsibility of the Builder or Owner to ensure that setback requirements are being met.

SECTION 2.2 ROOFS.

2.2.1 Roof Pitch: Minimum Roof Pitch shall be 6:12 notwithstanding, roofs for covered patios, roof ditches, or as a design feature that is aesthetically pleasing, so long as the pitch is not in violation of applicable city zoning ordinances or codes may be 4:12.

2.2.2 Roofing Materials: Roofing materials shall be asphalt shingles with a minimum of 20-year rated or better shingle having a minimum weight of 220 pounds per square (100 square feet) and have a weathered brown or gray color, notwithstanding, metal roofing used as accents may also be used. Other roofing materials shall not be used without written approval from the Architectural Control Committee.

2.2.3 Dormers & Above Roof Chimneys: Dormers and Chimney Chases, above roof structure and roofing materials, may be finished with an approved exterior grade siding material. All Fireplace flues shall be enclosed and finished; exposed pre-fabricated metal flue piping is prohibited.

SECTION 2.3 CERTAIN ROOFING MATERIALS

2.3.1 Roofing shingles covered by this Section are exclusively those designed primarily to: (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (iii) provide solar generation capabilities (collectively, "Roofing Shingles").

2.3.2 Roofing Shingles allowed under these Guidelines shall:

- (1) resemble the shingles used or otherwise authorized for use in the Association and/or by the City of Plano;
- (2) be more durable than and are of equal or superior quality to the shingles used or otherwise authorized for use in the Association; and
- (3) match the aesthetics of the property surrounding the property of the owner requesting permission to install the Roofing Shingles.

2.3.3 The owner requesting permission to install the Roofing Shingles will be solely responsible for accrediting, certifying and demonstrating to the Reviewer that the proposed installation is in full compliance with paragraphs 2.3.1 and 2.3.2 above.

2.3.4 Roofing Shingles shall be installed after receiving the written approval of the Reviewer.

2.3.5 Notice is hereby given that the installation of Roofing Materials may void or adversely affect other warranties. The City of Plano may have specific restrictions as to the removal and replacement of a roof. Builders and Owners should check with the city prior to commencing the installation or replacement of a roof. Compliance of city ordinances is the sole responsibility of the Builder and/or Owner.

SECTION 2.4 SOLAR PANELS

2.4.1 Solar energy devices, including any related equipment or system components (collectively, "Solar Panels") may only be installed after receiving the written approval of the Reviewer.

2.4.2 Solar Panels may not be installed upon or within common area or any area which is maintained by Association.

2.4.3 Solar Panels may only be installed on designated locations on the roof of a home, on any structure allowed under any Association dedicatory instrument, or within any fenced rear-yard or fenced-in patio of the owner's property, but only as allowed by the Reviewer. Solar Panels may not be installed on the front elevation of the home.

2.4.4 If located on the roof of a home, Solar Panels shall:

- (1) not extend higher than or beyond the roofline;
- (2) conform to the slope of the roof;
- (3) have a top edge that is parallel to the roofline; and
- (4) have a frame, support bracket, or wiring that is black or painted to match the color of the roof tiles or shingles of the roof. Piping must be painted to match the surface to which it is attached, i.e. the soffit and wall. Panels

must blend with the color of the roof to the greatest extent possible.

- 2.4.5 If located in the fenced rear-yard or patio, Solar Panels shall not be taller than the fence line or visible from a Lot, common area or street.
- 2.4.6 The Reviewer may deny a request for the installation of Solar Panels if it determines that the placement of the Solar Panels, as proposed by the property owner, will create an interference with the use and enjoyment of land of neighboring owners.
- 2.4.7 Owners are hereby placed on notice that the installation of Solar Panels may void or adversely affect roof warranties. Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the owner.
- 2.4.8 Solar Panels must be properly maintained at all times or removed by the owner.
- 2.4.9 Solar Panels which become non-functioning or inoperable must be removed by the owner of the property.

SECTION 2.5 EXTERIOR WALLS.

- 2.5.1 Exterior Wall Materials: All residences shall be constructed primarily of masonry consisting of brick, brick veneer, stone, and cast stone. Exterior plasters as defined in the City of Plano Building Code and cementitious lap siding shall be acceptable masonry construction alternatives. Other materials of equal or similar characteristics may be allowed only upon written approval of the ACC Reviewer and is subject to approval of the City of Plano.
 - 2.5.1.1 Exterior wall construction for residential structures of two stories or less shall consist of a minimum of seventy-five percent (75%) masonry with NO single wall face of any residence containing less than fifty percent (50%) of its exposed surface of masonry construction as herein specified. The construction standard applies only to the first floor of a building. Where more than forty percent (40%) of existing residential structures along both sides of a street and lying between the two nearest intersecting streets, do not meet the above minimum standards, then such standards shall not apply. **Note: a height limit of thirty-five feet (35') and/or two (2) stories for homes constructed in this sub-division may apply.**
 - 2.5.1.2 Masonry construction excludes doors, windows, boxed or bay windows, ornamental trim, dormers, areas above a roof line, areas under covered porches not extending to the first floor, and architectural projections.
 - 2.5.1.4 Chimneys: Chimney wall structures shall comply with the City of Plano building requirements.

SECTION 2.6 ELEVATION AND BRICK USAGE. Should the elevation and brick usage for the City of Plano differ from the elevation and brick usage provided below, the City of Plano elevation and brick usage requirements shall be the prevailing standard. Builders and Owners should check with the City of Plano prior to construction or reconstruction.

2.6.1 Same Plan with Same Elevation: The repeat of the same floor plan with the same elevation design shall be governed by the following provisions:

2.6.2 Single Family floor plans with the same elevation shall vary from Lot to Lot as follows:

2.6.2.1 The same floor plan with the same elevation shall be separated by a minimum of four (4) Lots between them on the same side of the street and by a minimum of two (2) Lots between them on the opposite side of the street.

2.6.2.2 The same floor plan with a different elevation shall be separated by a minimum of one (1) Lot on the same or on the opposite side of the street.

2.6.3 Exterior Material Area Calculations: All Dwelling submittals shall calculate the percentage coverage for each material as follows:

2.6.2.1 Calculation Method: Calculations for material coverage percentages shall include all exposed areas of the wall surface, excluding window and door openings.

2.6.2.2 Calculation Format: Calculations shall indicate the area coverage for front, side, and rear wall areas. Calculations shall be submitted in the following format:

SECTION 2.7 GARAGES.

2.7.1 All residential Lots shall provide a two-car or larger garage. Garages shall contain the same exterior materials as used on the remainder of the home notwithstanding; all exterior materials and garage requirements must conform to the City of Plano Building Code. Garage doors shall be those approved by the City of Plano and which blend with the aesthetic harmony of the neighborhood. Garage doors should be kept closed when not in use. No garage may be built or altered for the purpose of using as a living space or work quarters at any time.

2.7.1.1 Front and/or rear loading garages may have a minimum set back requirement. It will be the responsibility of the builder to confirm and/or comply with any set back restrictions.