

ATTACHMENT 4

ARCHITECTURAL GUIDELINES

**ARCHITECTURAL GUIDELINES
OF
PECAN SQUARE RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

The following general architectural and design guidelines include rules, guidelines, criteria, standards and procedures regarding the architecture, design, standards, development, planning and construction of Improvements on as well as permitted uses of Lots in the Property, as the same may be amended from time to time (the "Architectural Guidelines"). The Architectural Guidelines have been established by Pecan Square Phase 1, LLC, a Texas limited liability company (the "Declarant"), the owner of that certain Property governed by the Declaration of Covenants, Conditions and Restrictions for Pecan Square Residential Community recorded as Instrument No. 2019-44024 in the Real Property Records of the County on the same date as these Architectural Guidelines, as may be amended and supplemented (the "Declaration") and the criteria, restrictions and provisions set forth herein may be enforced, varied, amended and/or withdrawn by Declarant, the Board or by the Architectural Control Committee established in accordance with Article XII of the Declaration (the "ACC").

These Architectural Guidelines do not intend to include or have enforced, nor shall the Association, Declarant, Manager, Board and each of their respective successors, assigns or designees include in the future by amendment or supplement or enforce any provision in these Architectural Guidelines or any other Governing Document that would prohibit or restrict an Owner in any manner in violation of Chapter 202 of the Texas Property Code, entitled *Construction and Enforcement of Restrictive Covenants*, as amended, including Sections 202.007 and 202.009. Capitalized terms not otherwise defined herein shall have the meaning as set forth in the Declaration.

I. Procedural Matters Regarding Applications to and Approval by the ACC

A. Requirements:

Pursuant to Article XII of the Declaration, Plans for initial construction of any Improvements and changes to the exterior of any building (after initial installation or construction) on a Lot that meet any of the criteria set forth in Section 12.1 of the Declaration must first be submitted to and approved in writing by the ACC. The ACC may require other information be submitted with applications as further described in these Architectural Guidelines.

B. Application Requirements and ACC Approvals:

Submission of Plans:

The ACC may require that applications of Owners be accompanied by payment of a fee for processing of the application, together with (as may be applicable) the plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors showing exterior design, height, materials, colors, location of the proposed and existing Improvements (plotted horizontally and vertically) and a certification letter from the Owner's architect stating that such drawings and plans and specifications conform with the applicable Architectural Guidelines, the Pecan Square Design Guidelines (the "Design Guidelines"), and such other materials and information as may be required by the ACC.

The ACC may require the submission of additional plans, specifications or other information prior to approving or disapproving any change. Until receipt by the ACC of all required materials in connection with the proposed improvement to the Lot, the ACC may postpone review of any materials submitted. Additionally, if the applicant Owner is in default of any covenants,

conditions or restrictions imposed by the Declaration, any review shall be suspended until such default is cured to the satisfaction of the ACC, in its sole discretion.

The ACC shall exercise its reasonable judgment to the end that all renovations, remodels, additions and changes subject to regulation of the ACC shall comply with the requirements of the Declaration, the Design Guidelines, and the Architectural Guidelines. The ACC may approve any proposed improvement to the Lot if it deems in its reasonable discretion that the change to the Lot meets the criteria set forth in the Declaration, the Design Guidelines and the Architectural Guidelines.

Approvals:

Decisions of the ACC shall be conclusive and binding on all interested parties, subject to the right of an Owner to appeal to the Board, as provided in the Declaration. Approval shall be based upon factors including conformity and harmony of exterior appearance of structures with neighboring structures, effective location and use of Improvements on the Lots, preservation of aesthetic appearance, and conformity with the specifications and purposes generally set out in the Declaration, the Design Guidelines, and the Architectural Guidelines. The ACC may condition its approval of plans and specifications on such changes therein as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving the material submitted. The ACC may consider and review any and all aspects of design, architecture, materials, construction, and landscaping, including technological advances in such areas.

In general, in addition to the Plans (or within the Plans), Owners can anticipate that the following information will be required to be submitted for any application for a proposed improvement:

Size and Location of Improvement – information regarding the size of the improvement, where it will be located on the Lot, floor plans and square footage.

Exterior of Improvement – information regarding the architectural style and character of the improvement, including the exterior appearance, finish material, color and any textures as well as landscaping, fencing and exterior lighting plans.

Roof and other Elevations of Improvement – information regarding composition and materials of roof along with roof pitch, slope and roof plane and any other information regarding elevations of the improvement.

Lot Changes – any grading, excavation, filling or similar disturbance to the surface of any portion of the Lot or surrounding Property including change of grade, change of ground level, or change of drainage pattern.

