DETACHED SINGLE-FAMILY RESIDENTIAL DISTRICT
BUILDER DEVELOPMENT GUIDELINES
FOR
PLANNED AREA NO. 14

EDGEWATER

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Development Guidelines

I. Definitions

ARC	Architectural Review Committee, consisting of no less than three (3) individual members appointed by the Board of Directors of The Edgewater Community Association, Inc.
City Council	The City Council is the legislative body of the City. The City Council passes, amends or repeals all ordinances, policies, rules, and regulations, not contrary to the Constitution, for the good of government, peace, and order of the City as may be necessary.
City of Webster	A Home Rule City incorporated in 1958 subject only to the limitations imposed by the State Constitution and the City Charter.
Declaration	Declaration of Covenants, Conditions and Restrictions and all amendments thereto for Edgewater Residential Property in the Edgewater Community Association, Inc.
Declarant	Cherokee Webster Development, L.P, otherwise known as the Developer of Edgewater.
Edgewater Community Association, Inc.	A non-profit corporation formed under the Texas Non-Profit Corporation Act with the general power to enforce any and all covenants, conditions, restrictions and agreements applicable to property, of commercial and residential nature, as may be annexed from time to time into the Association.
Guidelines	Detached Single-family Residential District Development Guidelines for Planned Area No. 14
Lot	A Lot is defined as a parcel of land created through a recorded plat for the purposes of constructing one (1) Detached Single-Family dwelling.
Planning Staff	The Planning Division of the Community Development Department is responsible for administering the Zoning Ordinance, Subdivision Ordinance and the Comprehensive Plan. The City Planner is the Staff liaison to the Planning and Zoning Commission and the Zoning Board of Adjustments.
Planning and Zoning Commission	The Planning and Zoning Commission is a five member body which takes action on recommendations by the Planning Staff. The Planning and Zoning Commission in turn makes recommendations to the City Council.
Property	As relates to the Guidelines, "Property" is defined as the residual 70.8, approximate, acres to be developed into approximately 286, 40'x125' and 50'x125' Detached Single-Family residential lots in Planned Area Number 14 (PA-14). The Property will be platted and will be recorded in the map records of Harris County, Texas.

II. Introduction

Edgewater is being developed as a master planned community with many features that will be linked to residential and non-residential uses. These features will include scenic waterways, greenbelts, landscaped reserves, parks, recreation areas, walks, and landscaped roadways.

The Guidelines that follow in this booklet are presented as a minimum set of development standards for the Detached Single-Family Residential Zone of PA-14 of Edgewater. The intent is to provide a framework for illustrating the design objectives of the Detached Single-Family Residential Zone of PA-14 in common with an attractive and coordinated setting throughout Edgewater. Design diversity is encouraged in order to create a specific identity for each project. However, certain standards have been adopted for key design factors to provide continuity and ensure neighboring projects reinforce each other's quality and the community overall quality. Moreover, these Guidelines are aimed at providing an attractive and coordinated physical environment both during and after construction.

These Guidelines provide a basis for review by the ARC to ensure that each residence constructed meets the standards and aesthetic appearance that Edgewater has established. This would include the theme, colors, placement, materials, fencing, repetition, drives, etc., to allow a uniform flow to the community. The ARC will review each single-family residential submittal prior to the City of Webster, which will also view enforcing a checklist designed for the Detached Single-Family Residential Zone of PA-14, in addition to enforcing City Building Code requirements.

These Guidelines are supplemental to the Declaration of Covenants, Conditions and Restrictions for Edgewater Residential Property and are to be used in the architectural review of the Builder plan by the ARC. Non-compliance with these Guidelines is grounds for disapproval of plans by the ARC. The review and approval of plans constitutes conformance with the Guidelines and standards, and protective covenant and deed restrictions, but does not relieve the applicant from conformance to local, state and national codes, ordinances, and standards not reviewed by the ARC. The ARC assumes no responsibility for structural integrity or for mechanical, electrical and civil design with review of the above.

Pursuant to and in accordance with the Declaration, the ARC shall have the exclusive jurisdiction over the design, construction, modification, alteration, and addition of all Detached Single-Family Residential improvements within PA-14 with respect to their compliance with the architectural standards set forth in the Declaration, any dedicatory instrument or the Guidelines.

III. General Responsibilities

The following Guidelines are to provide a basis for design concepts, forms, and materials to create a pleasant living environment. The Guidelines are not intended to limit the creativity of the Builder in its design and construction. The design, however, should use acceptable materials and fit into the overall theme of the community.

The Guidelines provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage and lighting. In addition, the Guidelines establish a process for review of proposed construction to ensure that all sites within Edgewater are developed with the consistency and quality intended for the development.

To the extent that the City of Webster, Texas ordinances, building code or regulation requires a more restrictive standard than the standards set forth in these Guidelines, the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Guidelines shall prevail.

Enclosed living areas mean a total enclosed floor area by measuring each level from the outside face of the slab to the outside face of the slab excluding garages, terraces, non-air conditioned storage areas, decks and porches.

The Builder is expected to improve and maintain its individual Lots in a neat and orderly fashion. Lot maintenance includes and is not limited to containment of debris, street cleaning, sand bags, mowing and maintenance of silt fencing. Builders are required to comply with respect to building setbacks and the orientation and placement of improvements including, but not limited to driveways, sidewalks, dwelling units, detached garages, fencing and landscaping. Connections to utilities are the responsibility of the Builder.

Builder shall comply with and warrant compliance with any and all applicable building codes, and rules and regulations in effect within the jurisdiction of any governmental agency including but not limited to City, County, State, MUD and Federal, etc. Codes, rules and regulations of the City or other agency with jurisdiction over Edgewater that exceed the requirements of these Guidelines shall supersede the Guidelines.

Failure to maintain Lots, construction debris, streets, inlets, sandbags, silt and construction fencing may result in the Builder incurring fines.

IV. Site Plan Guidelines

A. General

Prior to the placement of any forms, the Builder shall review the setbacks and regulations required in this document and the City of Webster for the specific Lot to verify all applicable setback requirements. Unless otherwise delineated on a recorded plat or stipulated in a City ordinance, the following setbacks are required:

B. Building Setbacks

Lot Type	Front	Rear [1]	Side
Interior Lot Head Load Garage	20'	10' or U.E.	5'
Interior Lot Swing Load Garage [2]	10	10' or U.E.	5'
Corner Lot Head Load Garage	20'	10' or U.E.	15' Side Street
Cul de sac Lot	20'	10’ or U.E.	5’

[1] Rear building setbacks are ten feet (10’) or the U.E. if greater than ten feet (10’)
[2] Swing Load Garages are *prohibited* on ALL Corner Lots

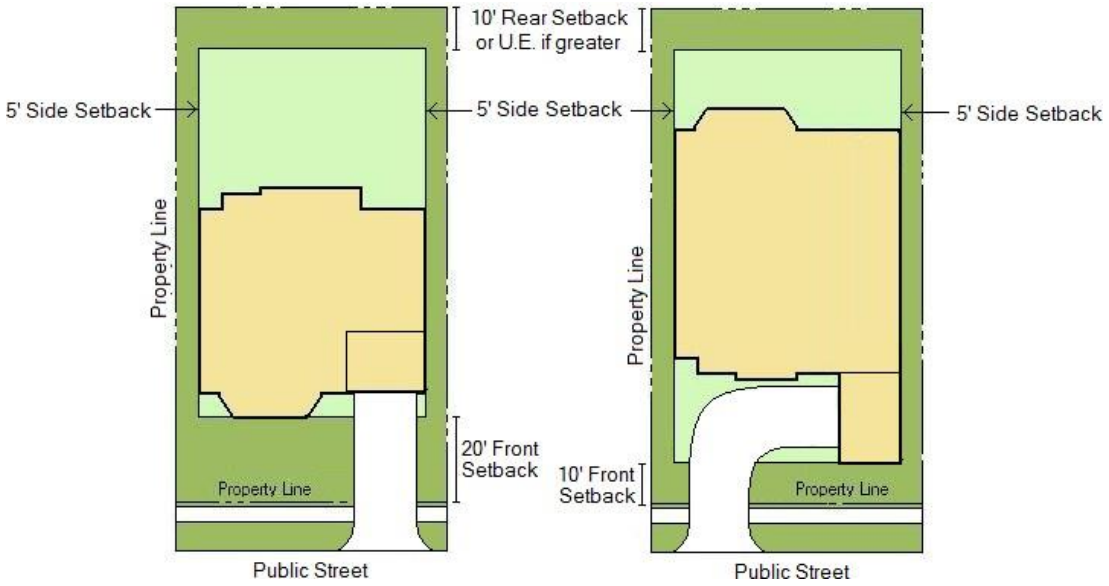
The setbacks or building lines shown above conform with current City of Webster requirements and form the basis for the preparation of the final plat(s) that will be recorded in the Harris County Map Records. The Builder is advised to obtain a copy of the recorded plat for each section of Lots developed in the Detached Single-Family Residential Zone of PA-14 as the plat(s) are made of record. Building setbacks as found on the recorded plat(s) will reflect City of Webster requirements current at the time of recordation.

Examples of building placement depicting front, side and rear setbacks follow in this section.

C. Lot Placement

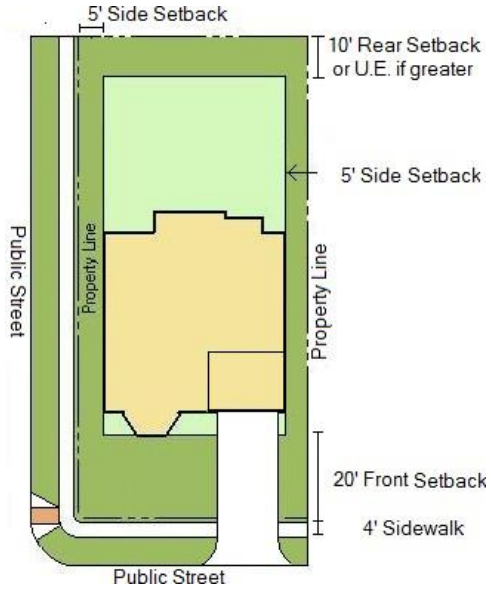
1. Front Loaded Lots

Front Loaded Lots are Interior Lots that have front, side and rear setbacks, and back up to another Lot, reserve or collector street. These Lots have Front Loaded garages. The garage placement, whether head-in or swing-in, determines the front setback. These Lots have builder installed sidewalks in front of the Lot in the public street R.O.W.



