

EAGLE'S BLUFF DESIGN GUIDELINES

00665653 Bk Vol Pg
OR 2401 160

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
REQUIRED TREE REMOVAL PROCESS	To remove trees that are 8" or more in caliper (measured 1' from grade/ base of tree), prior approval must be received.			ARCHITECTURAL STYLE	
SETBACKS		FRONT YARD REQUIREMENTS		<ul style="list-style-type: none"> • Appropriate. The Texas style of architecture can best be described as "sensible and straightforward rather than stylish and showy" from <i>Impressions</i> by Lawrence Speck 	American Cottage, English Cottage, English Tudor, French Country, Two-story Ranch, Saltbox, Palladian, Queen Anne, Neo-classical, Neo-Georgian (refer to Azalea District and Bergfeld Park), Mediterranean/ Spanish, Craftsman, Plantation
• Front	30'	• Large Shrubs or Ornamental Trees	(3) at 15 gal. or (1) at 1+1/2 Caliper	• Not Appropriate	Carpenter Gothic, Prairie, Italianate, Farmhouse, Victorian (Ornate), Empire, Charleston, Plantation, Dutch Gable, Southwest
• Side	7.5'	• Medium Size Shrubs	30 at 3-5 gal.	WALL/RETAINING WALL STRUCTURE	Must have a licensed engineer sign off on all wall structure designs. The wall must be in aesthetic harmony with the external design of existing structures.
• Side Street	Add 10'	• Border Plants	20 at 1 gal.	FOUNDATIONS	Limited clearing beyond 5' of foundation line; tree and form survey required.

EAGLE'S BLUFF DESIGN GUIDELINES

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
• Rear	30'	• Lawn	Sod only	ELEVATIONS	No blank walls may face a street, lake, golf course or common area
MAXIMUM LOT COVERAGE	60%(includes house, garage and all paved surfaces)			PERCENT MASONRY REQUIREMENT	75% brick, stone or stucco
		REAR YARD REQUIREMENTS		EXTERIOR MATERIALS NOT PERMITTED	Metal siding; naturally weathered wood, Masonite siding, plywood siding
MIN. UNIT SIZE	One story: 2600 sf	• Ornamental Trees	N/A	ROOF	
MAX. BLDG. HEIGHT	2 story	• Medium Size Shrubs	Golf Course Lots: Minimum (20) 3-5 gallon azaleas near rear property line in naturalistic planting scheme	• Pitch	Varies with architectural style. Tile approved by NCC and appropriate for architectural style
UNIT REPETITION		• Foundation Plantings	Screen all foundations	• Materials	25 yr. warranty such as Prestique I or Prestique Plus; standing metal seam, natural stone, slate or concrete tiles. Clay tile approved by NCC and appropriate for architectural shingle style.
• Same plan, same elevation on the same side of the street	All plans must be original	• Lawn	Sod only	• Roof Forms Not Permitted	Flat
• Same plan, same elevation on both sides of the street	All plans must be original	CORNER LOTS		• Solar Panels	Permitted on rear only
				CHIMNEYS	

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
<ul style="list-style-type: none"> Same plan, different elevation on both sides of the street 	Not Allowed	<ul style="list-style-type: none"> Ornamental Trees 	Two 1 1/2" caliper Dogwood or Redbud per corner side yard	<ul style="list-style-type: none"> Exterior 	Masonry or Stone only
<ul style="list-style-type: none"> Same brick or stone type on neighboring lots or lots directly across the street 	All plans must be original	<ul style="list-style-type: none"> Medium Size Shrubs 	15 at 3-5 gallons	<ul style="list-style-type: none"> Gas Fireplaces 	Direct vent permitted
COMPOSITE BUILDING SITES	Maximum two (2) adjacent lots may be consolidated.			WINDOWS	
GARAGE PLACEMENT		UTILITY PEDESTALS	Screen all sides visible with evergreen hedge	<ul style="list-style-type: none"> Permitted 	Wood, metal-clad or vinyl-clad which compliment style and color
<ul style="list-style-type: none"> General 	N/A	MECHANICAL EQUIPMENT & METERS	Screen all sides visible to the public	<ul style="list-style-type: none"> Not Permitted 	Aluminum, reflective glass or placing, wrought iron ornamentation or burglar bars, metal awnings, solar screens
<ul style="list-style-type: none"> Lake or Golf Course 	Side-loaded or swing-in must not face toward the vehicular entry to a section or toward a lake or golf course; front loaded must be setback minimum of 16' from front elevation.	LANDSCAPE LIGHTING		SHUTTERS	Each shutter must be appropriate for the shape of the window