Notwithstanding the foregoing, once the ACC has approved a set of Plans for a certain type of residential Improvement to be constructed on multiple Lots by a Builder, such approval sets forth specific criteria as needed regarding frequency, location and distance between those Lots on which the same residential Improvement will be constructed and the Plans conform with the then applicable Architectural Guidelines, Design Guidelines, and the Declaration, the Builder may proceed with construction of the approved residential Improvement on multiple Lots without having to re-submit Plans for approval each time it initiates construction. Any changes that occur

to the approved Plans for a certain type of residential Improvement must be submitted to the ACC for approval.

Approval by Declarant, the ACC or by the Board shall not constitute a waiver or estoppel with respect to any future action by the Declarant, the ACC or the Board, with respect to any Improvement to a Lot. Specifically, the approval by the ACC of any Improvement to a Lot shall not be deemed a waiver of any right or an estoppel to withholding approval for any similar Improvement to another Lot or any similar proposals, plans, specifications or other materials submitted with respect to any other improvement to another Lot.

C. Timelines for ACC Review and Approval:

Within 30 days after the completion of applications and submittals of all information relating to a proposed Improvement, the ACC may respond in writing in one of the following ways: (1) approval as submitted; (2) approval with conditions; (3) deferral of action pending receipt and review of further information required by the ACC; or (4) disapproval. If no action is taken, the ACC shall be deemed to have disapproved the application. Subject to the provisions of Article XII of the Declaration and these Architectural Guidelines, the decision of the ACC shall be final on all matters submitted. All communications and submittals shall be addressed to the ACC in writing at such address as the ACC may designate. Notwithstanding the foregoing, and subject to anything stated herein to the contrary, the ACC owes no duty to any person, Owner or Occupant other than the applicant to provide, keep or make available any information or documentation relating to any application made pursuant to the Declaration and these Architectural Guidelines and any approvals granted by the ACC, or its designees, shall be granted solely for the benefit of the applicant only with respect to its application and shall not be construed as an approval for any other Person, Owner or Occupant planning to perform the same or similar type construction, architectural change or other improvement for which an application would be necessary pursuant to the Declaration.

D. Variances:

Variances may be granted by Declarant, the ACC and the Board in order to overcome practical difficulties and unnecessary hardships arising by reason of the application of the Architectural Guidelines or such other conditions and restrictions. Variances may be granted in accordance with these Architectural Guidelines but in no event shall any variance granted be injurious to the other Lots, any portion of the Property or Common Areas, nor deviate substantially from the general intent and purpose of the Architectural Guidelines or the Declaration. No variance or adjustment granted by the ACC shall be deemed to apply to any other building, Person, Improvement or Lot, other than the Owner or Person granted such variance.

E. Miscellaneous:

Inspection of Improvements:

The ACC or its duly authorized representative shall have the right, but not the obligation, to inspect any Improvement prior to or after completion; provided that the right of inspection shall terminate 60 days after the ACC receives a notice of completion from the Owner.

Address:

The address of the ACC is as follows, unless otherwise specified by Declarant or the Board:

Pecan Square Residential Community
Architectural Control Committee
Attn: Tom Woliver
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Email: tom.woliver@hillwood.com

Obtaining Governmental Approvals:

Prior to commencement of construction of any Improvements, an Owner shall obtain all required approvals by any Governmental Authority and comply with all applicable Legal Requirements in order for the Owner to construct, operate and maintain the Improvements.

II. Architectural Standards, Materials and Requirements

A. ACC Approvals: All architectural standards and materials must be submitted to the ACC for approval. The ACC has full discretion to approve or modify all submittals, and the ability to grant variances to the standards outlined in this Article II.

B. Setbacks/Driveways/Sidewalks:

1. Setbacks

Front Yard Measurements and Considerations:

The front yard shall be measured from the street right of way (public use area which includes streets, sidewalks, crosswalks as well as trails and other means of public access) to the front face of the building. A covered porch or covered terrace may encroach into this space to help improve the architecture of the home and the character of the street.

On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless shown specifically otherwise on a Plat.

Side Yard and Rear Yard Measurements and Considerations:

Owners shall maintain a minimum side yard setback of 5 feet for all approved structures. Drainage swales and other grading or engineered site features must not be altered. All proposals for additional structures, improvements and/or site alterations shall be submitted to the ACC.

Rear yard considerations should be made for drainage and easements.

