



PRESERVATION RANCH DESIGN GUIDELINES

TRAVIS COUNTY



IMAGE 1 - PRESERVATION RANCH VIEWS

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IMAGE 2 - PRESERVATION RANCH VIEWS

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DESIGN OBJECTIVES AND PHILOSOPHY



PRESERVATION
RANCH



IMAGE 3 - APPROPRIATE NATURAL SETTING

DESIGN OBJECTIVES AND PHILOSOPHY

1.1 Design Review Process Objectives

The objective of the review process is to promote aesthetic harmony within Preservation Ranch by providing for compatibility of specific designs with its neighbors, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design. What may be deemed appropriate for one lot may not be deemed appropriate for another. There shall be not precedents established in Preservation Ranch through the approval of any architectural plans.

It is the presumption of the Design Review Committee (DWR) that Preservation Ranch residents seek to live in houses that are thoughtfully designed and that fit into the landscape of Preservation Ranch. House designs that dominate their sites, or needlessly demand attention by insensitive or aggressive massing are strongly discouraged. In general, the DRC seeks the design of buildings that have a quiet, orderly, low scale presence and blend into the landscape, that are responsive to the specific qualities and conditions of their sites and that utilize materials appropriate to the landscape and are used in accordance with nature.

Implementation of these design guidelines shall:

- Establish a consistent high quality appearance for the community as a whole.
- To create homes appropriate to the natural setting of Preservation Ranch, in harmony with the history and culture of the Texas Hill Country.
- Direct the form and character of the homes.
- Enhance the community's overall value.
- Remain flexible to respond to evolving conditions including changes in lifestyles, buyer tastes, economic conditions, community desire, and the marketplace.
- Promote the use of green building techniques.
- To design buildings that appear to grow out of the site by responding to climate, landforms, and native landscape.
- Use high quality materials and design to create buildings that convey a sense of timelessness and permanence.

1.2 Authenticity of Design

Although these guidelines are not intended to dictate specific architectural styles for Preservation Ranch, they are crafted to promote architectural solutions that are innovative, of the highest quality and appropriate to the surrounding Hill Country environment and community context. The overall vision of authenticity, continuity, and architectural integrity expresses itself through the following design concepts:

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- Utilize natural materials in accordance with their physical nature and structural capabilities.
 - Utilize materials and construction techniques that convey a sense of permanence and durability (stone and masonry for example).
 - Are respectful of site context and the community as a whole.

To achieve buildings that possess architectural integrity, the DRC evaluates submissions based upon the following qualitative criteria as well as other specific requirements:

Site Context and Integration: Homes in Preservation Ranch are to be understated expressions of the owner's personality. Proper building location, sensitive exterior finish material selection and appropriate landscape that extends and compliments the existing community landscape all combine to achieve this goal.

Scale: A building's scale is critical in how one perceives its place within the Community. The DRC will review a building's scale relative to the size of the Lot, including vertical massing and proportion of 1-story to 2-story elements. Owners and their designers should be mindful of scale as they move through the design process. Building masses that are primarily room-sized volumes are strongly encouraged.

Proportion: Each design element of the home has an inherent proportional relationship to the other and to the overall design, creating a balanced composition. Exaggerated or overly stylized elements should be avoided.

Color: The bright Texas sun renders color an important design component. Homes utilizing a design approach that includes consideration of color at an early stage are able to employ more sophisticated compositions than those that view color as an application at the end of the design process. Exterior colors should be muted earth tones to reflect the Texas Hill Country landscape.

Shade/Shadow: Large scale texturing of a building may also be achieved by shade and shadow. A series of transitional spaces, such as trellises, loggias, overhangs, deeply recessed doors and windows, courtyards or outdoor rooms, help create visually rich compositions, provide weather and sun protection and establish strong indoor/outdoor relationships throughout the home.

Appropriateness: The degree of individual design expression shall be measured relative to the home's context and the overall aesthetic goals for Preservation Ranch. A design deemed inappropriate may not be a reflection of the quality of the design but may be considered too individualistic or object oriented and therefore inappropriate. In essence, homes should not strive to "make a statement".

Material Authenticity: Building materials should be used as honest expressions of their function, structural capabilities or regional context. Generally, this means utilizing natural materials over “manufactured” and local materials over imported.

Preservation Ranch has a consistent, quality driven, cohesive design concept that has been developed to create a strong sense of timeless authenticity. This authenticity is accomplished through the coordinated application of appropriate planning, architectural, and landscape design efforts. The purpose of the Preservation Ranch DRC is to evaluate each proposed house and site design for appropriateness. The Committee may determine that what is appropriate in one situation may not be appropriate for another. Overall, the DRC encourages discretion and understatement in architecture and site design that does not call attention to the home or other improvements and respects its neighbors as well as the overall community.

1.3 Review Process

Requests for approval of proposed construction, landscaping, or exterior modifications must conform to a two-stage review process as described in the “Plan Submittal” section of these Design Guidelines set forth below.