EAGLE'S BLUFF DESIGN GUIDELINES

00655653 Bk Vol Pg
DR 2401 163

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
DRIVEWAYS		<ul style="list-style-type: none"> Permitted 	Cast aluminum, brass or wood fixtures	TRIM	Wood trim of finish grade stock (stained or painted), Hardi-plank concrete siding
<ul style="list-style-type: none"> Width of Driveway at Curb 	12', 5' radius at intersection with street curb	<ul style="list-style-type: none"> Not Permitted 	Plastic lighting fixtures, colored lighting, pole-mounted fixtures, exposed transformers and wiring, "spill-over" lighting onto neighboring yards, streets or public spaces		
<ul style="list-style-type: none"> Max. Width of Driveway at Face of Garage 	Two Car: 20' Three Car: 34'	LANDSCAPE PLAN SUBMITTAL TO NCC	Required 30 days prior to installation or 3 months after the start of new home construction.	PAINT	Max. 3 colors per dwelling; 100% durable acrylic encouraged; submit palette to NCC
<ul style="list-style-type: none"> Location of Driveway 	Dependent on tree preservation and approved lot plan	PLANTING BEDS	Shredded pine bark, cypress or cedar mulch, gravel or rock.	GARAGES	
<ul style="list-style-type: none"> Driveway Side Setback 	3' minimum			<ul style="list-style-type: none"> Vehicle Storage 	Minimum 2 car garage
<ul style="list-style-type: none"> Circular Drives 	Permitted			<ul style="list-style-type: none"> Garage Doors 	Metal, paneled construction; stained or painted wood

EAGLE'S BLUFF DESIGN GUIDELINES

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
SIDEWALKS				<ul style="list-style-type: none"> • Swing In Garages 	Permitted; Rear and side of garage facing the street must have windows
<ul style="list-style-type: none"> • Location 	4' w. located at right-of-way line by Builder			<ul style="list-style-type: none"> • Detached Garages 	Permitted
<ul style="list-style-type: none"> • Existing vegetation 	Avoid trees greater than 8" caliper; gentle radii must be observed when avoiding existing trees			<ul style="list-style-type: none"> • Not Permitted 	No double front-facing garage doors
WALKWAYS				<ul style="list-style-type: none"> • Golf Cart Storage 	Must be contained within garage
<ul style="list-style-type: none"> • Materials Permitted 	Concrete or comparable; asphalt or stone not permitted			ADDRESSES	N/A
<ul style="list-style-type: none"> • Size 	4' width			ENTRIES	N/A
<ul style="list-style-type: none"> • Other 	Must be continuous through driveways and sidewalks from house to curb			ANTENNAE, SATELLITE DISHES AND RADIO TOWERS	Antennae and satellite dishes must be placed on side or rear slope not facing street or golf course. They may not extend above the ridge line of the roof. Towers are not permitted.
5' CONTINUOUS USE EASEMENT (See Appendix)	Permits sidewalk to meander around transformers and provides area for screening				

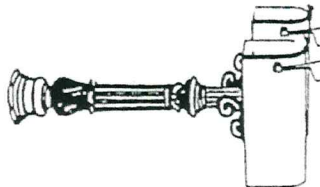
EAGLE'S BLUFF
DESIGN GUIDELINES

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
ANCILLARY STRUCTURES					
• Permitted	Small open gazebos (max. 12' x 12'); trellis shade structures; design and color approved by NCC				
• Not Permitted	Storage sheds, playhouses of a permanent nature, greenhouses, cabanas				
POOL, HOT TUBS, DECKS	Rear Yards Only; Must obey side setbacks; No screen fencing permitted; no above ground swimming pools; safety fencing per state and/or local requirements; pool appurtenances above 4' not permitted; screen pool equipment. Pools must be 15' from rear of property line.				