2. Corner Lots

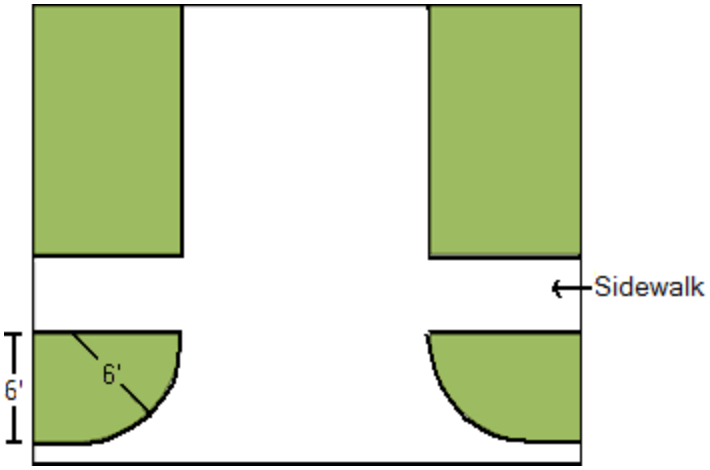
a) Corner Lots have front, side, rear setbacks and are located between an interior Lot and a street or reserve. These Lots have Front Loaded garages.
b) These Lots have builder installed sidewalks in front and on the side of the home in the public street R.O.W.
c) Swing-In Garages are *prohibited* on Corner Lots.



V. Vehicular Access & Garaging

A. Driveways

1. All Driveways on public streets must have six foot (6') radii.

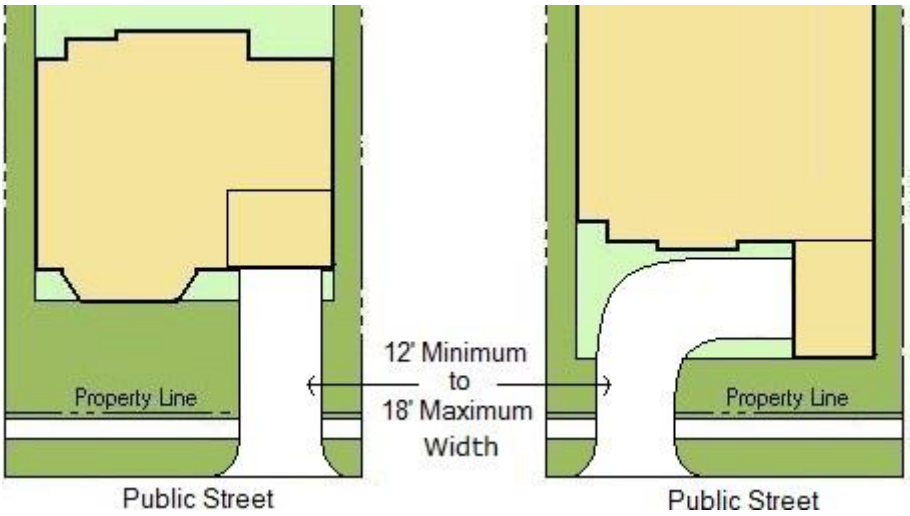


2. Use of paving materials other than plain concrete is encouraged, but not required, for all Lots. Decorative materials may include brick, stamped or colored concrete pavers or stone. Must receive ARC approval.

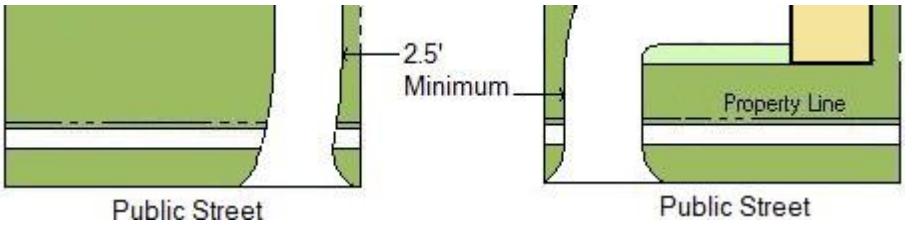
3. Asphaltic concrete pavement (ACP) is *prohibited*.

4. Driveway material selection must have ARC approval prior to installation.

5. Front Loaded Lot Driveways are to be a twelve feet (12') minimum width to an eighteen feet (18') maximum width at the property line.

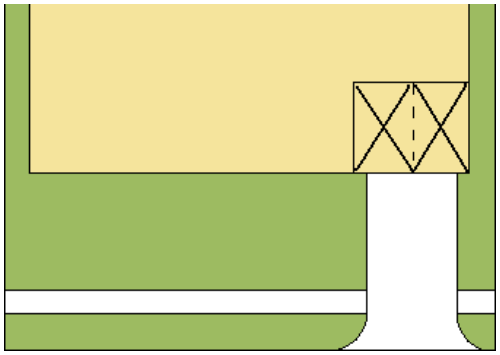


6. All driveways must have a two and a half foot (2.5') minimum side setback.

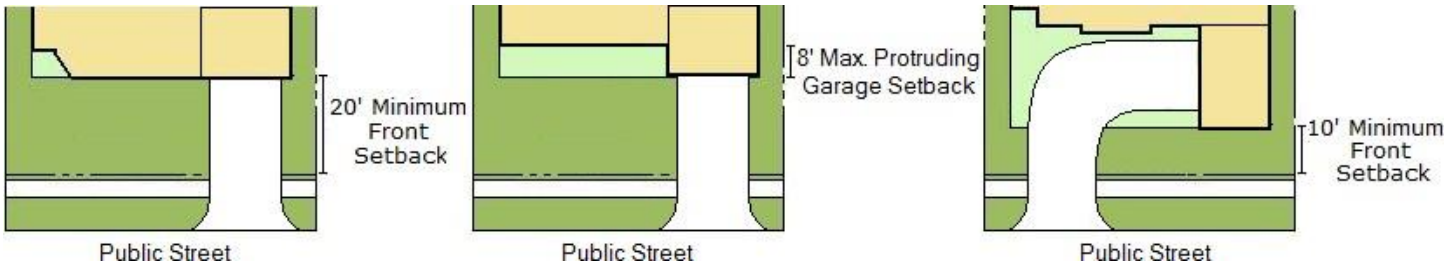


B. Garages

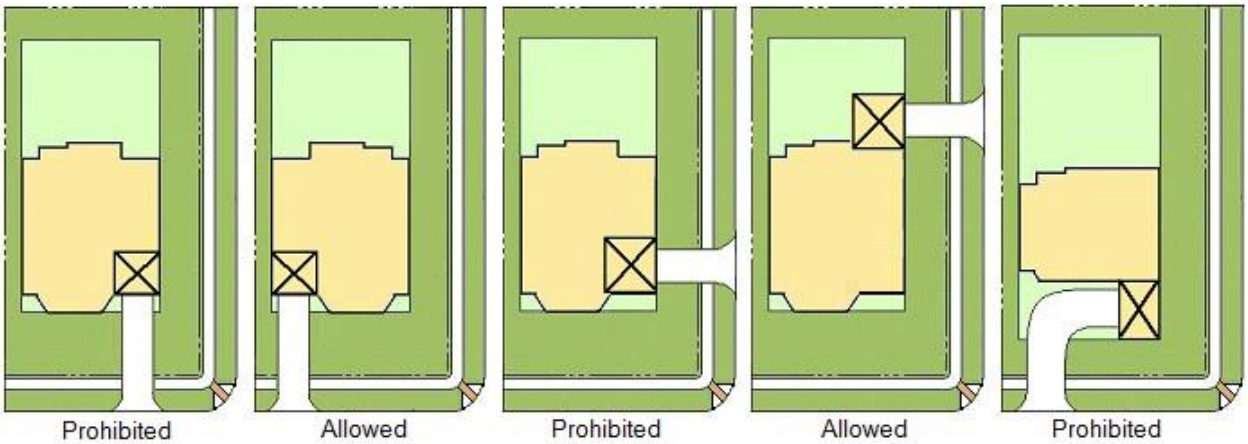
1. **General**
   - **a)** Every garage must be capable of parking at least two (2) mid-size vehicles.
   - **b)** Swing-In garages on corner Lots are *prohibited*.



2. **Attached Garages**
   - **a)** Interior Head-In garage must have a minimum twenty foot (20') front setback.
   - **b)** Interior Head-In garages may not protrude more than eight feet (8') from front elevation of the home.
   - **c)** Interior Swing-In Garage must have a minimum ten foot (10') front setback.



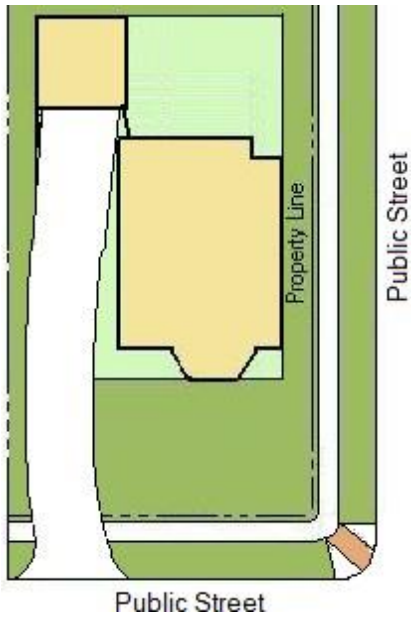
   - **d)** The driveway on a corner Lot with Head-In garage must be built on the interior side of the Lot.
   - **e)** Swing-In garages on corner Lots are *prohibited*.



Interior Corner Lot Garage Placement

3. Detached Garages

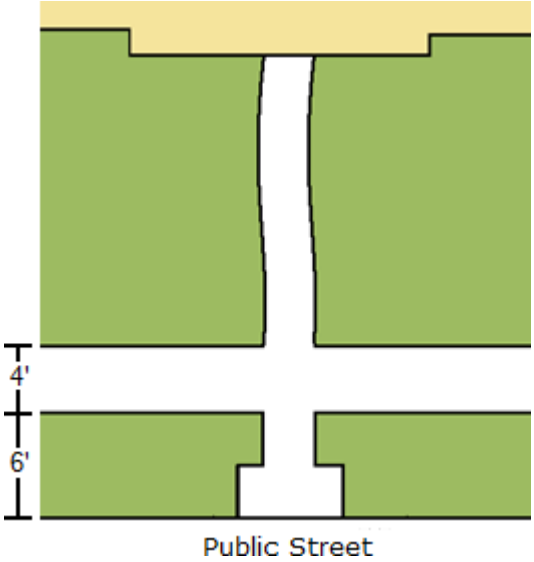
a) A head-in detached garage must be built on the interior side of the Corner Lot.