2. Driveways

All front entry homes shall have a minimum 20' depth driveway measured from the right of way. The width of the driveway at the curb shall be a maximum of 17'. For rear entry homes, the minimum driveway setback from the right of way is 5'. There is no width restriction at alley as long as the driveway does not conflict with the side yards or utility placement. Driveways shall not encroach into side yard setbacks unless approved by the ACC.

3. Sidewalks

Lead walks are required from the entry of each home to the public right of way sidewalks on all rear entry lots and 60' width lots and greater.

C. Architectural Character:

1. Variety and Repetition

At the community scale, a variety of individual architectural designs with their respective appropriate details, materials and colors are encouraged to create a unique overall compelling streetscape character.

Building footprints including porches and entry locations, shall generally vary from adjacent homes.

Detached home designs with the same or familiar facade, materials, or colors shall be separated by a minimum of 3 lots on the same side of the street and shall not be located directly across the street or on the lots on either side of the lot across the street.

For attached units, architectural styles shall be applied by building rather than by the individual unit. Units with shared walls shall be elevated with the same architectural style.

A change in color or mirroring the elevation does not constitute a change in the elevation.

The ACC may relax floor plan monotony based on architectural variety for plans.

2. Scale, Massing, Form

House designs shall generally be composed of a primary massing with secondary massings or wings that maintain similar character.

The primary massing shall generally be the central dominant mass of the structure with the highest roof line.

Overly complex or contrived forms, offsets, projections and the resulting multiple roof lines/forms shall not be used.

The scale and proportion of the overall house, entries, and fenestration shall be appropriate to the architectural style.

All trim boards such as corners, bases, drips, frieze, soffits, fascias, cornices and similar architectural trim elements shall be sized and detailed appropriate to the architectural style.

Details and ornamentation shall be appropriate to a human-scaled architectural character.

3. Roof Massing and Pitch

The roof pitch, roof form and architectural embellishments such as cross-gables, dormers, belvederes, chimneys, cupolas and other similar elements shall be appropriate to the architectural style of the house.

The roof pitch of the forward-most massing shall comply with the architectural style.

Solar Panels

- Solar design should be considered in the early design stages.
- All solar appurtenances shall be submitted for approval by the ACC and will be evaluated on a case by case basis.

4. Garage Massing and Configuration

The location, massing and scale of a garage shall not compete with or overwhelm the primary body or architectural form of the house.

Garage forms, design, materials and detailing shall be similar in detail and quality to the main body of the house.

A garage which is visible from the street or common open space shall receive careful design attention and shall complement the primary facade, yet be seen as a secondary element.

The garage doors on all front entry gates shall not be forward of the front facade of the house.

Garage doors on front entry garages shall be recessed 0'-9" min. from the garage face.

J-Swing entries are discouraged and shall not be used on 50' lots and any lot facing a public space.

5. Garage Door Design

Garage door designs shall be selected to complement the architectural style and character of the home and use style appropriate decorative hardware.

Appropriately styled and detailed "carriage style" doors are encouraged.

Garage door wall shall be framed to provide the garage door with a recessed appearance.

D. Exterior Materials and Colors:

1. General Guidelines

All exterior finish materials shall be appropriate to the style.

All elevations of the main body of the house shall maintain a consistent palette of materials, finishes, and colors.

When multiple materials are used, heavier materials shall always be placed below the lighter.

2. Building Facades

High-quality exterior finish materials, such as brick or painted brick, stone, hard coat stucco, man-made stone, and cementitious or composite siding and trim is encouraged. Other materials may be allowed by the ACC.

All visible flashing shall be copper, painted galvanized, or painted aluminum and shall be kept to the minimum height required by good practice and counter flashed by the wall material where feasible.

Lap siding shall have an exposure appropriate to the style.

Cementitious siding material is encouraged for long term maintenance benefits.

Cementitious siding material must be repainted a minimum of every eight years.

Vinyl or aluminum siding, E.I.F.S., stucco board, or "softcoat stucco" shall not be used.

Roll out patio covers shall not be used on facades facing streets or common open spaces.

3. Roofs and Eaves

Residential roofs shall be clad as appropriate to the style in composite architectural shingles, standing seam metal, terne, slate, clay tiles, or dimensional asphalt shingles. Synthetic materials similar or superior in appearance and durability may be allowed by the ACC.

4. Colors and Tones

Building colors shall be appropriate to the style.

Bright and primary colors are typically not approved by the ACC and shall be avoided.

When appropriate to the design, the brick may be painted.

MEP stacks, vents, and other wall/roof penetrations shall have a matte baked on finish and the color shall match the abutting wall/roof material.

Paint, stucco, and brick colors must be submitted and approved by the ACC.