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
DOG RUN GUIDELINE	4' wrought iron fenced dog run in an inconspicuous location (by NCC approval) - provide evergreen hedge border.				
FENCING	4' Wrought Iron along rear and side only. 6' Wrought Iron fence with evergreen hedge permitted along all lots that share boundary with site perimeter. All fencing must be primered and painted black. Fencing must stair-step down slopes in four-foot sections or less. Top and bottom of fence panels must be parallel with horizon.				
MAILBOXES	Stone, brick or decorative posts				
SEPTIC SYSTEM	Septic Systems <u>must</u> be installed in accordance with the requirements of AquaTexas, Inc.				

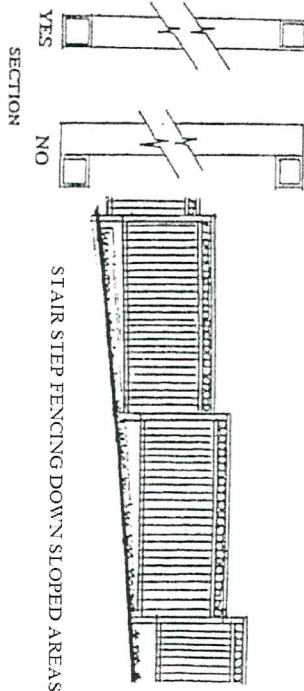
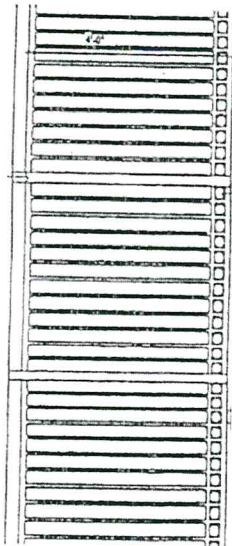
LOT PLANNING CRITERIA	LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
FINAL GRADE	Lot to be graded so that storm water will not enter the home, be diverted to common area or neighboring lots. Care is to be taken to avoid erosion or bluff damage.			

MAILBOX EXAMPLE



MAILBOX: Can be wrought iron or metal post, decorative stone or brick.