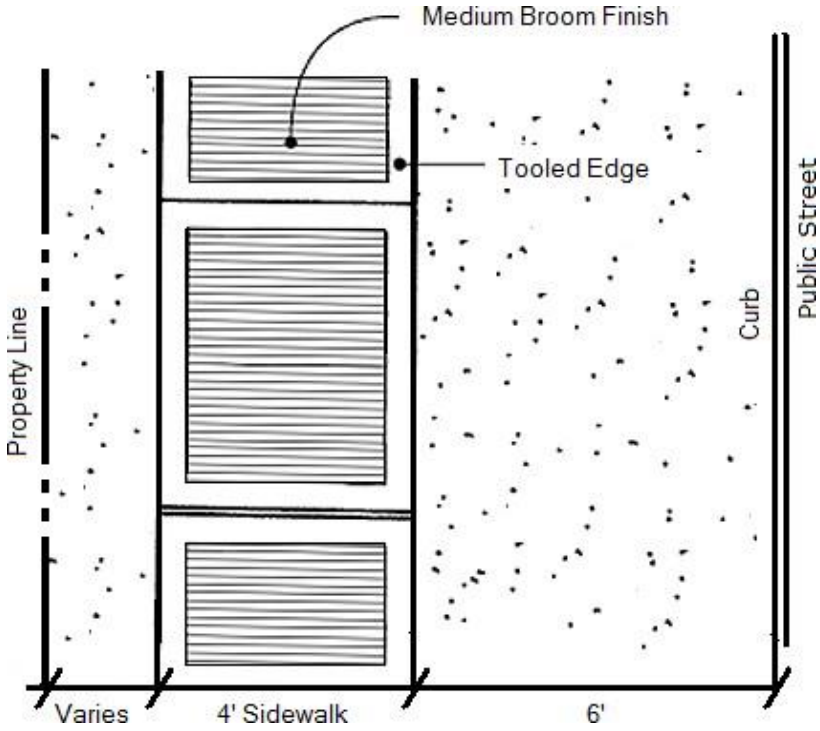


VI. Pedestrian Access

A. Concrete Sidewalks

1. Water Street sidewalks will be six feet (6') wide and installed by the developer.
2. All interior sidewalks shall be steel reinforced, four inches (4") thick and four feet (4') wide, to City of Webster specifications and are to be located ***consistently six feet (6')*** from the back of a curb, including Lots on cul-de-sacs, to present a consistent pattern and to allow room for street trees.
3. Medium broom finish, tooled edge.





4. Locations of sidewalks shall not vary except where required to avoid fire hydrants, light poles, or other infrastructure. Gentle radii instead of abrupt curves and angles are required for transitions. Curved sections must come tangent to straight sections.
5. Expansion joints shall occur every twenty feet (20'). Construction joints scored one-third (1/3) of the four inch (4") concrete thickness shall occur every five feet (5'). Complete pours between expansion joints are required. No cold joints are permitted. No wasting of excess concrete or wash-out within the forms is permitted.
6. Where no dowels exist, drill and set dowels into existing concrete driveways and use expansion joints at connections of existing with new concrete. Dowels are to be stubbed out twelve inches (12") where sidewalk is to be continued in the future.
7. Where sidewalks cross driveways with decorative paving, the standard sidewalk shall assume the decorative pattern and color through the driveway.
8. Manhole and valve box adjustments may be required, and are the responsibility of the Builder. The Builder shall coordinate any adjustments with the City of Webster.
9. All sidewalk construction is to meet City of Webster standards for form, fit, finish and materials.
10. All sidewalk construction must meet ADA accessibility standards including connections to all Developer-installed ramps.

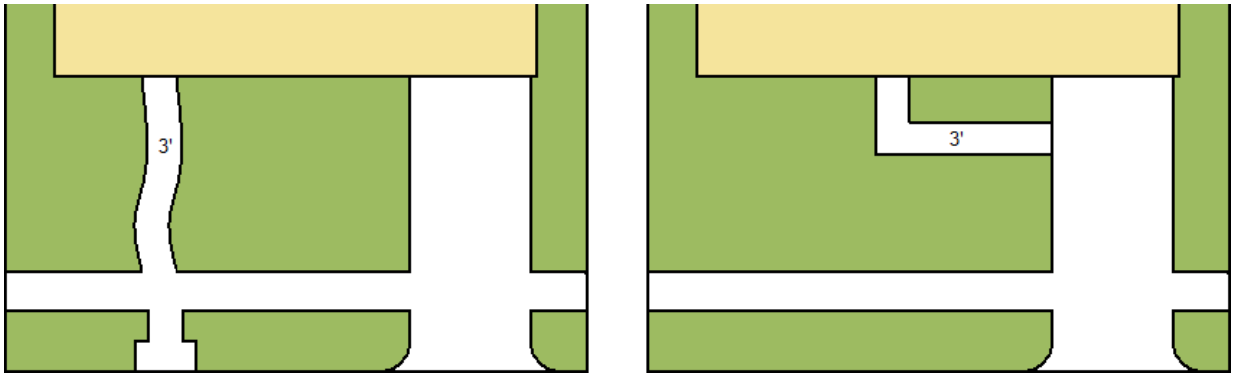
B. Interior Walkways

1. **General**
   - **a)** Walkways should provide a complementary first impression of the architecture without competing visually with the house and/or landscape.
   - **b)** Straight walkways are discouraged, but permitted if necessary. Curvilinear walkways provide a softer look.

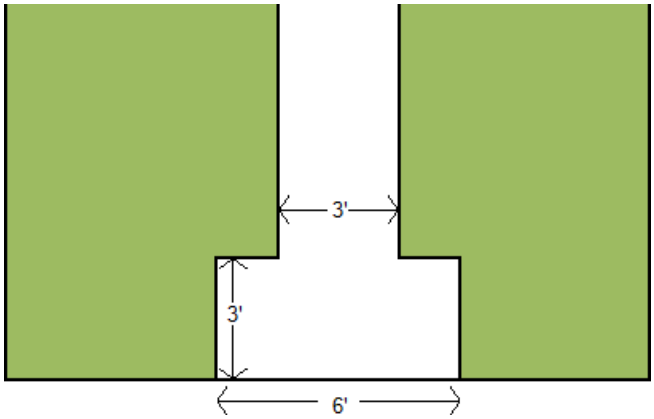
   - **c)** The Builder is encouraged to upgrade interior walkways through the use of unit masonry, quarried stone, interlocking paving or stamped concrete. Decorative material selection must be submitted to ARC for review.
   - **d)** Landscape planting areas, fountains and statuary within the walk and front yard and meandering or unusually wide walkways must be submitted to ARC for review.

2. **Interior Lots**

   a) A walkway of at least three feet (3’) wide shall be provided from the front door of the residence to the street curb **or** the driveway



   b) A three foot (3’) by six foot (6’) landing shall be provided where the sidewalk terminates at the curb.



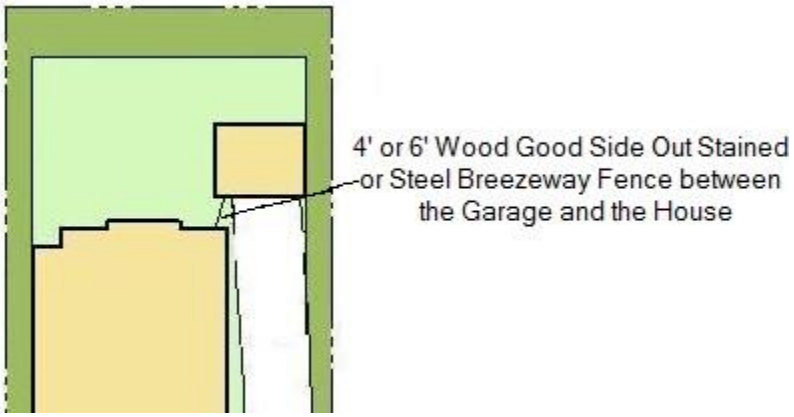
VII. Pools / Spas / Breezeways

A. Builder Installed Pools and Spas

1. All pools, hot tubs, spas, appurtenances, and related back yard landscape designs must be approved by the ARC prior to construction. Above ground pools are not permitted. Installation of prefabricated spas or hot tubs above ground is permitted with prior approval. Above ground spas, hot tubs and appurtenances shall be screened from view from any adjacent Lot, street or Common area.
2. Swimming pool appurtenances, such as rock waterfalls and slides, shall not exceed six feet (6') in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. shall not be visible from any adjacent Lot, street or Common area.
3. Pool walls shall not encroach into utility easements. If pool plumbing is required in utility easements, Builder should contact local utility companies for utility locations before commencing excavation. Wood or concrete pool decks may be placed on utility easements with the prior written permission from the utility companies, but are subject to removal by utility companies.
4. Access through Common areas for pool construction is denied. All construction activities shall take place between the street and the rear Lot line.
5. All Pool Builders are required to submit a site plan and a written statement to the ARC describing the location of the intended ingress and egress to the Lot for pool construction. The written statement shall also include the location of the disposal site of the excavated soil. Dumping of excavated material within the community of Edgewater shall not be permitted. A $500.00 cash deposit is required from the Pool Builder to ensure compliance with the ARC requirements. The cash deposit will be returned to the Pool Builder if Review by the ARC confirms compliance with the ARC requirements.

B. Breezeways

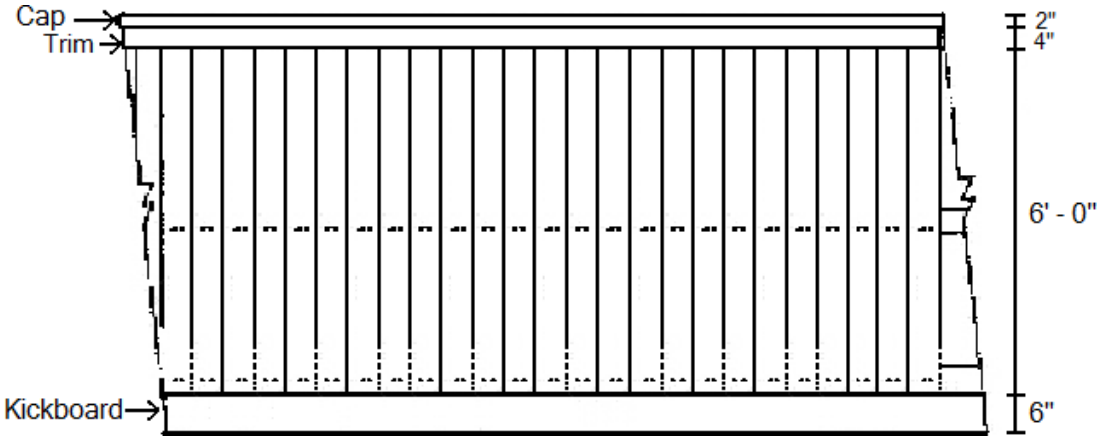
The Builder must construct a four foot (4’) or six foot (6’) high wooden fence (good side out and stained) or a decorative steel fence between the garage and the house.