5. Accessory Structures

Pools, spas and accessory structures shall complement the home design.

Materials and detailing of accessory structures within public view must be approved by the ACC.

6. Chimneys

Chimneys and fireplace flue enclosures, if expressed on exterior with a foundation, shall be constructed to "appear" as "real" masonry chimneys. The width and depth shall be defined and the height shall meet or exceed the minimum per code if it were a masonry fireplace/chimney.

Prefabricated spark arrestors shall be screened with an approved appropriate decorative chimney cap.

Direct vent exhausts shall not be placed along the primary facade.

Metal chimney pots shall be used to cover the typical prefabricated flue terminations.

Appropriate chimney finishes are: brick, stone, hard coat stucco, cementitious panel, or, if extending solely from a roof, stucco board with maximum 1x2 corner trim and appropriately detailed termination.

If stucco board is used, the stucco board and corner boards shall be painted the same color.

Direct vent exhausts shall be the same color as the roof or wall to reduce their visibility on the exterior facades.

7. Exterior Lighting

a. Character and Placement

- Any exposed fixture shall be appropriate in style, material and scale for the home.
- Front or side entrance light fixtures may be ceiling-mounted, ceiling-recessed, or wall-mounted fixtures.
- A minimum of 1 coach light shall be used on each elevation.

b. Illumination and Light Levels

- Light fixtures shall be designed to direct light onto the area intended to be illuminated.
- Glare shields and cutoff devices shall be used to minimize throw onto adjacent properties or any public way.
- Light sources shall be shielded or arranged to minimize unnecessary glare for pedestrians and cars.
- Cool white, daylight, and colored bulbs shall not be used.

E. Utility, Service, and Mechanical Equipment:

1. Utilities and Equipment

All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground.

All services to the Lot, including pre-wiring for cable television, must be installed underground.

Ground-mounted mechanical equipment, such as HVAC units, shall be screened from view and grouped together away from street and public view.

Private, surface-mounted mechanical equipment, transformers, air conditioners, condensers, compressors, pool equipment, switches, etc. should be placed behind the side yard fence of a Lot, and, in the event cable boxes are installed, such boxes must be screened from view and grouped together away from street and public view. If this is not a possibility, written approval from the

ACC is required and all equipment shall be screened with either a 4'-0" section of appropriate fencing or five three-gallon shrubs.

3'x5' concrete pad shall be installed on the side yard to accommodate 1 trash and 1 recycling bin that is behind side yard fence on screened with 4' fence or five three-gallon shrubs.

Satellite dishes and solar panels shall be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.

2. Refuse Locations

Recycling and trash containers shall be stored within the garage or hidden from view.

If recycling and/or trash containers are stored outside, a 4' tall section of appropriate fencing shall be constructed in the side yard to screen from public right of way.

A concrete pad for 'parking' waste containers shall be constructed.

F. Size of Residences:

The size of residences shall be limited in general to the following square footage band requirements:

LOT TYPE/APPROX. LOT SIZE	MINIMUM SQUARE FOOTAGE	MAXIMUM SQUARE FOOTAGE
Type 1 (40' X 110')	1150	2200
Type 2 (50' X 120')	1800	3100*
Type 3 (60' X 120')	2200	3700*
Type 4 (70') (showcase)	2400	No maximum
Type 5 (50' X 115')	1500	2600*
Type 6 (townhome)	1200	No maximum**

*200 square feet may be added to 30% of the plans per phase.

**Townhomes must be a minimum of 2 stories in height with a maximum height of 2.5 stories (not to exceed 50').

Builder must have ACC approval if variance requested from the square footage bands.

Declarant, during the Declarant Control Period, may exercise its right, in its absolute and sole discretion, to vary, amend or change these minimum square foot requirements as set forth in the Declaration.

G. Fencing:

1. Overview

Fences should be compatible with the design, materials, and colors of the principle structure.

- All wood fences should be stained and sealed or painted on both sides. Fence color must be approved by the ACC.
- Any fence facing a public street or area shall always show the non-intermediate post or "good side" towards the street or public area.
- Builder shall provide a minimum of 5' wide living screen between the fence and sidewalk on the street side of all corner lots. This requires the fence be setback from the sidewalk at least 5'.

2. Type A Fence – Enhanced Screen Fence – 6' Height

Occurs at all front and side lot conditions that are street facing.

Also occurs at the alley way for showcase lots and rear loaded lots.

3. Type B Fence – Typical Privacy Screen Fence – 6' Height

Occurs at all back and side lot conditions that are not street facing.

H. Landscaping:

1. Overview

All required landscaping shall be installed by Builder and must be installed prior to home closing.