FENCING STANDARDS



EAGLE'S BLUFF
DESIGN GUIDELINES

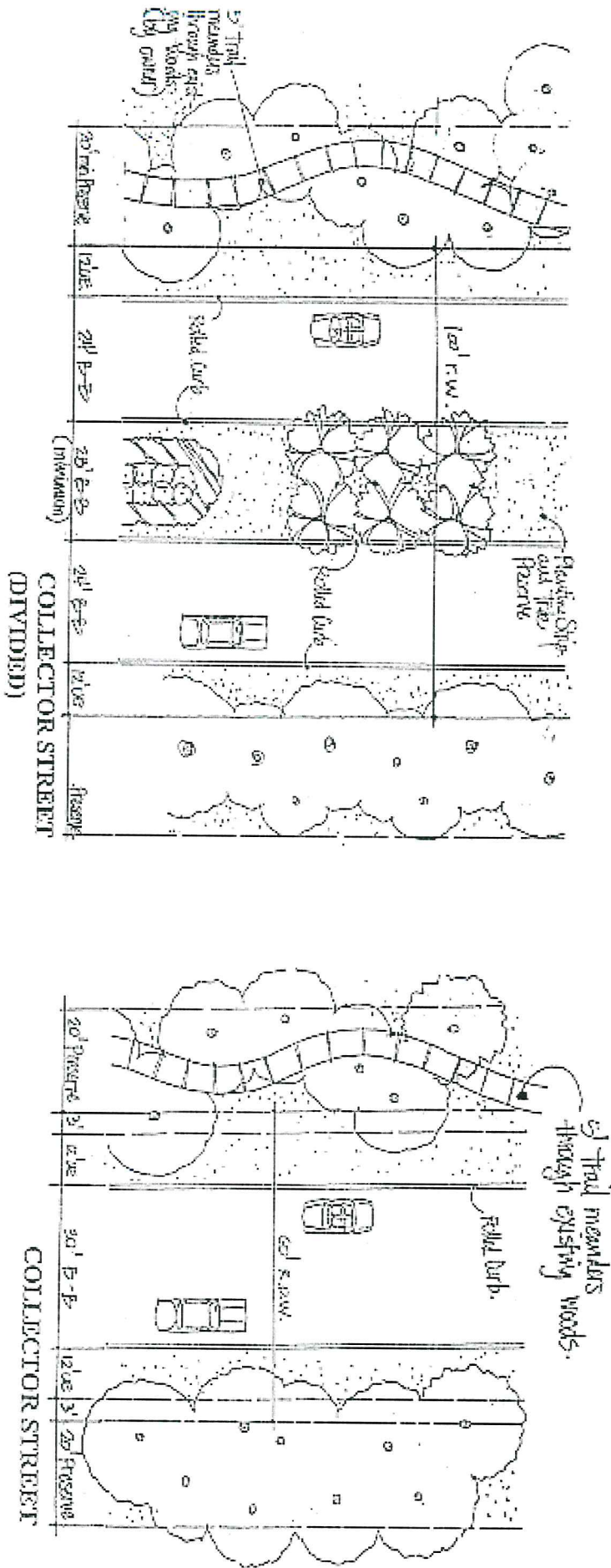
LOT PLANNING CRITERIA

LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

08665553 Bk Vol Pg
2401 168

EAGLE'S BLUFF
LAKE PALESTINE
STREET STANDARDS

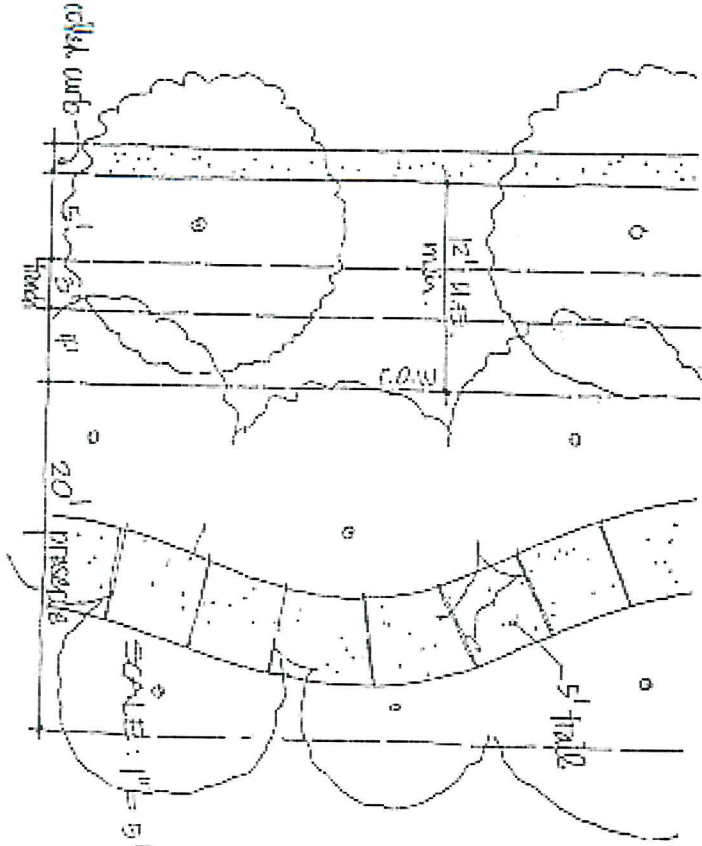


LOT PLANNING CRITERIA

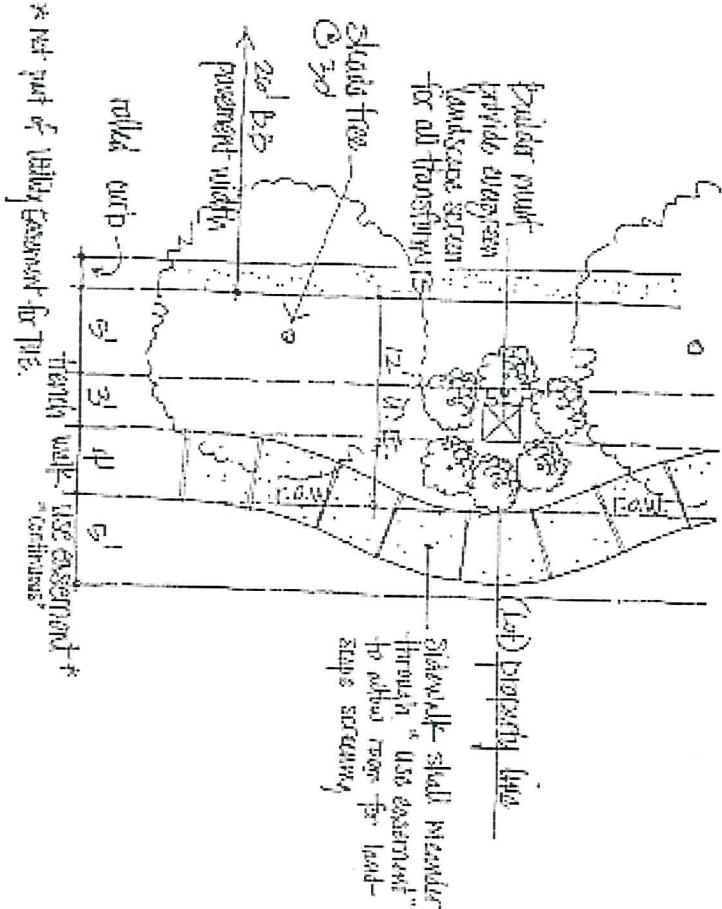
LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

EAGLE'S BLUFF
LAKE PALESTINE
UTILITY AND CONTINUOUS USE EASEMENTS



COLLECTOR STREET UTILITY EASEMENT



LOCAL STREET UTILITY EASEMENT &
CONTINUOUS USE EASEMENT

EAGLE'S BLUFF DESIGN GUIDELINES

Bk Vol Pg
00665653 OR 2401 170

LOT PLANNING CRITERIA

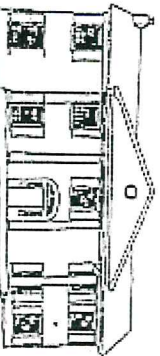
LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