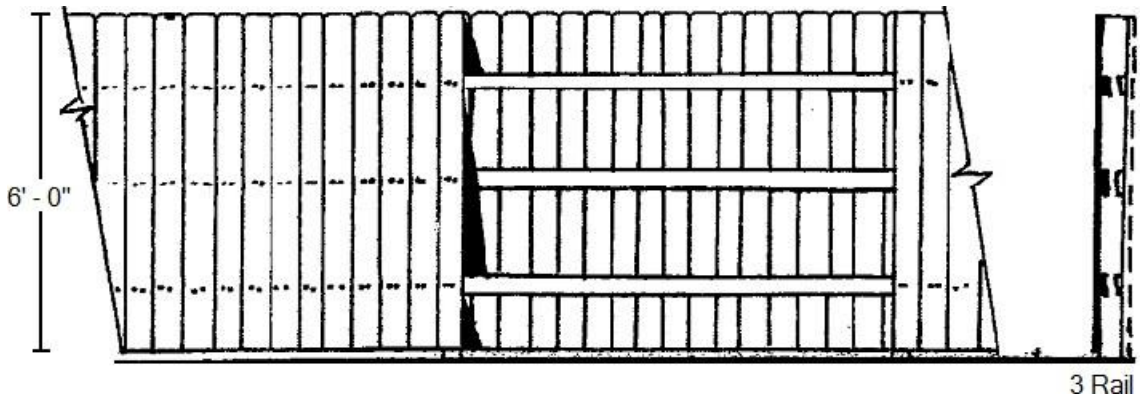
VIII. Fencing

A. General

1. Refer to Edgewater Fencing Exhibit for fence type, description and location of perimeter fencing.
2. Fences shall be constructed of wood, decorative steel or masonry.
   a) **Front fences**
   Fences on the side of the house facing the front of a Lot, facing adjoining Lots or any fence that is visible from a street. Street side fences on corner Lots are considered Front fences.
   - **i)** Whenever two (2) front fences on adjoining Lots do not align, such fencing should be made good side out as this is considered Front fencing.
   - **ii)** All wood Front fencing must be Upgraded Good Side Out, three (3) railed and stained.
   - **iii)** Six foot (6') *cedar* pickets
   - **iv)** Six inch (6") kickboard
   - **v)** Capping is to be 2"x6" #2 *cedar* cap with 1"x4" #2 *cedar* trim.
   - **vi)** The last home completed must make exposed adjoining fence Upgraded Good Side Out.



   b) **Side fences**
   Fences located along the side property line of a Lot and are not visible from a street. Side fences must be Good Neighbor six foot (6') *cedar* picket, three (3) railed.



c) Rear fences

i) Fences located along the rear property line of a Lot. All wood Rear fencing must be Upgraded Good Side Out, three (3) railed and stained with six foot (6') *cedar* pickets and a six inch (6") kickboard. The capping is to be 2"x6" #2 *cedar* cap with 1"x4" #2 *cedar* trim.

d) All Front Fencing

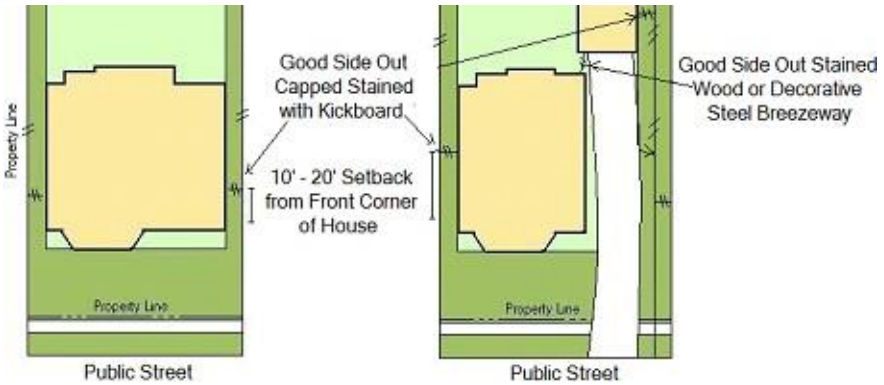
i) Must be stained with Sherwin Williams SuperDeck, Hawthorne, Exterior Waterborne Semi Transparent Stain with SD3T00015 Tint Base by Developer or contractor. Builder is responsible for payment of fence staining.

ii) Builder shall conform to City of Webster regulations regarding pool fencing requirements.

iii) Diagonal or horizontal wood fencing and chain link fencing is *prohibited*

B. Fencing Placement

1. Front Fencing

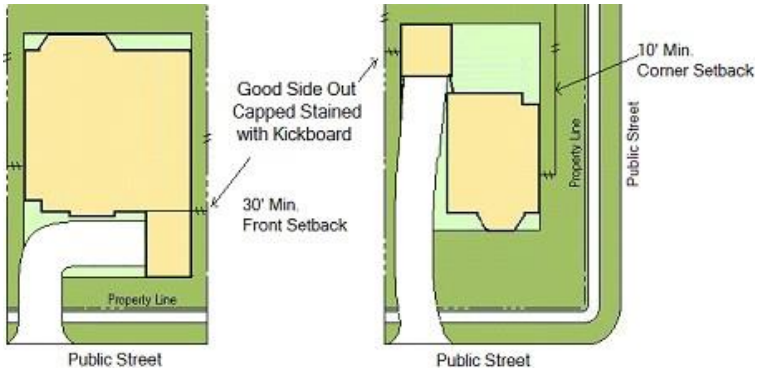


Front fence must be setback a minimum of ten feet (10') to a maximum of fifteen feet (20') from front corner of the front elevation.

2. Swing Load Lot Fencing

Must have a minimum front fence setback of thirty feet (30') from the front property line.

3. Corner Lot Fencing



A minimum street side fence setback of ten feet (10') from the public sidewalk is required on corner Lots for a planting buffer.

4. Fences visible from the street that are thirty feet (30') or more in length require a side planting buffer. (See Side Planting Buffer)

IX. Lot Drainage

A. General

1. Positive drainage away from the housing structure shall be provided for rainfall, gutter downspouts, irrigation, air conditioner condensate and all other types of water runoff.
2. Caution should be used in establishing the foundation elevation so that driveways, slabs or insufficient fall does not impair adequate drainage of the Lot.
3. It is the responsibility of the Builder to provide positive drainage for each Lot.

Landscape Guidelines

I. Residential Landscaping

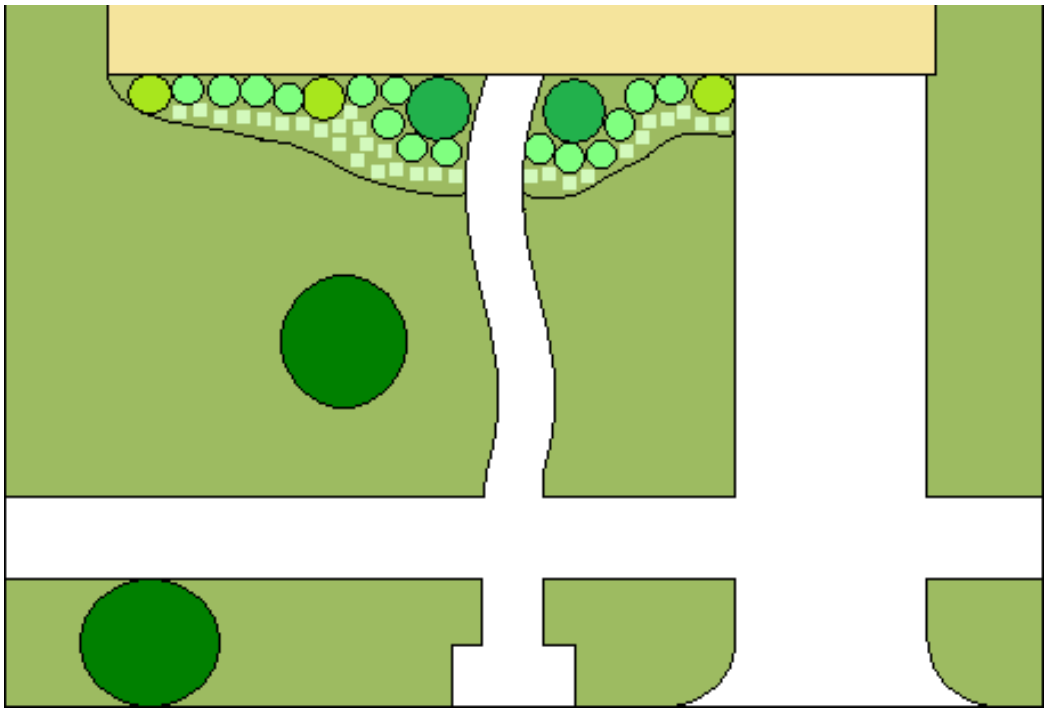
A. General

1. The general intent of the Landscape Guidelines is to provide requirements as a framework for site improvements through landscape plantings. The object is to create an orderly planned landscape utilizing the minimum standards set in these Architectural Guidelines.
2. The plant materials that follow on the Preferred Plant List are permitted within Edgewater. These plant materials have been chosen for their natural or adaptable qualities and their function in the landscape.
3. All front yards shall be landscaped with a minimum combination of the trees, shrubs, ground covers and grass that follow in the Preferred Plant List, including street trees. A minimum number of trees shall be planted in the yard of each Lot. Refer to the Supplements to the Minimum Landscaping Guidelines.

B. Front Planting Beds

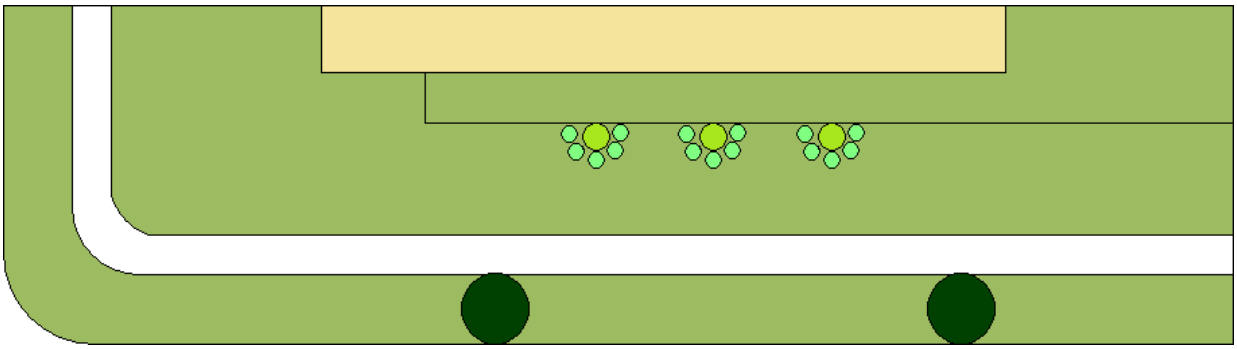
1. All plantings shall be planted with the appropriate topsoil, additives and fertilizer mixtures. The use of on-site soil only is not permitted.
2. Planting beds shall be curvilinear with the shrubs massed in tiers. Smaller shrubs and ground cover shall be placed in the front of the bed. Larger shrubs shall be placed in the rear of the bed.
3. Groupings of shrubs of the same species provide a substantial look.
4. Planting shrubs along the foundation in straight lines at a constant distance from the foundation is *prohibited*.
5. Widths of the beds should vary. A single row of planting along the foundation is *prohibited*.
6. The depth of planting beds shall be at least six-feet (6') from the house. Bare ground is *prohibited*.
7. All planting beds shall be mulched with shredded hardwood mulch to a depth of 2".
8. Gravel and rock may be used at the drip line of a house, but is not permitted for use or substitution for shrubs, ground cover, mulch, or grass lawns.
9. Specimen boulders may be permitted if approved by the Architectural Guidelines Reviewer.
10. Large trees and shrubs shall be planted no closer to the foundation of the house than three (3) times the diameter of the root ball of the installed plant.
11. Mature ultimate size of the plant should be considered when designing the planting plan.
12. Refer to *Preferred Plant List* on page 25 for prospective planting materials.