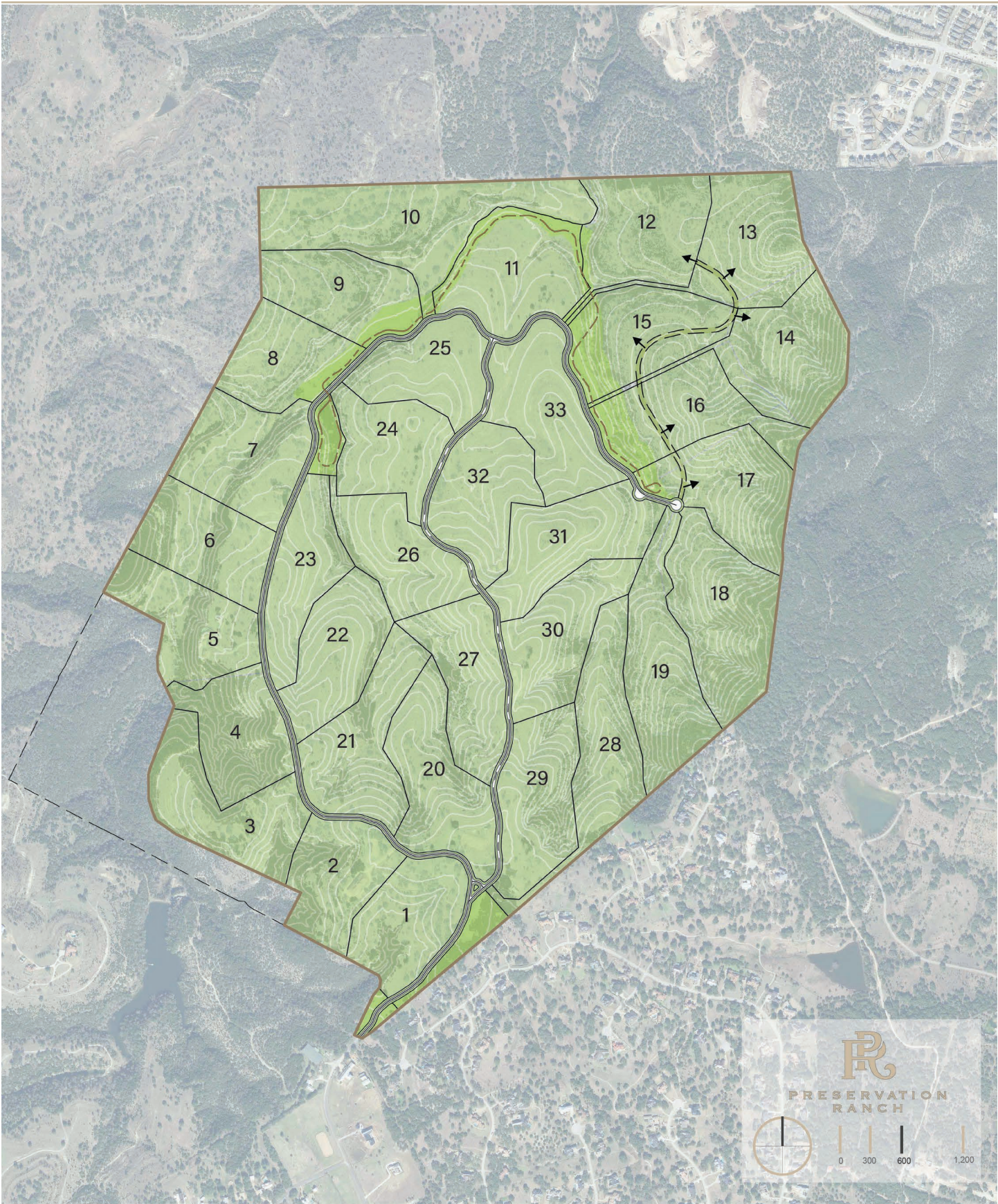
IMAGE 4 - MATERIAL AUTHENTICITY

1.4 Architecture

The quality and style of the homes in Preservation Ranch start with an outstanding architect. The architect should create a home reflecting the goals of the Owner while maintaining the standards of the Preservation Ranch community. ALL DESIGN WORK MUST BE PREPARED BY A LICENSED ARCHITECT APPROVED IN WRITING BY THE DESIGN REVIEW COMMITTEE.

1.5 Builder

Preservation Ranch will emphasize the quality and legacy that its homes provide. The builder should construct the home using the highest quality methods and materials to reflect the standards of the Preservation Ranch community. The Owner must submit the name of the proposed builder or a short list of builders to the Design Review Committee for approval. The Design Review Committee must approve the proposed builder(s) in writing prior to Final Design Approval.



MASTER PLAN

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ARCHITECTURAL STANDARDS AND AESTHETIC STANDARDS



PRESERVATION
RANCH



IMAGE 5 - BUILDING MASSING

ARCHITECTURAL STANDARDS AND AESTHETIC STANDARDS

2.1 STYLES

Architectural styles may vary, subject to compatibility with surrounding properties and to the appropriate use of allowable exterior materials and colors. Certain home styles may be prohibited in the sole and absolute discretion of the Design Review Committee.

2.2 AESTHETIC APPEAL

The Design Review Committee may disapprove the construction or design of a home on purely aesthetic grounds. Any prior decisions of the Architectural Control Committee regarding matters of design or aesthetics shall not be deemed to have set a precedent, if the Architectural Control Committee feels that the repetition of such actions would have any adverse effect on the community.

2.3 MASSING

Objectives

- To ensure buildings whose overall scale, image and appearance are compatible with that of the natural landscape;
- Consistent 'four-sided' architecture on all sides of the building.

Guidelines

- In general, buildings shall be asymmetrical, one to two story masses that respond to the site's topography and significant vegetation.
- Massing shall reflect room size volumes or groups of rooms rather than one dominant mass.
- Generally, the second floor living area of the residence (including walk-in attic space, equipment rooms, covered patios, 2 story ceilings, or other areas where there are full height wall plates) shall not exceed 50% of the air conditioned, enclosed first floor area.
- Buildings over two levels are prohibited without express written consent of DRC and will require a variance.
- Building massing shall respond to topography with stepped foundations. Foundation walls should merge with the ground plane and generally should be expressed as structural stone walls. It is recommended that walls are battered or banked into the site's natural topography or linked to natural rock outcrops.
- The play of light and shadow between building masses shall be carefully formulated to articulate masses, accentuate entries and/or building levels and to create texture.

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- Buildings shall be designed to be viewed from all sides. Screening and/or designing service areas as integral parts of the overall architectural composition are required.
 - Detached garages which incorporate pergolas or trellises to connect to the main Residence are encouraged to avoid large bulky forms.

2.4 ROOF FORMS

Objectives:

- To help insure a low, orderly scale of homes as they relate to their neighbors and the surrounding landscape.
- To recognize that roof material and color is one of the most prominent visual features in any home and needs to be treated with care and thoughtful design.
- Roof designs shall incorporate offsets and/or multi-level designs to avoid the appearance of wide, unbroken roof planes as viewed from above or off-site.

Guidelines:

- **Roof Pitches:** The maximum roof pitch will be determined by the architectural style of the home, but no roof pitch shall exceed 6:12 without a variance.
- **Acceptable Roof Materials:** roofs that are clay or concrete barrel tiles, flat clay or cement tiles shall utilize a minimum of three different, muted, earth tone, complementary colors, or diluted factory blends that create a subtle multi-colored surface. Other acceptable materials include a natural slate and non-reflective metals such as copper, zinc and paint-grip. All roof materials must be non-combustible.
- **Roof Forms:** Low pitched roof forms may include gable and hip roofs. Shed and parapet roofs may be used for minor building elements (less than 20% of the total roof mass). Low pitched roofs are encouraged to reinforce the traditional forms and scale of the landscape. Excessively pitched roofs, mansard, gambrel or chalet roofs, or roofs that are too steep or too shallow for the style of the home are discouraged.
- **Unacceptable Roof Materials:** Reflective roof finishes, any metal material that may cause excessive glare, flat concrete tiles, asphalt or wood shingles, and any glazed flat or barrel tiles are not acceptable.

2.5 COLORS:

Objectives:

- The color of external materials must be subdued to compliment and blend with the natural landscape.
- Locally found, muted Hill Country tones are required, although occasional accent colors, used judiciously and with restraint, may be permitted.

Guidelines:

- In dealing with color, the DRC will consider the entire community as well as the individual Residence for submission. The Committee will review and approve colors and textures in a three-step process.
- During the Preliminary Design Phase, the Applicant may describe the color palette and indicate these colors on the exterior elevation renderings.
- In the Final Design Submission, the Applicant will submit actual color and material samples. Based upon these, the Applicant will, as the third step during the construction phase, be required to provide a thirty-two (32) square foot panel on site of the intended colors, materials, and textures of the major building elements for final approval.
- Stains or paints may be used to protect wood from weathering, to give it a more refined texture, or to achieve a darker hue. A shiny appearance is not permitted.
- Building elements shall have the following general color ranges:
 - » **Roofs:** Medium to dark terra cottas, browns, and grays.
 - » **Walls:** Muted earth tones are required to compliment and reflect the natural landscape. Wall surfaces shall utilize texture and/or multi-layered application of color where possible to achieve subtle color variation on walls.
 - » **Trim and Accent Colors:** Dark, rich earth tones.