EAGLE'S BLUFF LAKE PALESTINE APPROPRIATE ARCHITECTURE



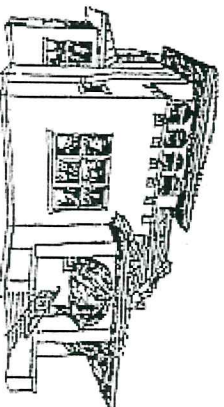
Prest architecture may be appropriate if close in character to the architectural style, but may not be substituted for garage. Prest architecture must be complementary component to the residence.



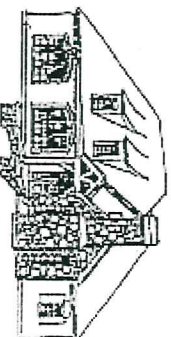
Greek Revival style and architecture appropriate in the region. Each story equal in height to the width of the window. Front porch appropriate in scale to style of architecture.



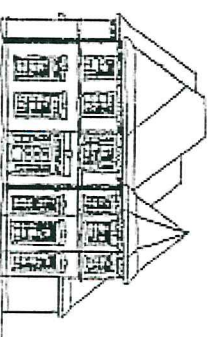
Federal style is appropriate to the region.



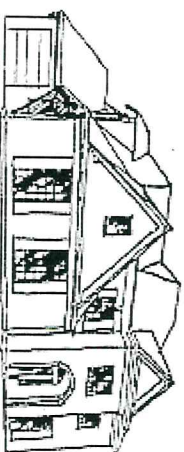
Mediterranean/Spanish style appropriate to the region for homes on Estate acre. In this style, Waterfront preferred. Clay tile roofs required.