Typical Front Planting Beds



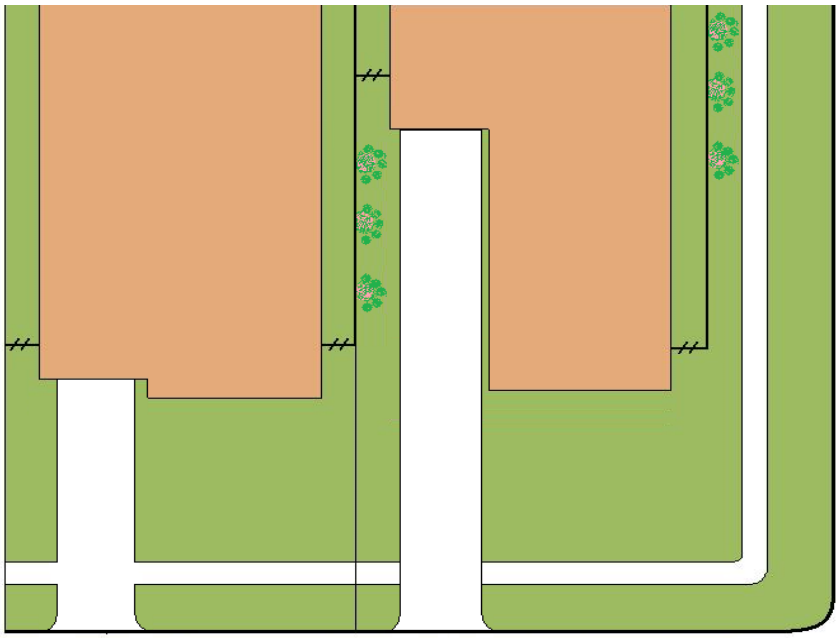
C. Corner / Side Planting Buffers

1. Corner Lot yards require a Side Planting Buffer.



Typical Corner / Side Planting Buffer

2. A Side Planting Buffer is required for fencing thirty feet (30') or more in length. Fencing more than sixty feet (60') in length requires two (2) Side Planting Buffers. Street trees are not required.



D. Sod

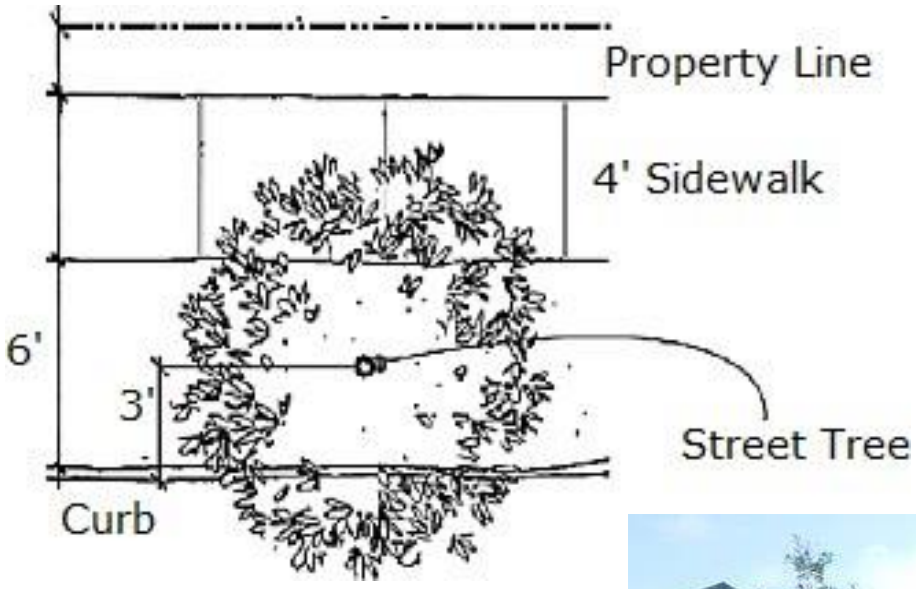
1. Front yards of all houses as well as rear yards visible from common areas shall be fully sodded upon completion.
2. Rear yard sodding and/or landscape, prior to closing, is optional on Lots where the rear yard is not visible from a common area. Where a rear yard is not sodded and/or landscaped, the compliance certificate shall so note that fact which will serve as notice to the Association manager. The homeowners will be responsible for insuring that the back yard has completed ground cover consisting of the approved sod and/or landscape within one (1) year from the date of conveyance of the home from the Builder to home buyer (closing). The Association manager will verify ground cover on or about the first anniversary of the closing. Should the Association manager find upon inspection that the rear yard is not fully sodded and/or landscaped, the Association will initiate an enforcement action as provided for in the Declaration. At any time, should the homeowners desire to add landscaping or hardscaping to his or her yard, rear or front, he or she is required to submit a plan for approval to the ARC for review, in accordance to the Declaration.
3. All grass shall be St. Augustine "Raleigh" solid sod. Lawns may be "over seeded" with rye grass (maintained to two and one-half inch (2 - 1/2") height).
4. Rear Loaded Lots must be sodded outside fence.

E. Front Yard Trees

1. Trees in the front yards are to be container grown, have a minimum three inch (3") caliper measured twelve inches (12") above the base of the tree.
2. Trees shall be planted centered within the Lot.

F. Interior Lot Street Trees

1. Trees along the street are to be a minimum three inch (3”) caliper measured twelve inches (12”) above the base of the tree.
2. One (1) Street tree is required every sixty feet (60’) along the side street of a corner Lot shall be planted.
3. Equal spacing on the Lot is required for the installation of two or more street trees.
4. Trees are to be planted three feet (3’) from the curb.



G. Minimum Landscape Requirements

Interior Lot Front Loaded							
Yard Type	**Street Trees**	**Yard Trees**	**Ornamental**	**Shrubs**	**and**	**Ground**	**Cover**
	3" Shumard Red Oak	**3" Live Oak 3" Shumard Red Oak or 3" Loblolly**	**30 Gal.**	**15 Gal.**	**5 Gal.**	**1 Gal. or**	**3 Gal.**
Front	1	1	1	2	15	30	25
Corner Side	1 Every 60'	0	0	3	15	0	0
***Side Planting Buffer**	0	0	0	3	15	0	0
*A Side Planting Buffer is required for fencing thirty feet (30') or more in length. Fencing more than sixty feet (60') in length requires two (2) Side Planting Buffers.							
Tree Calipers shall be measured twelve inches (12") above the base of the tree.							

H. Preferred Plant List

Palms and Canopy Trees	
Bald Cypress	taxodium distichum
Butia Capitata	Pindo palm
Chinese Pistache	pistacia chinensis
Drake Elm	Ulmus parvifolia sempervirens
Live Oak	Quercus virginiana
Phoenix Canariensis	Canary Island date palm
Phoenix Dactylifera	Medjool date palm
Phoenix Roebelenii	Pygmy date palm
Pygmy Date Palm	Sabal palmetto
Sabal Palmetto	Florida sabal palm
Shumard oak	Quercus shumardii
Washingtonia Filifera	California fan palm
Water oak	Quercus nigra
Ornamental Trees	
American Holly	Ilex opaca
Bird of Paradies	Caesalpinia gilliesii
Chaste Tree	Vitex agnus cactus
Crepe Myrtle	Lagerstroemia indica
Oleander	Nerium oleander
Shrubs	
Abelia	Dwarf Pyracantha
Bottlebrush	Encore Azaleas
Boxwood	Fatsia
Butterfly Iris	Indian Hawthorne
Cleyera	Knock Out Rose
Dwarf Bottlebrush	Petite Pink Nerium Oleander
Dwarf Crepe Mrytle	Plumbago
Dwarf Gardenia	Sago Palm
Dwarf Pittosporum	Sweet Viburnum
Ground Cover	
Agapanthus	English Ivy
Ajuga	Liriope
Algerian Ivy	Monardo
Chinese Wisteria	New Gold Lantana
Dwarf Pyracantha	Shore Juniper
Queen Palms are *PROHIBITED*	

II. Irrigation / Screening / Signage

A. Irrigation

1. Installation of an irrigation system by the Builder shall be at the option of the Builder or the home buyer. Should the Builder elect to install an irrigation system, the sprinkler heads should be located to effectively water the front yard and any adjacent landscape reserve or green area between the street curb and property line. Sprinkler heads shall be located to cause minimal overthrow onto pavement, walks, etc., and to effect one-hundred percent (100%) overlap insuring effective and even coverage.
2. **Standards:**
   - **a)** Head-to-Head coverage of system providing one-hundred percent (100%) coverage.
   - **b)** Swing joints on all heads should be used to avoid mechanical damage.
   - **c)** Use hi-pop risers in beds next to walks and driveways keeping rigid risers away from street and driveway curbs to prevent damage from traffic.
   - **d)** All pressure mains should be Schedule 40 PVC with slip joint connections.
   - **e)** Backflow preventer should be placed out of sight in shrub mass when possible.
   - **f)** Utilize separate valved sections for shrubs and lawn areas that have different water requirements.
   - **g)** Automatic controllers to be placed in garage or hidden from public view.
   - **h)** Trenching should be avoided within drip line of existing trees.
   - **i)** Do not design circuits for more than seventy-five percent (75%) of maximum pressure
   - **j)** Choose best head type for particular application.
   - **k)** Irrigation by bubblers, drip and leaky pipe is appropriate for some situations.

B. Screening

1. All meters, air conditioning units, utility pedestals, transformers, etc., are to be placed away from view of adjacent Lots, streets or Common areas. Such equipment will be placed in rear and fenced side yards.

2. In absence of complete yard fencing, meters, air conditioner, pool pumps, etc. shall be screened from view with landscaping.
3. Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening at the time of planting.
4. Staggered spacing of shrubs for hedges makes a good screen.
5. On common area Lots, meters, utility pedestals, air conditioners, pool pumps, etc. shall be screened from view.
6. On corner Lots, air conditioners, pool pumps, etc., shall be placed in the rear yard or the interior side of the Lot.
7. On interior Lots where a house has a detached garage, the driveway and detached garage shall be placed on the opposite side of the gas and electric service so these services can be screened from public view.

8. On corner Lots where fencing is placed toward rear of home there must be corner landscaping to screen foundation.

C. Signage

1. General

a) Specific requirements and guidelines for graphics is intended to limit the amount of signs and present an image of quality.
b) It is the Developer's intent to adequately direct the public, through an organized system of signage, to Builder products.

2. Builder Signage

a) Each home shall be permitted one sign to display the name of the Builder.
b) The sign face shall not exceed a twenty-four inch by twenty-four inch (24" x 24") panel with the Builder's name and/or logo or trademark and phone number.
c) Colors and graphics shall be submitted to ARC for approval.
d) If placed on corner Lots, locate the sign within the property line and within the side setback line.