IMAGE 6 - COLORS OF EXTERIOR MATERIALS

2.6 MATERIALS SELECTION:

Objectives:

- The choice of materials and method of construction employed should act as a major factor in determining the form of the building.
- To utilize materials that are compatible with the general color and texture of the surrounding landscape.
- To ensure that quality materials are used with integrity and within their structural capacity.

Guidelines:

- Houses shall be constructed of stone or stucco. Brick, wood, and concrete can be used as secondary materials, but no more than 10% of the exterior surface. Changes of materials shall be at interior corners of building masses. Vinyl siding is prohibited. Authentic, smooth-sawn wood plank siding, such as Cypress or Eastern Red Cedar, may be used in limited quantities, subject to the written approval of the DRC. Cementitious fiber siding (i.e. Hardiboard) shall be permitted by case basis where the architectural style of the home encourages the use of this material.
- Materials and construction techniques are to be high quality, durable and proven in similar Hill Country applications.
- Concrete and metals, including structural elements, are to be either hidden or given the shapes, textures, colors, and detailing of wood and stone; large, smooth surfaces and severe straight lines are to be avoided.
- Hot-dipped galvanized steel elements, whether structural or decorative, or a shading device (such as a trellis), may be considered subject to the written approval of the DRC.
- Metals, such as bronze and wrought iron, may be used in typical forms complementary to the architecture for fastenings and decorative purposes.
- Materials are to receive "rough" rather than smooth finishes, and have an appearance closer to their natural state rather than manufactured.

2.7 HEIGHT AND VIEWS:

Unless otherwise approved in advance by the DRC, no building or residential structure may exceed thirty-five feet (35') in height as measured from the existing grade of a Lot below the highest ridge line of the roof. The Design Review Committee has the authority to withhold its approval of a structure's height if the DRC determines that the proposed height is not compatible with adjacent structures or is not responsive to existing or anticipated structure heights on lots located above or below the lot on which the proposed residence will be constructed.

Views are neither guaranteed, preserved, nor protected within the Preservation Ranch community.

2.8 SQUARE FOOTAGE:

Residences constructed within the Preservation Ranch community containing a total square footage of less than three thousand five hundred (3,500) square feet shall not be permitted.



IMAGE 7 - GARAGES AND DRIVEWAYS

2.9 GARAGES:

All homes shall include an enclosed garage that can accommodate a minimum of two cars. Garages must be sited and located so that visibility from the street is minimized. Side entry and/or angled entry garages are strongly encouraged. Separating a three-car garage into two masses is encouraged. If a front loaded garage is employed, the garage must be set back a minimum of six (6') feet from the "entry face" of the building and be screened from view of the street. Garage doors shall be recessed (minimum of twelve (12") inches) and single stall door openings shall be required unless approved by the DRC.

All garage doors must be wood or wood-clad, or similar quality, and must reflect the architecture of the home. Carports may be approved when designed as an integral feature of the overall design of the home. Carports that appear to be added on and/or constructed with thin column supports and thin banded fascias shall not be approved.

In no case shall a three-car garage or double-door garage face the street. Two-car garages may not face the street without mitigating screening measures and an additional setback as approved by the DRC.

2.10 DRIVEWAYS:

Objectives

- To minimize visibility of paved areas from the street and neighboring lots through careful building location, design, and use of architectural elements.
- To blend driveways into the natural terrain so that grading is minimized.
- All driveways are to follow alignments that minimize grading or other disruption to the site. The driveway-parking-garage layouts are to minimize the visibility of the garage doors, driveways and off-street parking from the street, Common Areas, and adjoining lots.

Driveway Materials:

- Should be designed to mitigate large cuts and scarring on the land visible from neighbors and private drives.
- Driveways should be designed with switchbacks to avoid running up a steep grade where appropriate.
- Driveways should utilize retaining walls for cuts over 4' and preserve natural vegetation adjacent to the roadway to screen the view of the driveway
- Terraced retaining walls with planters are preferred over large, tall contiguous retaining walls that are highly visible.
- Where feasible appropriate cross drainage should be incorporated into the design of the driveway to minimize scouring and erosion.
- The design of all driveways must be approved in advance by the Architectural Control Committee.
- Gravel driveways of a clean washed material that does not produce significant dust shall be permitted on a case by case basis. The use of caliche driveways are expressly prohibited.
- Drives shall intersect the street at as close to ninety degrees (90°) as possible.
- Driveways shall in no case be closer than ten feet (10') from any side or rear property line.
- Unless otherwise approved in advance by the DRC, the maximum driveway grade within a Lot is fourteen percent (14%).
- Driveways must permit entry by standard mid-size vehicles without "bottoming out" between the edge of pavement and the property line, as well as the driveway area between the property line and the garage.
- If the driveway is raised significantly above finished grade (which will be determined by the Design Review Committee in its sole and absolute discretion), the exposed sides of the driveway must be screened with landscaping approved in advance by the DRC.
- Driveway culverts must be decorated with stone or a similar solution. Exposed culvert pipes are prohibited.

2.11 SPRINKLER SYSTEM:

Automatic sprinkler systems per 2015 International Fire Code 903.3.1.3 shall be installed in every new home in the community, in accordance with NFPA 13D. The tank supplying each individual home for sprinkler supply shall be sized per IFC requirements.

2.12 EXTERIOR LIGHTING:

Objectives

- To be a Dark Skies compliant community. For more information visit: <https://www.darksky.org>
- To preserve the nighttime sky by minimizing the amount of exterior lighting and light pollution;
- To utilize low intensity, indirect light sources to the extent required for safety and subtle drama;
- To utilize light fixtures which complement the architecture and enhance the landscape.

Guidelines

- Exterior building lighting, either attached to or as part of the building, shall be the minimum needed to provide for general illumination, safety, and security of entries, patios and outdoor spaces and associated landscape structures, not to exceed 30 watts. It must be directed onto vegetation or prominent site features and not upon the building.

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- Light fixtures should be located and designed to avoid spillover onto adjacent lots.
 - With the exception of low-level driveway lights, all lighting must occur within the building area. Subtle lighting of the driveway entry and/or address numbers is allowed, but the light fixtures may not line the driveway edges.
 - Owners are encouraged to install underwater pool, spa, and water feature lights with dimmers so that they may be easily dimmed if it is determined that spillover light from these sources is a nuisance to neighboring Lots or Common Areas, or is adversely affecting the nighttime sky with light pollution.
 - Lighting of plant material shall be achieved with hidden light sources.
 - Exterior lighting will be kept to a minimum, but consistent with good security practices.
 - No exterior light whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian or vehicular traffic will be allowed. The Design Review Committee must approve exterior lighting in advance.



IMAGE 8 - EXTERIOR LIGHTING

2.13 ACCESSORY BUILDINGS:

Accessory buildings, including pool cabanas, detached garages and guesthouses, shall be constructed of the same materials and with the same quality of construction as the primary residential structure and must be approved in advance by the Design Review Committee.

2.13.1 Equipment, HVAC, Water Wells, Solar Energy Devices and Other Structures:

Objectives

- To screen service areas from off-site views;
- To ensure any noise or odors from trash or equipment are contained within the service areas.