For model home, builder shall submit drawings and information prepared by a Landscape Architect for review and approval by the ACC.

For Individual lots – use drought-tolerant plants able to survive stage three drought restrictions.

Bermuda will be allowed as a drought-tolerant turf, but alternative native drought-tolerant grasses that remain green while using 50% less water, is encouraged.

Builder shall provide a minimum of 5' wide living screen between the fence and side walk on the side street of all corner lots.

2. Lawns

Turf areas in the front yard zone and corner zones shall not exceed 70% of the available pervious area.

Side yards between homes are encouraged to avoid turf and use stone or decomposed granite with landscaping planting, when feasible.

All turf areas must be sodded with bermuda prior to closing.

St. Augustine grass is not permitted.

Annual ryegrass is not permitted.

3. Landscape Beds

Landscape beds must use native and adaptive plants from the current approved plant list to be obtained from the ACC, requiring less water and giving consistency to the landscape palette at Pecan Square.

All beds must be prepped with a minimum two inches (3") of compost, and top dressed with a minimum of 2" layer of double shredded hardwood mulch.

Painted or dyed mulch is prohibited.

4. Street Trees

Builder must obtain the current street tree plan from the ACC to determine the approved street tree, general location, and spacing for each street.

- 70' lots will have 2 12' minimum tall parkway street trees per lot, 50' minimum from intersection, 35' o.c.
- Townhome lots will have 1 12' tall parkway street tree every 30' o.c.
- All other detached lots will have 1 12' tall parkway street tree per lot, 40' minimum from intersection.
- On side streets, street trees shall be spaced 30' o.c. and being a minimum of 40' from intersections (50' minimum from intersections on 70' lots).
- For 50's corner lot, front street tree is not required.
- Trunks need to be free of branches up to 5' to 6' and canopies can begin no higher than 6'. Tree needs enough branching on all sides to top of tree with no voids and a minimum branch width of 4'. Rootball must meet American standard for nursery stock.

5. Yard Trees

Rear yard – one 2" caliper shade tree is required. Two small or ornamental trees minimum 1 ½" caliper or 30 gallon may be substituted for one shade tree.

Stone or brick tree rings are not permitted without ACC approval.

I. Irrigation:

1. Overview

Residential landscapes play an important role in Pecan Square and should reflect the character of the regions, as well as offer compatibility with the local plant palette. The selection of plant species is stage 3 drought-tolerant, and the objective in offering an irrigation controller, drip and bubbler zones along with drought-tolerant landscape is to minimize watering to once every ten days.

- All trees and shrub beds shall be irrigated with a low-flow drip system and flush valve, such as Netadirm dripline or a closely matched equivalent.

- Each home shall be equipped with an ET (Evapo-Transpiration) Controller and Wind/Rain Sensors.
- Each Builder must provide an irrigation zone dedicated to the perimeter of the foundation. In the event of stage 3 and 4 drought restrictions, this zone must be operable.
- A Hunter Controller model PRP-C Indoor/Outdoor or equal shall be used.
- All irrigation controllers must have labeled zones and area subject to inspection and monitoring.

2. Irrigation Controller Settings

The suggested settings and run times are general guidelines and may need to be adjusted for individual landscape conditions and climate conditions.

Run times can be broken into multiple run times to prevent runoff.

This schedule should be laminated on an 8 1/2" x 11 sheet and posted near irrigation controller in garage.

MONTH	RUN TIME	CONTROLLER SETTING
January	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Turn Controller off
February	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 2 weeks
March	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 7-10 days
April	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 7-10 days
May	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 7-10 days
June	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run 1 or 2 times per week
July	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes	Set to run 2 times per week

MONTH	RUN TIME	CONTROLLER SETTING
	Drip – 30-45 minutes	
August	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run 1 or 2 times per week
September	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run 1 time per week
October	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 7-10 days
November	Spray Heads – 12-20 minutes Rotor Heads – 30-45 minutes Bubbler Heads – 5-10 minutes Drip – 30-45 minutes	Set to run one time every 2 weeks

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IN WITNESS WHEREOF, the Declarant has caused these Architectural Guidelines to be executed and effective as of the 24th day of April, 2019.

DECLARANT:

PECAN SQUARE PHASE 1, LLC,
a Texas limited liability company

By: [Signature]

Name: Angie Mastrocola

Title: SR VP

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 24, 2019, by Angie Mastrocola, Senior Vice President of Pecan Square Phase 1, LLC, a Texas limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hillwood
3000 Turtle Creek Blvd.
Dallas, TX 75219
Attn: Michele Ringnald