3. Flag Poles

a) Each Builder is permitted two (2) flag poles per Model home.
b) Flag poles must be dark bronze anodized.
c) Maximum thirty feet (30') in height by five inch (5") diameter.
d) Poles and flags must receive ARC approval.

Architectural Guidelines

I. Home Sizing / Plan & Color Repetition

A. Square Footage - Living Area

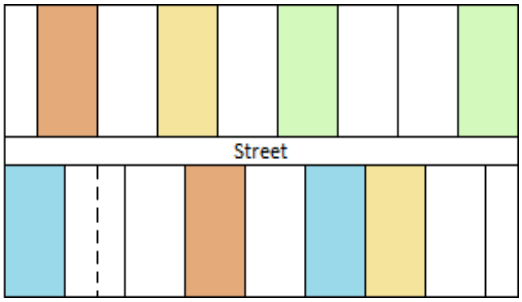
1. The square footage shall be measured to the outside face of the slab and shall be calculated as the total living area of any residence excluding porches, terraces, patios, decks, driveways, garages, storage facilities and walkways. Other detached accessory uses such as cabanas or garages are permitted, but will not count toward the minimum square footage requirement.
2. In order to determine compliance with square footage requirements, plans submitted for review shall clearly indicate:
   a) Air conditioned space of each floor
   b) Total air conditioned space of the residence
   c) Non-air conditioned space of each floor
   d) Total non-air conditioned space of the residence
3. The second story floor area of any residence located on a Lot shall not exceed one hundred percent (100%) of the heated/air conditioned first floor area of the residence. In addition, all two (2) story interior spaces, irrespective of whether such areas are heated or cooled, shall be included in the second floor area for the purpose for determining compliance with this paragraph.

Number of Stories	Minimum Square Footage	Maximum Square Footage
1 Story	1400	3000
2 Story	1600	3000

B. Plan Spacing

1. Exterior elevations shall complement the architectural theme of the community through design and materials. Same floor plans and / or elevations within a particular section or neighborhood should be staggered throughout so as to create diversity within the neighborhood.
2. The ARC may consider a variance to the plan spacing if the Builder, in the opinion of the ARC, significantly varies individual features of homes with the same floor plan. These variances include, but are not limited to, significant changes in customized elevations, such as windows, and trim elements, colors, materials and landscaping.
3. ARC APPROVAL IS REQUIRED ON ALL PLAN LOCATIONS PRIOR TO CONSTRUCTION. Unless otherwise approved by ARC, See Repetition Chart.

Elevation	Street Side	Number of Lots
Same	Same	4
Different	Same	2
Same	Opposite	2 1/2
Different	Opposite	1 1/2

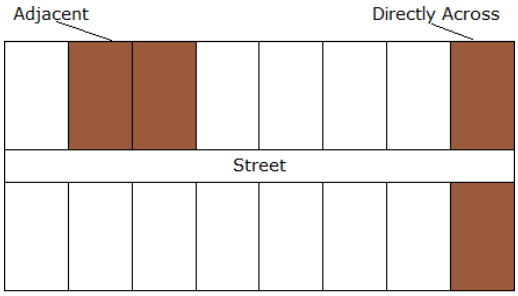


C. Masonry Color Repetition

1. When considering repetition of masonry types and colors the following shall apply:

a. Masonry colors for homes, from the same color group may not be immediately adjacent to or directly across the street from one another.

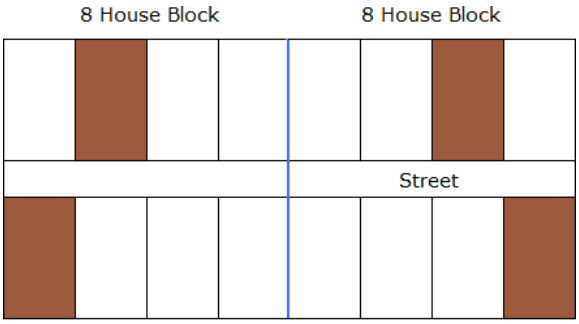
i. Builder may use same brick color group if Builder facades are varied or set back.



PROHIBITED Masonry Color Repetition

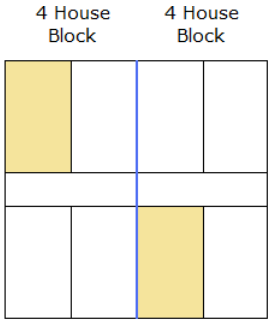
b. Same stucco, brick or stone may not be chosen more than twice within an eight (8) house block.

c. Similarly colored accent stone or tile may occur only once (1) in a four (4) house block.



ALLOWED Masonry Color Repetition

d. Hardie or similar cementitious material is not considered masonry and may be used only for small accents.



ALLOWED Accent Stone or Tile Repetition

II. Exterior Materials

A. Masonry

1. The first story of all two story homes must be clad in one hundred percent (100%) masonry. Interior two story homes must be a minimum of fifty one percent (51%) masonry overall, to include one hundred percent (100%) masonry of the first story.

Lot Type	1st Floor	2nd Floor
Typical Interior Lot	100% Masonry	51% Masonry
Facing Water Street	100% Masonry	100% Masonry

2. The term "masonry" as used herein, shall include brick, stone and plaster/stucco or a combination of same.
3. Brick shall be *domestic made fired clay brick*. Approval of fired clay brick of foreign origin or manufacture will be considered provided samples of the brick and specifications are submitted to the Architectural Guidelines reviewer. Such approval, if granted, must be in writing from the Reviewer. *Concrete brick are specifically prohibited from use as a housing component.*
4. Material changes shall not occur at a front outside corner. This technique of "shirt fronting" masonry veneer is *prohibited*. See exhibit below.
5. Materials must wrap around a minimum of four feet (4').
6. Material changes are most successful when made as part of a larger offset; for example, a masonry pier or recessed window.
7. Red or Orange brick are discouraged. The use of earth tone bricks, i.e. browns, tans, cream, terra cotta, rust, burgundy and peach are encouraged. Builder must submit brick and stone samples planned for use.
8. The ARC may request that a sample of any unrecognized brick or stone sample to be provided at time of Plot Plan Submittal.
9. Window frames are not to be clear anodized, must be white/ black/ bronze/cream.

***Prohibited* Shirt Fronting**

B. Accents

1. Wood products must be sealed or painted. Raw wood is *prohibited*.
2. High contrast trim or material variations shall be avoided.
3. Shutters and other accents must be submitted to ARC for review.
4. The color of shutters or other accents must be provided at the time of the Plot Plan Submittal.

C. Hardie Siding

1. Hardie or similar cementitious material is not considered masonry and is there prohibited on the first and second stories of homes facing or siding Water Street. These homes must be clad in one hundred percent (100%) masonry.
2. Hardie siding shall be used for accent purposes only and may not exceed fifteen percent (15%) of the total area.

D. Roofing

1. GAF 30 year architectural shingles or approved equal.
2. GAF 40 year at the option of the Builder or the home buyer may be used.
3. Color selection for all roof materials must be submitted to ARC for review. Green and Blue are *prohibited*.

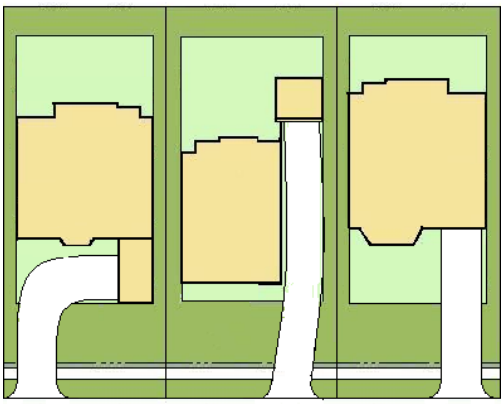
E. Address Markers

1. Address markers must be pre-cast concrete set into the masonry exterior.

III. Elevations / Setbacks / Massing

A. General

1. The footprint and the roof form determine the look and feel of a plan's exterior. The two shall work together to provide variety in the street scene. Plan shapes shall be arranged to complement each other.
2. Varied elevations and placements on the site result in more interesting street scenes. More pleasing arrangements are achieved with a variety of plans.



3. Priority shall be given to those sides of the house that are visible from public view including streets, walkways and Common areas. The most articulated elevations should be those which are in public view. However, it should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials and details on all elevations.
4. Hardie siding shall be used for accent purposes only and may not exceed fifteen percent (15%) of the total area.
5. The Builder shall endeavor to include a one-story element on all two-story (2) houses. A minimum ceiling height of nine feet (9') in all living areas is required on all floors of residential structures. All houses shall include some variation of the ridgeline.
6. Where elevations other than the front are visible to public view or any open space, those elevations shall receive special attention to be equally pleasing as the front elevation. General plan approvals by the Reviewer for houses to be constructed in these conditions are not adequate. Site-specific Architectural Guidelines Reviewer approval of such elevations in these conditions is required.

IV. Front Elevation & Roof Character

A. Entrances

1. Deeply recessed entrances provide protection from the elements and a sense of individuality. When used with wall extensions, the whole entry will result in a courtyard effect that is very appropriate to the region.
2. Individual entrance structures shall be distinctive architectural features. These features are best served when there is a combination of overhanging roofs and some change in the plan configuration.
3. Large front-facing gables shall be avoided unless broken into small-scale elements. Otherwise, open gables shall face toward side yards.
4. Front-facing gables are discouraged over the garage door. The unshielded exposure of garage doors is helped greatly by way of a low plate line over the door.
5. Care shall be given to the size, type and organization of all windows.
6. Windows shall be architectural features and, wherever possible, grouped into recessed areas or bordered by projections that provide a shadow pattern.
7. Windows shall not appear like surface "holes" cut into the side of the box.
8. Scattered windows tend to create awkward, face-like shapes and must be avoided.
9. Window frames are not to be clear anodized, must be white/black/ bronze/cream.

B. Plate Height

1. Nine foot (9') Minimum Plate Height.

C. Roofs

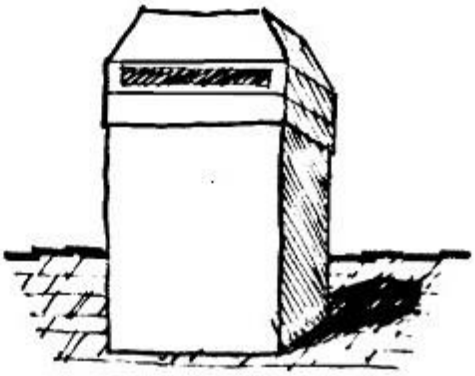
1. Hip roofs are preferred as they create a more open feeling than can be realized with gables.
2. Changes in roof geometry shall be accompanied by offsets in the plan. Hips and gables must not be combined in the same house unless as an outgrowth of the plan form.