Guidelines

- Trash disposal areas, outdoor work areas, mechanical equipment and outside equipment are to be completely screened from off-site views by the use of architectural features or dense plant materials. Where feasible, these areas are to be integrated into the main buildings.
- Trash container storage areas must be located so that they are easily accessible to service personnel and odors are contained.
- Pool, spa equipment, and air conditioning units shall be located behind walls or in underground vaults, or completely screened from off-site views with dense landscape. Solid noise absorbing covers for equipment may be required after installation, if it is discovered that the equipment is unacceptably audible from adjacent properties.
- Water Wells- proposed water well and water storage containers/equipment must be submitted to the DRC for prior written approval. Water Well plans must include specifications, storage containers/equipment, location and screening of well and any storage containers/equipment.
- Solar Energy Devices and Equipment- all proposed Solar Energy System plans must be submitted to the DRC for prior written approval, such approval is in the sole and absolute discretion of the DRC. Solar Energy System plans must include equipment specifications, materials, color of panels, location to be installed, along with proposed visual screening.

2.14 MISCELLANEOUS

2.14.1 Utility Connections and Trenches

Site plans shall indicate the location of utility trenches, connections and meters and shall note any specific vegetation that shall require additional protection from trenching equipment. Utility meters and service panels mounted on the home should be painted to match the exterior of the structure.

Unless otherwise approved in advance by the DRC, air conditioning compressors and pool equipment shall be enclosed by a structural screening element constructed of the same masonry materials as the principal residence and landscaped.



IMAGE 9 - ACCESSORY BUILDING

2.14.2 Prohibited Elements

The following architectural elements are prohibited within Preservation Ranch unless expressly approved in advance and in writing by the Architectural Control Committee:

Roofs

- Roofs that are too steep or too shallow for the style of the home.
- Shed roofs except as incidental to the main roof.

Design Elements

- Stove pipe chimneys and metal chimney caps.
- Random roof penetrations, vents or skylights facing the street.
- White or bubble skylights.
- Mirrored glass.

Materials and Colors

- Wood siding (wood siding accents may be permitted if approved by the Design Review Committee).
- Stone which appears glued on.
- Vivid, inappropriate colors.

3

SITE AND LANDSCAPE DESIGN STANDARDS



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IMAGE 10 - EXISTING VEGETATION AND SITE CONDITIONS

SITE AND LANDSCAPE DESIGN STANDARDS

3.1 EROSION CONTROL AND CONSTRUCTION REGULATIONS

The following restrictions shall apply to all construction activities within Preservation Ranch. Periodic inspections by a representative of the DRC may take place in order to identify non-compliant construction activities. If items identified as not complying with the regulations are not remedied in a timely manner, fines may be levied against the Owner.

3.1.1 Erosion Control Installation and Maintenance

It is the responsibility of the Owner to install erosion control measures prior to the start of construction and to maintain the measures throughout construction.

Each construction site shall have one designated construction entry that shall have a 10'x15' wide section of 3" to 5" diameter stone placed upon it. The purpose of the stone is to clean the tires of vehicles exiting the site, in order to limit the amount of mud and sediment on the street. The Owner should anticipate that heavy construction vehicles will crush and embed the stone during construction and that additional stone will be required in order to protect the integrity of the entry.

Silt fencing is required to be properly installed and maintained to protect the low sides of all disturbed areas, where stormwater will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site. The Owner should anticipate that built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any breach in the fencing will need to be repaired or replaced immediately. If for any reason the silt fence is to be temporarily removed, please contact a representative of the DRC prior to the removal.

3.2 TREE REMOVAL, THINNING, PRUNING AND BRUSH CLEARING

An overriding objective of site design for Preservation Ranch is to minimize damage or removal of existing vegetation, providing a serene setting. To this end, the restoration and protection of native areas on each lot equal to not less than 70% of the total area is encouraged. Clearing, thinning and pruning will be closely monitored by the Design Review Committee. Selective removal and/or pruning of trees to improve views from the Lot may be approved by the DRC. Request for tree removal/pruning will be evaluated based upon view improvements from home and view impacts from adjacent Lots and Common Areas.

Selective clearing shall only occur during the landscaping phase of construction. If Live Oak trees are to be pruned and should the time not coincide with the allowable time for Oak pruning by the City of Bee Cave, trimming and pruning shall only be allowed after the home construction has ended. All Homesites must follow City of Bee Cave schedule of acceptable Oak pruning time and follow steps to prevent Oak Wilt.

Prior to any construction activity, all trees to be removed must be identified on the approved Landscape Plan. At least 60% of all trees greater than four (4) caliper inches within the limits of construction must be protected before construction begins. In addition, the removal of any tree with a caliper of four inches (4") or larger, or of any specimen tree, must be specifically requested by the Owner and approved in writing by a City of Bee Cave's building official prior to any action being taken to remove the tree or to damage or disturb the tree in any way. Removal of such trees without this approval is expressly prohibited.

Saltcedar, also known as tamarisk, is considered an invasive species and it is required to be removed on every lot or common area.

3.3 LANDSCAPING

Objectives

- Ensure that the developed areas of Preservation Ranch harmonize and blend with the surrounding natural and native environment.
- Establish a gradual transition from the more intensive landscape around the residence to the natural Hill Country landscape with the use of native and adapted plant material.
- Define outdoor rooms, frame views, blend buildings with the site and provide landscape focal points.
- Compliment structures while providing shade, texture, and focal points for outdoor rooms.
- Encourage native plants to be used in all portion around the buildings.

Guidelines

- Landscape plantings proposed for use that are not on the Approved Plant List (see Appendix E) must be identified on all landscape submissions. The DRC reserves the right to disapprove any plant found to be incompatible with the Texas Hill Country environment.



IMAGE 11 - SALTCEDAR



IMAGE 12 - EXAMPLE OF XERISCAPING

- All native areas within 50 feet of a public right of way shall be seeded with a native wildflower mix and maintained as native wildflower areas. Mowing should follow guidelines to establish and properly maintain a wildflower meadow.
- The use of trees is preferred in areas close to the residence to help blend buildings with the site, accentuate entry areas, provide for climate amelioration and help to define outdoor spaces. All areas disturbed during construction must be re-vegetated.
- Each lot shall be required to plant a minimum of 4 trees and a maximum of 18 trees. The number of trees required shall be based on the existing vegetative cover of each lot. Each tree is to be a minimum of 3 caliper inches in size and shall be native and selected from the approved plant palette.
- The use of Xeriscape is strongly recommended. Xeriscape is a landscape concept that saves water and resists chemical use through the installation of native plant materials. Xeriscape is based on seven principles that will help save water, reduce non-point source pollution, and produce a sustainable environment.
- All landscaping should be installed prior to occupancy of the residence. The DRC may approve, at its sole discretion, other time limits requested by the Owner to extend the planting installation. All trees, shrubs and ground covers must be maintained properly. All dead or dying plants must be removed or replaced promptly.
- All landscape plans must be designed and drawn by a Landscape Architect licensed in the State of Texas and be capable of clearly communicating the design intent through the drawing medium. Plans must clearly show the location of all proposed plant material and include a plant legend comprised of plant species, quantities, and sizes at the time of planting.

- The DRC may, upon completion of the installation of landscaping, conduct an on-site inspection of the property to ensure compliance with the approved plan.
- Outdoor spaces, such as patios and motor courts, when not surrounded by short walls, should be defined with the use of evergreen shrubs.
- Driveways, equipment storage, exposed foundations and play equipment adjacent to the buildings, in addition to walls when required, must be entirely shielded from adjacent properties, any streets and Common Areas with the use of evergreen shrubs.
- Large turf areas are discourage and shall be confined to areas enclosed within walls and/or building masses, hardscape surfaces such as patio and driveway, or contained by metal, stone or colored concrete borders in conjunction with evergreen shrubs. The use of high water use turf grasses such as St. Augustine are expressly prohibited.
- Groundcovers and perennials shall be planted in a size and density to create full coverage after two growing seasons.
- If natural boulders are used in areas facing any streets, Common Areas or adjacent property, the boulders must be incorporated into flower beds and must be buried at least six (6) inches into the ground.
- Should raised planters be used, planters must relate to the architecture of the home and/or be extensions of retaining and screening walls. Above ground utility connections visible from any street, Common Area or adjacent property must be properly screened with evergreen vegetation integrated in harmony with the landscape design of the Homesite.
- The predominant use of bare hardwood mulch or bare rock as ground cover is strictly prohibited.
- The Design Review Committee reserves the right to require additional landscaping for pools, cabanas and other hardscape elements that may be constructed after completion of the residence and associated landscaping.
- The Design Review Committee reserves the right to require additional landscaping for pools, cabanas and other hardscape elements that may be constructed after completion of the residence and associated landscaping.
- Hardscape elements in the landscaping must be in scale with the home and associated structures. Sculptures and fountains are subject to approval by the DRC.

3.4 DRAINAGE

Responsibility for proper site drainage rests with the Owner. No alteration of established drainage patterns may occur without the advance approval of the DRC.

3.5 IRRIGATION

Automatic, underground irrigation systems are required and must be maintained to ensure survivability of plant material.

All irrigation systems must utilize an automatic, programmable controller and a rain and/or weather gauge to maximize efficiency. Sprinkler heads should be pressure regulated check valves. The use of drip tubing is highly recommended. Drip tubing shall not be visible from any streets, Common Areas or adjacent properties.

Temporary above ground irrigation may be installed only until plants are established and/ or for a maximum of one (1) year. No above ground irrigation shall be visible from any streets, Common Areas or adjacent properties. After one (1) year, all above ground irrigation system shall be removed and the ground-plane shall be restored to its natural character. The irrigation system must be designed and installed to preclude over spray or offsite runoff.

Irrigation plans must be prepared and properly zoned by an irrigator licensed in the State of Texas. The irrigation plan must be approved with the Final Landscape Plan. This plan must show all areas disturbed during construction as areas to be irrigated. Irrigation areas must be clearly shown as permanent or temporary irrigation and include a note stating:

"An automatic irrigation system with separate zones for turf, trees and bedding areas shall be installed for all proposed landscape areas and for the street buffer prior to occupancy of the Residence. An automatic timer and rain sensor/ cutoff shall be provided."

3.6 POOLS, SPAS AND WATER FEATURES

Objectives

- To design pools and water features which augment the outdoor spaces and extend the architectural style of the main buildings.
- To locate pools and/or water features out of public view.
- To make sure pools and water features are designed to be integral parts of the outdoor rooms and visually blend with the landscape.

Guidelines

- Proposed pool plans must be a part of the submitted site plan, or, when being installed after completion of a home, must be drawn on a copy of a previously approved site plan. At a minimum, pool plans must indicate on a Site Plan: all site improvements, all structures, all property lines, the streets, pool equipment, screening and the proposed construction access.
- Swimming pools shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and dwelling.
- Swimming pool and spa areas must be screened with low landscape walls and/ or plantings to minimize their visibility from any streets, Common Areas or adjacent property.
- Swimming pools and spas, and the doors and gates leading to them must be constructed in accordance with the regulations of the current International Building Code, including fence and enclosure heights. No fencing may occur on or within the Natural Area or a Building Setback line.



IMAGE 13 - POOL AND SURROUNDING NATURAL AREAS

- Pool and spa mechanical equipment must not be visible from adjacent lots and shall be enclosed by walls or other suitably effective visual and audible screening methods. Solid noise absorbing covers may be required after installation if the equipment is disturbing adjacent properties.
- The exposed edges of infinity or “negative” edge pools must utilize an approved natural stone or shall be dark and/or match the color of the house. Exposed pool walls or surfaces that are visible from off-site must be screened with shrubs, vines and/or ground cover plantings.

3.7 FENCING AND WALLS

Plans for fences or walls must be drawn on a previously approved copy of the Site Plan. Utility, drainage and water quality easements may not be fenced. Walls and fences may not encroach upon any utility or drainage easement. Solid walls enclosing an entire site are not permitted. Walls may be permitted in the sole discretion of the Design Review Committee along arterial roadways. The classification of arterial roadways will be determined by the DRC in its sole and exclusive discretion.

3.7.1 Perimeter fencing and walls

Any fencing or walls not attached to the home shall be a split rail design per the community design standard. It shall be constructed of cedar or another material approved in advance of construction by the Design Review Committee; if stained, the stain must be a natural stain unless otherwise approved in advance by the DRC; and at a height of four feet (4') or less.

All fencing constructed on a Lot must be installed with the finished side visible from any adjacent Lot or street. Unless a split fence is proposed, and otherwise approved by the DRC, all fencing must incorporate a 2x6 rough sawed top rail with 1x3 facing.

3.7.2 Home Fencing

All fencing or walls, other than split rail, shall be attached to the home and shall be no more than 400 linear feet of contiguous length. The length could be split in two of the following areas: front, rear or side. The fence shall be attached to the home at the start and the end of the run. The purpose of the fencing or wall enclosure is to provide privacy and security for a courtyard, garden, swimming pool, pet run, etc. Materials must be approved by the DRC in advance. No fencing is allowed within 75 feet of public right of way.

3.7.3 Retaining Walls

All retaining walls must be faced (veneered) with masonry approved in advance by the DRC. The design and placement of all retaining walls must be approved in advance by the DRC. Unless otherwise approved in advance by the Design Review Committee, retaining walls adjacent to any street may not exceed four feet (4') in height. Grade changes that require retaining walls exceeding six feet (6') must be terraced with a minimum of four feet (4') clear separation between each wall.

Unless otherwise approved in advance by the DRC, a three foot (3') minimum planting separation strip must be provided between back of the curb or sidewalk and the face of the retaining wall. The planting strip and any benched areas must be landscaped in accordance with a plan approved in advance by the DRC.