3. **Roof Pitch & Overhangs**
   - **a)** Minimum 6:12 roof pitch.
   - **b)** Porches on the front elevation may have a 4:12 pitch and be made of standing seam metal. Must submit material color to ARC for review.
   - **c)** Porches on the rear elevation may have a 4:12 pitch with asphalt shingles matching roof color.
   - **d)** Roof overhangs shall be both practical and attractive.
   - **e)** Overhangs shall be an integral part of the house form and shall not be thin planes extending past the mass of the house.
   - **f)** The minimum roof overhang is twelve inches (12") on exterior.
   - **g)** When roof pitch increases, less roof overhang will be considered.
   - **h)** The minimum gable overhang is six inches (6").
   - **i)** Exposing the ends of rafters is not acceptable.
   - **j)** The minimum fascia width required is six inches (6").
   - **k)** Eaves must be boxed in with horizontal soffit.

D. Chimneys

1. It is *recommended* that every residence incorporate a minimum of one fireplace. In order to use the chimney as a repetitive design element throughout the community, the chimney structure shall be expressed on the exterior of each residence in one of the following manners:

Preferred



2. Chimneys will be used to establish an ornamental or thematic direction. The height of the chimney shall be in proportion to the roofline and adhere to building codes adopted by the City of Webster.
3. Chimneys shall be substantial in appearance and a minimum size of thirty inches by thirty inches (30" x 30"). Chimneys that barely peak above or squat on the roof are visually weak and, therefore, are *prohibited*.
4. Chimneys shall be clad in brick, stone, or plaster/stucco or Hardie stucco board (with the appearance of stucco). (Revised)
5. Chimneys of interior lots, not required to be 100% masonry, may be Hardie siding or similar cementitious materials.
6. Direct Vents may be used in lieu of Chimneys. Direct Vents may not be located on Front elevation. Placement of direct vents must be shown on Master Plan submittal.

E. Builder Installed Roof Top Accessories

1. The roof, as an expressive design element, shall be kept as visually unobstructed as possible.
2. Radio/television antenna, satellite dishes, and radio towers visible from the street are *prohibited* unless FCC regulations supersede these Guidelines. Absent such regulatory authority, such items are necessary, it is preferred that items are to be placed in the backyard.
3. The Reviewer shall approve location of all proposed antennas visible from adjacent Lots, streets or Common areas.
4. Vent stacks, skylights and other roof penetrations shall be located away from public view.
5. Roof vents shall be combined to reduce number of roof penetrations, when possible.
6. All vent stacks and flashing shall be painted to match the color of the roofing.
7. Roof penetrations shall be set no higher than the minimum height required by applicable zoning codes.
8. Shingles are to be overlapped at valleys so that no valley flashing is exposed.
9. Rooftop or window HVAC equipment is *prohibited*.

V. Garages

A. Garages

1. When head loaded, attached garages are constructed, a five foot (5') to eight foot (8') maximum differential from the major elevation plane of the house is desired.
2. The location of porte-cochere requires approval of the Reviewer unless in conjunction with a garage.
3. Interior Front and Swing Load Garages have a ten foot (10') front setback and may not be built on corner Lots.
4. Swing Load garages shall be used when necessary to break up the monotony of garage door corridors.
5. Third car garages are to have a three foot (3') setback from the front face of the adjacent double or two-car (2) garage.
6. When a second story living space occurs over an attached garage, a five foot (5') setback from the front face of the garage is desired.
7. *Conversion of garage space into livable area is specifically prohibited.*

B. Garage Doors

1. The dominant visual impact of garage doors should be carefully addressed in a variety of ways.
2. Treatment of detail on garage doors shall be consistent with the overall character of the house.
3. Single garage doors have a better scale and are preferred.
4. Upgraded garage doors, such as wood, are preferred.
5. When two (2) garage doors are side by side they must be divided by a vertical column at least twelve inches (12") wide. This breaks up the expanse of the door into appropriately scaled architectural elements.

Preferred Single Garage Doors

6. Sixteen foot (16') double doors must be metal.
7. The garage door itself shall be of a four (4) panel design.
8. The color of the garage door shall either match the adjacent wall or be painted darker but never lighter.
9. All garages must be pre-wired for garage door openers
10. Barn or Carriage doors must be metal. Door design must be submitted to ARC for review.

VI. Lighting

A. General

Exterior residential lighting can convey a warm, inviting atmosphere and aid in providing nighttime security without annoying others. Selection and placement of fixtures, and selection of light source types, shall be done with care.

A. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features are encouraged.
B. Exterior lighting shall be installed in a manner that will not cause unnecessary light spill distraction, nuisance or be unsightly.
C. Lights shall be directed to illuminate house number graphics.
D. Ground lighting or decorative light fixtures are permitted.
E. Decorative fixtures shall be of high quality materials and workmanship and shall be in scale and style with the residence.
F. High-pressure sodium lights, except for subdivision streetlights, are *prohibited*.
G. Mercury vapor security lights, when the fixture is visible from adjacent Lots, streets or Common areas are *prohibited*. Such lights, when used for special landscape lighting affect (hunt in trees as up and down lights), are permissible with ARC approval.
H. Colored lenses on low voltage lights incandescent, screw-in fluorescent, metal halide, quartz and natural gas lights are permitted.

Construction Guidelines

The following construction regulations ("Regulations") shall apply to any and all work performed on a Lot. All Builders shall be bound by any City of Webster building codes, and any other applicable governing authority.

A. Builder's Compliance

The Builder shall comply with these regulations. Non-compliance will result in written notification from the Reviewer of any observed violation via Fax and/or Email to the Field Supervisor and Project Manager. The Builder will have seven (7) calendar days after such notice to correct the violation. If non-compliance issues are not corrected within the seven (7) days the Builder will incur a fine for each non-compliance item. The Reviewer will take the necessary action to correct the violation/violations at that time. Any expense incurred by the Reviewer to correct a violation will be invoiced to the Builder. Should the Builder refuse to pay the invoice upon receipt or otherwise fail to pay within thirty (30) days of receipt of the invoice, the Reviewer may record a lien against the Lot upon which the violation occurred until paid.

B. Governing Authority

All Applicants shall comply with the regulations of any governing authority, as well as all applicable Occupational Safety and Health Act regulations and guidelines (OSHA).

C. Construction Trailers, Portable Field Offices, Sales Trailers Etc.

Any Applicant who desires to bring a construction trailer or field office to Edgewater shall first apply for and obtain written approval from the Reviewer. All construction trailers and field offices must be located within a Builder Trailer Park. The location is to be determined by the Edgewater's General Manager. A sales trailer may be located on a specific Lot with written approval from the Reviewer. To obtain such approval, Builder shall submit a copy of the site plan with proposed locations of the sales trailer. Such temporary structures shall be removed upon completion of construction of the model home.

D. Debris and Trash Removal

Builders shall clean up all trash and debris on the construction site on a regular basis. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are required to retrieve promptly all trash and debris blown onto neighboring properties. Builders are *prohibited* from dumping, burying, or burning trash anywhere within Edgewater.

During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore of affecting other Lots or any open space. Each Builder is required to form a circular fenced area with a minimum diameter of 10' on each Lot on which a home is under construction in which the Builder will place for disposal, debris and trash generated by the construction on said Lot. Orange construction fence to be placed on sides and rear of construction Lot to prevent construction debris from blowing into adjacent Lots.

The Developer will designate an area in each Section of Lots in Edgewater on which the Builders in that Section will direct concrete wash-out. The Builders will cooperate to remove the concrete wash-out at intervals of no less than 30 days. Mud and dirt from the construction site on the paved streets of Edgewater whether caused by the builder or any of its subcontractors or suppliers shall be promptly removed and cleaned by the builder.

E. Sanitary Facilities

Each Builder shall be responsible for providing adequate sanitary facilities for Builder's construction workers. Portable toilets shall be located only within an area approved by the Reviewer.

F. Vehicles and Parking Areas

Construction crews shall not park on, or otherwise use, other Lots or any open space. Private and construction vehicles and machinery shall be parked only within areas designated by the Reviewer. All vehicles shall be parked so as not to inhibit traffic.

Each Builder shall be responsible for assuring that the subcontractors and suppliers obey the speed limits posted within the Development. Adhering to the speed limits should be a condition included in the contract between the Builder and its subcontractors/suppliers. The Builder and its subcontractors/ suppliers shall use extreme caution around occupied properties. Resident complaints shall be courteously addressed and resolved quickly. Repeat offenders will be reported to the Webster Police Department.

G. EPA - SWPPP

Each Builder shall comply with the Environmental Protection Agency's Storm Water Pollution Prevention Program (SWPPP) or other governmental authorities on similar issues.

H. Excavation Materials

Excess excavation materials shall be hauled away from Edgewater and properly disposed of. Failure to do so shall result in the Reviewer removing the material and charging the expense to the Builder.

I. Restoration or Repair of Other Property Damages

Damage and scarring of any property outside the Lot, including but not limited to roads, driveways, utilities, vegetation and/or other improvements, resulting from construction operations, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and any expense shall be borne by the Builder. In the event Builder fails to restore or repair the damaged area, the Reviewer may repair the area and impose the expense as a charge against the construction bond. In the event of default by the Builder in meeting these obligations or the construction bond is insufficient to meet the obligation, the Builder shall be responsible and a lien may be recorded against the Lot until paid.

J. Miscellaneous and General Practices

All Builders will be absolutely responsible for the conduct and behavior of their agents, representatives, and subcontractors while in Edgewater. The following practices are *prohibited*:

1. Changing oil on any vehicle or equipment on the Lot itself or at any other location within Edgewater other than at a location, if any, designated for that purpose by the Reviewer.
2. Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but the location(s) specifically designated for that purpose by the Reviewer. Such cleaning outside the designated area anywhere on the Lot is strictly *prohibited*. Violation of this provision will result in the repayment of expense to the Reviewer of repairing the damage.
3. Removing any rocks, plant material, topsoil, or similar items from any property of others within Edgewater, including other construction sites.
4. Carrying any type of firearms or illegal weapons within Edgewater.
5. The use of utilities from neighboring residents without their written consent.
6. Using disposal methods or equipment other than those approved by the Reviewer.
7. Careless disposition of cigarettes and other flammable material. It is recommended that at least three ten pound (10lbs) ABC-rated dry chemical fire extinguishers shall be present and available in a conspicuous place on the construction site at all times.
8. The use of illegal drugs and alcohol are *prohibited*.
9. Destruction or removal of protected plant materials or plants not previously approved by the Reviewer.
10. No pets, including dogs, may be brought into Edgewater by either Builders or construction personnel. In the event of a violation, Reviewer, Declarant, or the Association shall have the right to contact

authorities to inspect/ impound any pet, to refuse to permit the Builder or subcontractor involved to continue on the project or to take such other action as permitted by law.

11. Radios and other audio equipment which can be heard outside the construction site.
12. The use of horns not used for traffic safety by any catering trucks. Trash generated by the purchase of items shall be contained and disposed of properly. Repeated problems with these requirements will result in the catering trucks being denied admittance to Edgewater.