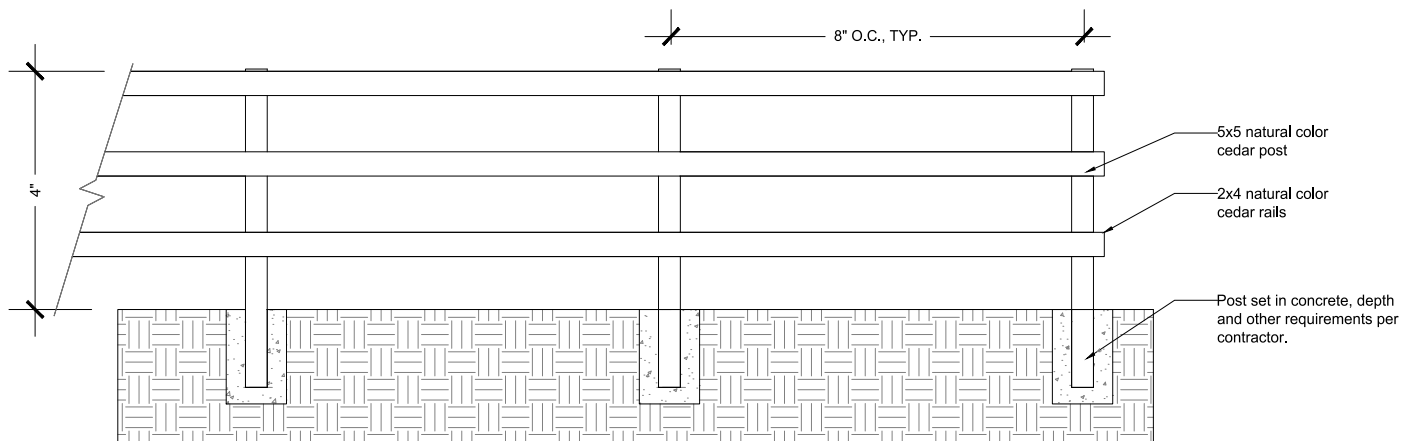


IMAGE 14 - PERIMETER FENCE DETAIL

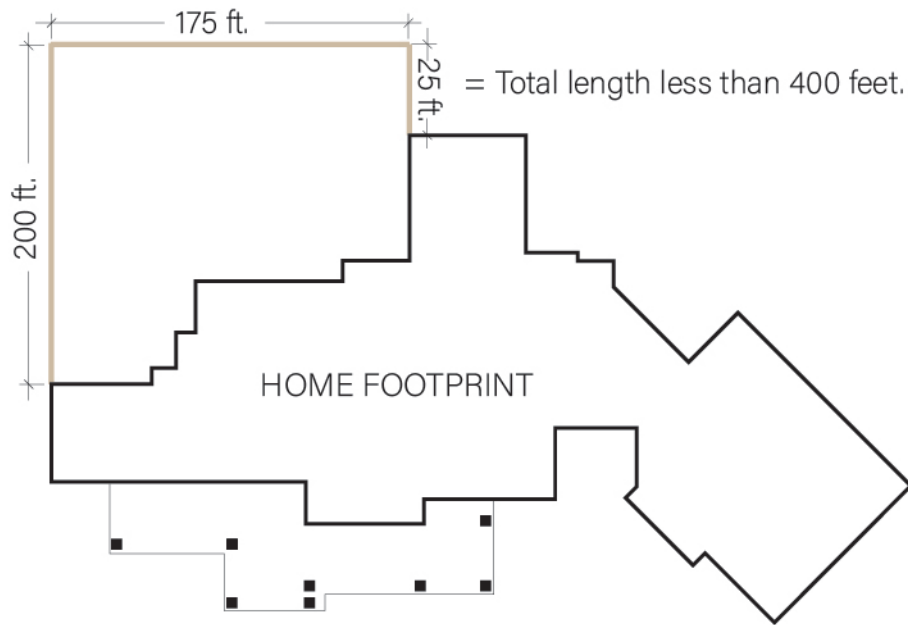


IMAGE 15 - HOME FENCE DIAGRAM

3.8 MISCELLANEOUS SITE ELEMENTS

3.8.1 Playscapes and Sport Courts

Playscapes and Sport Courts must be approved in advance by the Design Review Committee. If allowed, these facilities must be properly sited and screened so as to minimize the visual and audio impact of the facility on adjacent properties. Playscapes and Sport Courts may be lighted so long as the lighting is down facing, and otherwise in compliance with the provisions regarding Exterior Lighting in these Design Guidelines. Plans for Playscapes and Sport Courts must be drawn on a copy of the approved site plan and should include proposed masonry and/or vegetative screening.

Basketball goals and/or stands, both permanent and portable, are only allowed when they are erected well within the side or rear of the building, and screened from view of any streets, adjacent property or Common Areas. Only one (1) basketball goal per Lot is allowed. No lighting is allowed. The location must be submitted on a Site Plan for DCR approval. Tennis Courts and Sports Courts may not be lighted, must be heavily screened and must be built within close proximity to the building.

3.8.2 Patio and Outdoor Furniture

Exterior storage of patio and outdoor furniture must occur in proximity to the building. If stored uncovered, the furniture may be visible from the street, adjacent property and other Common Areas. If stored with covers, it may only occur within areas that are not visible from streets or Common Areas, and the covers must be made from non-reflective material with dark, earth tone colors. Patio furniture and umbrella colors are to utilize conservative and neutral colors when their location is visible from any street, adjacent property or Common Areas.

The DRC reserves the right to reject any such items if it is deemed they are not consistent with the intent of these Design Guidelines.

3.8.3 Sculptures and Artwork

It is required that all sculptures and artwork be located in close proximity of the Homesite. Sculpture and/or artwork of non-reflective or bright colors and visible from any streets, adjacent property or Common Areas must be approved by the DRC prior to installation. Such sculpture and/or artwork must be submitted to the DRC and include detailed information on size, location, materials, colors, mounting, lighting and a picture or sketch of said sculpture/ artwork.

3.8.4 Barbecue Grills, Heat Lamps and Misting Systems

It is encouraged that BBQ's, heat lamps and misting systems be built into walls and/or overhead structures and be architecturally consistent with the Residence. All equipment that is visible from any streets, adjacent property or Common Areas must be non-reflective and have muted coloration. Freestanding barbecue grills are permitted only if they are stored and used in a location that is not visible from the street or any adjacent property.



4 ARCHITECTURAL DESIGN REVIEW



PRESERVATION
RANCH



IMAGE 16 - PRESERVATION RANCH VIEWS

4.1 CONSTRUCTION GUIDELINES

4.1.1 Construction Hours

Construction may take place only during the following hours: Monday through Friday from 7:00a.m. until 7:00 p.m., and on Saturdays from 9:00 a.m. until 6:00 p.m. No construction is allowed on Sundays.

There shall be no construction on the following holidays: New Year's Day, Goof Friday, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.

4.1.2 Security

Neither the Declarant, the HOA Association company, nor the Design Review Committee will be responsible for the security of job sites during construction. If theft or vandalism occurs, the Owner should first contact the Travis County Sheriff's Department and then notify a representative of the DRC.

4.1.3 Material and Equipment Storage

All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Owner's responsibility and at their risk. Owners and builders may not disturb, damage or trespass on other lots or adjacent property.

4.1.4 Site Cleanliness

During the construction period, each construction site shall be kept neat and shall be properly policed. Owners and builders shall provide a roll-off style dumpster for debris and shall clean up all trash and debris on the construction site on a daily basis. Trash and debris shall be removed from each construction site on a timely basis.

Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. The dumping burying or burning of trash is not permitted anywhere within the Preservation Ranch community. When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Any damage will be charged to the Owner. Crawler tractors are not to be operated on paved or concrete surfaces. Mud, dirt and other construction debris tracked off site must be cleaned on a daily basis.

4.1.5 Standardized Signage

Preservation Ranch standardized signage will be provided for all construction related signage. No third-party signage will be allowed.

4.1.6 Sanitary Facilities

A temporary sanitary facility (chemical toilet) shall be provided and maintained on the Lot by the Owner during construction.

4.1.7 Noise, Animals

The use of radios, tape and CD players must be restrained so as not to be heard on an adjoining lot or street. Contractors and subcontractors may not bring dogs to construction sites.

4.1.8 Combining Lots

In cases where an Owner owns two or more contiguous Lots and wants to combine two or more Lots into a single Lot, the Owner must receive the written consent of the DRC. Following approval by the DRC, any required regulatory approvals shall be the responsibility of the Owner. The DRC will carefully review issues relating to building mass and scale when reviewing a home on combined Lots. Homeowners and their design team are encouraged to be sensitive to these important issues when preparing their applications.

4.2 GOVERNMENTAL REQUIREMENTS

Ordinances and requirements imposed by Travis County are applicable to Lots within the Preservation Ranch community. It is the responsibility of each Owner to obtain all necessary governmental permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental ordinances and regulations. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a Lot within the Preservation Ranch community. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to the Design Review Committee for approval. Furthermore, approval by the Design Review Committee should not be construed by the Owner that any Improvement complies with the terms and provisions of all encumbrances which may affect the Owner's Lot. Certain encumbrances may benefit parties whose interests are not addressed by the DRC.

Neither the Declarant nor the DRC will have any responsibility for ensuring plans submitted to the DRC comply with any applicable building codes, zoning regulation and other government requirements.

4.2.1 Responsibility for Compliance

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines, the Declaration, and all requirements imposed by the Design Review Committee.

4.2.2 Inspection

As provided in the "Plan Submittal" section of these Design Guidelines, upon completion of all approved work, the Owner must notify the DRC. The DRC may inspect the work at any time to verify conformance with the approved submittals.

4.2.3 Impervious Cover Limitation

The size of the home footprints including sidewalks, patios, and driveways should not exceed 20,000 square feet. Driveways and drives should account for no more than 15,000 square feet. Additional impervious cover for lots with longer private driveway access requirements will be considered on a case by case basis.

4.2.4 Interpretation

In the event of any conflict between these Design Guidelines or the Declaration, the Declaration shall control. Capitalized terms used in these Design Guidelines and not otherwise defined in this document shall have the same meaning as set forth in the Declaration.

4.2.5 Schedule of Fines

Include Compliance Deposit Agreement - Listed below is the schedule of fines which may be assessed:

- A residence shall be complete and available for occupancy on or before twenty-four (24) months after the start of construction.

4.2.6 Plan Submittals

New residential home construction within Preservation Ranch will utilize a two-stage review process.

4.3 PLAN BOOK AND MATERIAL REVIEW

The applicant must first submit for approval plans for the home designs to be offered in the neighborhood including the exterior elevations associated with each plan.

The Plan Book and Material Review will require the submission of the following information:

- Floorplans
- Elevations of all sides of each home indicating
- Roof pitch
- Roof peak height above the foundation; Exterior materials- walls, roof, chimney, window specifications
- Chimney cap materials/design
- Heated/air conditioned square footage of each floor and the total heated/air conditioned square footage.
- Non-heated/air conditioned spaces of each floor and the total nonheated/air conditioned space of the residence.
- A Material Sample Board for the neighborhood including stone samples (colors and patterns), mortar colors, stucco colors, trim colors, roof materials and colors, and window materials and colors. Each sample shall be appropriately labeled with name and/or style number so that the sample board can be referenced for all homes.

4.4 FINAL PLAN REVIEW

A completed Final Plan Review Application (Attachment 1) must be submitted for review and approval to the Design Review Committee prior to the construction of any improvements on a Lot. For the first application filed for the construction of any improvements on a Lot within the Preservation Ranch community, the application must include a Compliance Deposit Agreement signed by the Owner (Attachment 2); and a Compliance Deposit in the amount of \$10,000. For any subsequently filed application, the Compliance Deposit held in accordance with the Compliance Deposit Agreement must be equal to \$5,000. The Final Plan Application must also include all information required to be submitted as set forth on the application.

4.5 LANDSCAPE PLAN REVIEW (ALL LOTS)

Prior to the installation of any landscaping on any lot a Landscape Plan must be submitted to the DRC. The Landscape Plan must include the following:

- Property Lines with dimensions Utility boxes and screening Drives, parking areas and walks House and accessory structures
- Easements
- Boundaries of turf areas with type of turf noted Locations of all proposed plants
- Plan legend including species, quantity and sizes at time of planting Fence location and materials
- Proposed landscape lighting (if any)

5

ADDENDA



IMAGE 17 - PRESERVATION RANCH VIEWS

PRESERVATION RANCH
DESIGN GUIDELINES

Travis County, Texas

Adopted:

PRLT Investors, L.L.C.,
a Texas limited liability company

STATE OF TEXAS §
§

By: Landon B. Marino, Manager

COUNTY OF TRAVIS§

This instrument was acknowledged before me on this § day of 200§ by Landon B. Marino,
Manager of PRLT Investors, L.L.C. a Texas limited liability company.

Preservation Ranch is a residential community located in Travis County, Texas. The community is subject to the terms and provisions of the Declaration of Covenants, Conditions and Restrictions of Preservation Ranch _____ recorded as Document No. _____, Official Public Records of Travis County, Texas (the "Declaration"), the Design Guidelines, and additional rules and regulations adopted under the Declaration. The Declaration, the Design Guidelines, and Rules and Regulations are sometimes referred to herein as the "Restrictions." The Restrictions include provisions governing the construction of improvements and standards of maintenance, use and conduct for the protection of the Preservation Ranch community. PRLT Investors, L.L.C., a Texas limited liability company, is the current "Declarant" under the Declaration.

5.1 Application and Design Review Committee

_____ of the Declaration provides that no "Improvement" may be constructed within Preservation Ranch without the advance written approval of the Design Review Committee ("DRC"). _____ of the Declaration provides that the Declarant may adopt standards for the design, construction, landscaping, and exterior items placed on any Lot.

As provided in the Declaration, the Declarant and, upon expiration and termination of the Declarant Control Period, the Design Review Committee has the authority to amend and modify these Design Guidelines. All amendments to these Design Guidelines will be effective upon recordation in the Official Public Records of Travis County, Texas. Amendments shall not apply retroactively to require modification or removal of work already approved and completed or in progress. It is the responsibility of each Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto.

The Design Review Committee consists of members who have been appointed by the Declarant. As provided in Section _____ of the Declaration, Declarant has a substantial interest in ensuring that improvements within Preservation Ranch maintain and enhance the value of Preservation Ranch and do not impair Declarant's ability to market and sell all or any portion of the community, and as a consequence thereof, the Design Review Committee acts solely in Declarant's interest and shall owe no duty to any other owner or the Preservation Ranch _____, Inc., a Texas nonprofit corporation (the "Association").

5.2 APPROVED PLANT LIST

The following list of plants is composed of selected native and adaptive plant material suitable for plant material in the community. This list is recommended but is not all-inclusive. All plants selected for installation must be approved by the Architectural Reviewer.

CANOPY TREES

Scientific Name:

Acer grandidentatum
Carya illinoensis
Fraxinus texensis
Juglans microcarpa
Platanus occidentalis glabrata
Quercus muhlenbergii
Quercus laceyi
Quercus shumardii
Taxodium distichum
Ulmus crassifolia

Common Name:

Bigtooth Maple
Pecan
Texas Ash
Texas Black Walnut
Sycamore, Mexican
Oak, Chinquapin
Lacey Oak
Shumard Oak
Bald Cypress
Cedar Elm

ORNAMENTAL TREES

Scientific Name:

Aesculus pavia
Cercis canadensis texana
Chilopsis linearis
Diospyros texana
Ilex decidua
Ilex vomitoria
Lagerstroemia indica
Parkinsonia aculeata
Prunus mexicana
Prunus caroliniana
Rhamnus Caroliniana
Sophora secundiflora
Ungnadia speciosa
Vitex agnus-castus

Common Name:

Red Buckeye
Texas Redbud
Desert Willow
Texas Persimmon
Possumhaw Holly
Yaupon Holly
Crape Myrtle
Palo Verde
Mexican Plum
Carolina Laurel Cherry
Carolina Buckthorn
Texas Mountain Laurel
Mexican Buckeye
Lilac Chaste Tree

SHRUBS

Scientific Name:

Abelia grandiflora
Agave americana
Anisacanthus wrightii
Callicarpa americana
Cotoneaster horizontalis
Dasylirion texanum
Eysenhardtia texana
Forestiera pubescens
Garrya ovata
Hesperaloe parviflora
Ilex vomitoria Yaupon
Ilex vomitoria
Lantana horrida
Leucophyllum frutescens
Mahonia trifoliolata
Myrica cerifera
Rhus aromatica
Rhus virens
Rosmarinus officinalis
Sabal texana
Sophora affinis
Symphoricarpos
Orbiculatus
Viburnum rufidulum
Yucca pallida

Common Name:

Glossy Abelia
Agave/Century Plant
Flame Acanthus
American Beauty Berry
Cotoneaster
Texas Sotol
Texas Kidneywood
Texas Elbow Bush
Silk Tassel, Mexican
Red Yucca
Holly
"Nana" Dwarf Yaupon
Texas Lantana
Texas Sage
Agarita
Wax Myrtle
Fragrant Sumac
Evergreen Sumac
Rosemary
Texas Sabal Palm
Eve's Necklace
Coralberry
Rusty Blackhaw
Viburnum
Pale Leaf Yucca

GROUNDCOVERS

Scientific Name:

Achillea millefolium
Aquilegia canadensis
Liriope muscari
Lonicera sempervirens
Nolina texana

Common Name:

Yarrow
Columbine, Red
Liripoe
Coral Honeysuckle
Bear grass or Basket Grass

Scientific Name:

Poliomenantha longiflora
Rosmarinus officinalis
Salvia farinacea
Salvia greggii
Salvia romeriana
Santolina chamaecyparissus
Tradescantia spp.

Common Name:

Mexican Oregano
"prostratus" Trailing Rosemary
Blue Sage
Cherry Sage
Cedar Sage
Santolina Lavender Cotton
Spiderwort

GRASSES**Scientific Name:**

Andropogon gerardii
Andropogon Scoparius
Buchloe dactyloides
Cynodon spp.
Muhlenbergia lindheimeri
Panicum virgatum
Zoysia spp.

Common Name:

Big Bluestem
Little Bluestem
Buffalo Grass
Bermuda Grass
Big Muhly
Switchgrass
Zoysia Grass

VINES**Scientific Name:**

Bignonia capreolata
Campsis radicans
Gelsemium Sempervirens
Lonicera sepmervirens
Parthenocissus quinquefolia

Common Name:

Crossvine
Trumpet Creeper
Carolina Yellow Jasmine
Coral Honeysuckle
Virginia Creeper

5.3 PROHIBITED PLANT LIST

The following plants spread by seeds, berries and pores that can be easily transported long distances.

Scientific Name:	Common Name:	None-Invasive Alternatives
<i>Cynodon dactylon</i>	Bermudagrass, Common	Hybrid Bermudagrasses
<i>Macfadyena unguis-cati</i>	Catclaw Vine	Carolina Jessamine, Crossvine
<i>Melia azedarach</i>	Chinaberry	Chinquapin Oak, Texas Red Oak
<i>Firmiana simplex</i>	Chinesse Parasol Tree	Arizona Cypress
<i>Pistachia chinensis</i>	Chinese Pistache	Chinquapin Oak, Texas Red Oak
<i>Triadica sebifera</i>	Chinese Tallow	Bigtooth Maple, Texas Redbud
<i>Wisteria sinensis</i>	Chinee Wisteria	Passion Vine
<i>Colocasis esculenta</i>	Elephant Ear	Arrowhead, Crinum Lily, Tuckahoe
<i>Phyllostachys aurea</i>	Golden Bamboo	Evergreen Yaupon, Bamboo Muhly
<i>Cyrtomium falcatum</i>	Japanese Hollyfern	River Fern
<i>Lonicera Japonica</i>	Japanese Heneyesuckle	Coral Honeysuckle
<i>Sorghum halepense</i>	Johnsongrass	Little Bluestem, Bush Bluestem
<i>Pueraria montana</i> var. <i>lobata</i>	Kudzu	Virginia Creeper
<i>Broussonetia papyrifera</i>	Paper Mulberry	Cherry Laurel, Texas Persimon
<i>Photonia glabra</i>	Red Tip Photinia	Cherry Laurel, Possumhaw
<i>Photonia serratifolia</i>	Tawainese Photinia	Cherry Laurel, Possumhaw
<i>Ligustrum japonicum</i>	Large Leaf Privets, Ligustrum	Cherry Laurel, Yaupon
<i>Ligustrum quhoui</i> , <i>L. sinense</i>	Small Leaf Privets	Possumhaw, Wax Myrtle, Yaupon
<i>Nandina Domesitca</i>	Nandina	Bush Germander, Texas Sage
<i>Pyracantha coccinea</i>	Scarlet Firethorn	Evergreen Sumac, Yaupon
<i>Ailanthus altissima</i>	Tree of Heaven	Chinquapin Oak, Lacey Oak

These plants travel by runners and rhizomes. While they are not generally transported long distances, they can invade nearby or "downstream" areas.

Scientific Name:	Common Name:	None-Invasive Alternatives
<i>Hedera helix</i>	English Ivy	Leadwort Plumbago, Mountain Pea
<i>Vinca major</i> & <i>Vinca minor</i>	Vinca	Leadwort Plumbago, Mountain Pea

The following plants are not recommended for turf:

Scientific Name:	Common Name:	Alternatives
Stenotaphrum secundatum	St. Augustine grass	Hybrid Bermudagrasses