K. Construction Access

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the Lot unless the Reviewer approves an alternative access point. The location of Edgewater's main construction entrance will be determined from time to time by the Reviewer and each builder shall be responsible for assuring that only that entrance is used by its employees, suppliers, subcontractors and agents.

L. Street Cleaning

All streets in front of a construction site are to be free from dirt, debris and spilled concrete. Each builder shall be responsible for street cleaning. Streets must be cleaned on a weekly or as needed basis.

M. Construction Signage

Unless required by local governing authorities, no construction signs may be posted anywhere in Edgewater. The exception being, any Builder authorized by Declarant may post one construction sign on a Lot. Such sign shall be designated by and approved by the Declarant and erected on a location approved by the Declarant.

N. Concrete Washout

"Washout" areas for concrete trucks must be provided on all construction sites. Builders will be responsible for repair and/or replacement of trees, plants, sidewalks, lights, etc. damaged during construction.

O. Sediment Control

As soon as earthwork commences, sediment control methods shall be installed in such a way so as to filter all storm water runoff from the tract into the public street. Sediment control must be placed at all inlets. The sediment control system must remain in place and in good repair until construction is complete. It may be removed when landscaping is installed and lawns are established. Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution Prevention Plan. Builders shall be responsible for filing and securing all necessary permits.

P. Sand Bags

Sandbags must be placed at the beginning and end of a construction site so as to contain construction dirt/debris. All inlets must have sandbags and sediment control at all times during construction. Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution Prevention Plan.

Q. Safety fencing

Orange plastic fencing w/metal posts to protect residents from construction areas and prevent construction trash from flowing outside of the construction site. Fencing should be placed on both sides and rear, if necessary, of construction site.

R. Lot Maintenance

Owners of all Lots shall at all times keep all weeds and grass cut in a low-lying and attractive manner. No

Lot may be used for storage of materials and equipment except for normal residential requirements or incident to construction of improvements is permitted, in such case all materials and equipment shall be stored so as not to be visible from any street. Debris on all empty Lots must be removed weekly.

S. Illegal Dumping

Dumping of any type onto an empty Lot or construction site is *prohibited*. Building materials that obviously belong to another builder must be picked up by that builder.

T. Theft

Stealing is against the Law. The Builder should be on the alert for possible theft of materials and report all suspected theft to the Webster Police Department at (281) 332-2426.

U. Daily Operation

Daily working hours for each construction site shall be as follows:

Monday – Friday_____	**7 a.m. to 6 p.m.**
Saturday – Sunday_____	**8 a.m. to 6 p.m.**
Designated Holidays_____	**8 a.m. to 6 p.m.**

Construction hours are subject to requirements of applicable City ordinances to change, and will be determined by Reviewer from time to time.

Non-Compliance Fines

Signage:	Immediate removal of unapproved signage
Construction activity:	$100 per occurrence
Noise control:	$50 per occurrence
Trash containment:	$100 per occurrence
Street cleaning:	$100 per occurrence
Concrete washouts:	$100 per occurrence
Lot maintenance:	$100 per occurrence
Sediment control:	$200 per occurrence
Sandbags:	$50 per bag
Safety fence:	$100 per occurrence
Sanitary facilities:	$100 per occurrence
Illegal dumping:	$500 per occurrence
Stealing:	$500 per occurrence
Alcohol consumption:	$500 per occurrence

Rights and Organization

A. Incorporation

The provisions of these Guidelines, applicable to design and landscape control, are incorporated herein by reference, and control over provisions herein, in case of a conflict.

B. Enforcement

In the event of any violation of these Guidelines, the Declarant or the Board may take any action set forth in the By-Laws or the Guidelines, including the levy of a specific assessment. The Declarant or the Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Declarant or the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the Lot upon which such violation exists.

C. Non-Liability for Approval of Plans

These Guidelines contain a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an Applicant. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE REVIEWER TO EXPLAIN IT TO YOU.

D. Changes and Amendments to the Guidelines

These Guidelines may be amended as follows:

1. So long as Declarant has review authority pursuant to these Guidelines, Declarant may, in its sole discretion, amend these Guidelines, notwithstanding any delegation of reviewing authority to the ARC.
2. Upon termination or delegation of the Declarant's right to amend these Guidelines, these Guidelines may be amended only upon the affirmative vote of a majority of the members of the ARC with the consent of the Board.
3. Such amendment shall be promptly issued to all Builders in Edgewater.
4. All amendments shall become effective upon adoption by the Declarant, so long as Declarant has the authority to amend these Guidelines or, if the Declarant no longer has such authority, upon adoption by the ARC. Such amendments shall not be retroactive so as to apply to previous Work or approved Work in progress.
5. In no way shall any amendment to these Guidelines change, alter, or modify any provision of these Guidelines, or any Supplement or annexation document, not so amended.

E. Right of Waiver

The Reviewer reserves the right to waive or vary any of the procedures or standards set forth at its discretion, for good cause shown. However, any approval by the Reviewer of any drawings or specifications or Work done or proposed, or in connection with any other matter requiring such approval under the Guidelines, including a waiver by the Reviewer, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the Reviewer may disapprove an item shown in the Final Submittal even though it may have been evident and could have been, but wasn't, disapproved at the Preliminary Submittal. Furthermore, should the Reviewer overlook or not be aware of any item of non-compliance at any time during the review process, construction process or during its Final Review, the Reviewer in no way relieves the Builder from compliance with the Guidelines and all other applicable codes, ordinances and laws.

F. Certificate of Compliance

A Certificate of Compliance (Final Review) must be requested by the Builder upon completion of any home. The Reviewer shall execute a certificate of compliance, certifying with respect to any said Builder,

that as of the date thereof either (a) all improvements and other work made or done upon it with said Lot by the Builder, or otherwise, comply with the Guidelines, or (b) such improvements and/or work do not so comply, in which event the certificate shall also (1) identify the non-complying improvements and/or work and (2) set forth with particularly the cause or causes for such non-compliance. Any purchaser from the Builder or mortgagee or other encumbrance shall be entitled to rely on said certificate with respect to the matters therein set forth, such matters being conclusive as between the Association, the Reviewer, Declarant, all Builders and other interested persons, and such purchaser, mortgagee, or other encumbrance. If the home does not receive an approved Certificate, the Builder must make all corrections within 30 days and request a Re-Review with payment from the ARC Reviewer.

G. Severability

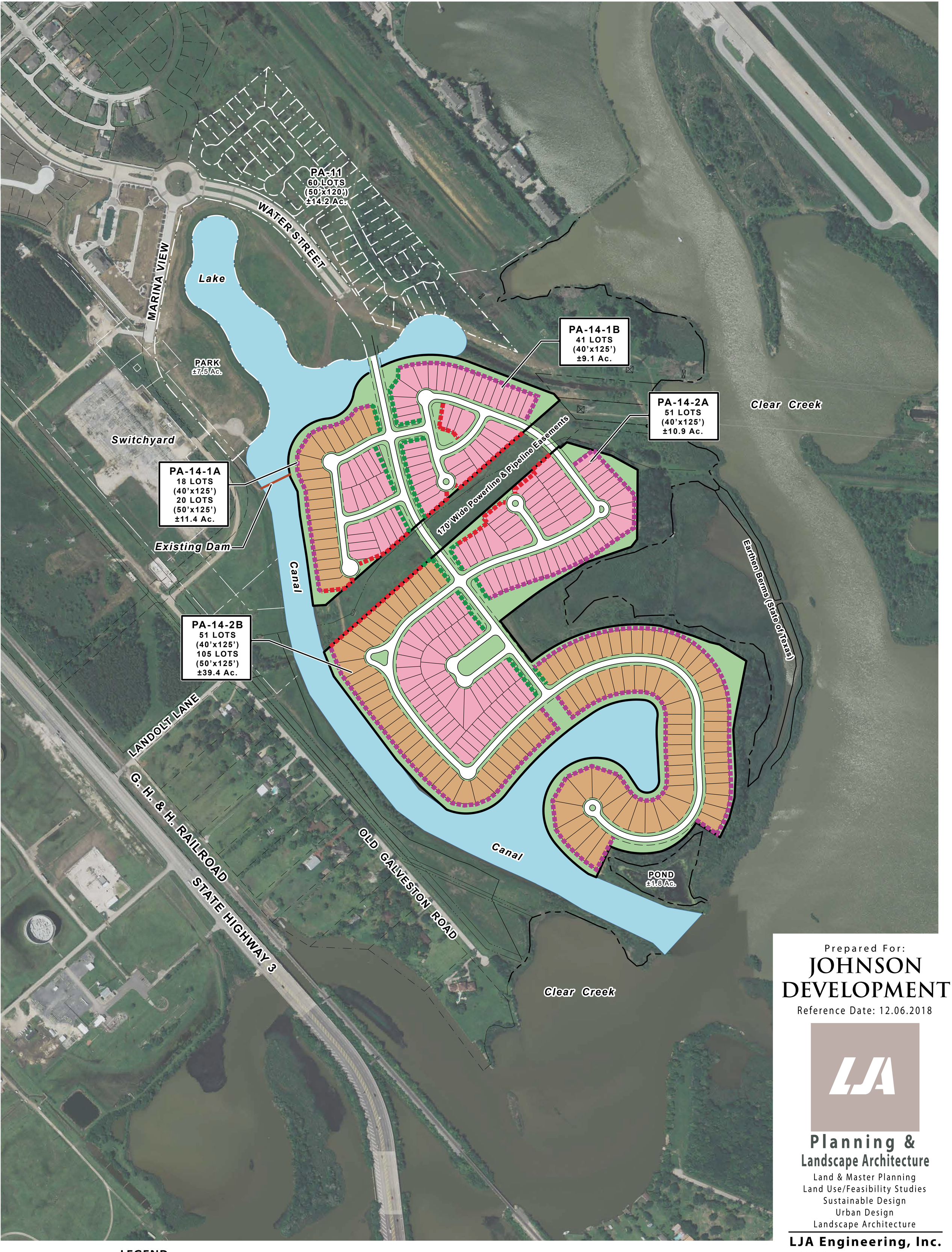
If any provisions of the Guidelines shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of the Guidelines to the extent that they can be reasonably understood without the invalid portion(s).

These Guidelines have been approved and adopted as provided by the Declarant this _____ day of _____, 2019, and shall remain in full force and effect until revised as provided herein.

Approved and adopted: By: Cherokee Webster Development, L.P., Declarant

By: _____

Robert B. Douglas, Jr.
Vice President & General Manage



Prepared For:

JOHNSON DEVELOPMENT

Reference Date: 12.06.2018

LJA

Planning & Landscape Architecture

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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LEGEND

- 6' Ameristar, Majestic, Montage Plus Steel Fencing
- 6' Brick Fencing
- 6' Good Side Out Wood Fencing

North

0 100 200 400

An Fencing Exhibit for

EDGEWATER

PA-14

Webster, Texas

Project #: 1118-03001