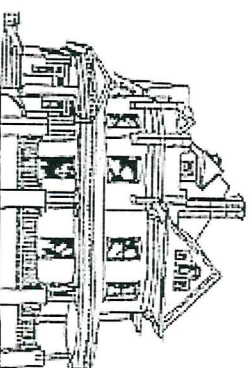
English cottage style is appropriate in the region. Exterior chimneys must be composed of brick or stone.



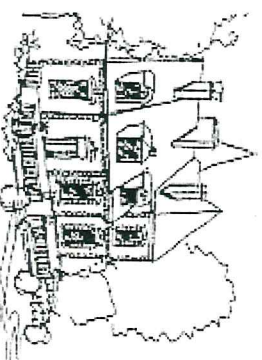
Turrets permitted especially when reflecting a turret tower.



Three car garages acceptable on Estate and Single Family lots if a combination of two or two and one located in open.



Queen Anne style appropriate to the region. Architecture not overly ornate. Covered porch appropriate to the style. Column style appropriate to the architecture.

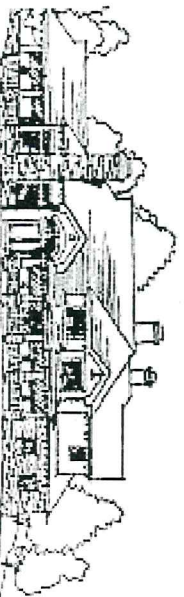


New French style, steep roof, quoin, broad porch and railings appropriately scaled elements appropriate to the region.

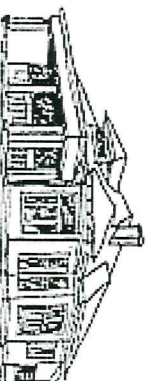
LOT PLANNING CRITERIA

LANDSCAPE CRITERIA

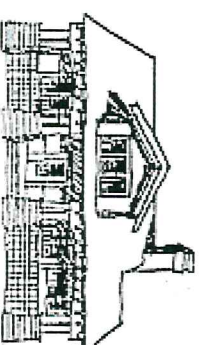
ARCHITECTURAL CRITERIA

EAGLE'S BLUFF
LAKE PALESTINE
APPROPRIATE ARCHITECTURE

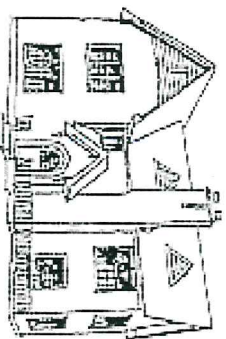
Craftsman style is appropriate to this region. Iltiad brick chimneys, loggery covered porches.



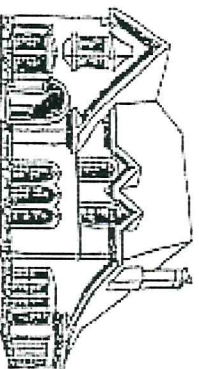
The G2 known facing the waterfront park, floor products are required. Eliminate the "dove-tail" form for certain types of architecture.



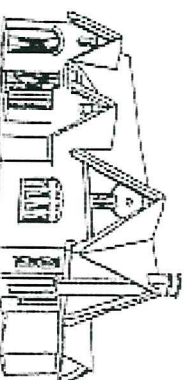
Craftsman style is appropriate to this region. Columns must be appropriate to the style. Zipped rafters permitted.



Multiple gabled roofs appropriate to the Tudor style.



Tudor style is appropriate to the region. Stone sloping roofs, tiled porches or glass enclosed rooms overlooking the lake and the golf course, stone or masonry lawn. Eaves without carved parrots shall be permitted.



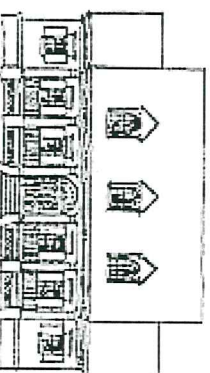
Multiple gabled roofs appropriate to the Tudor style.



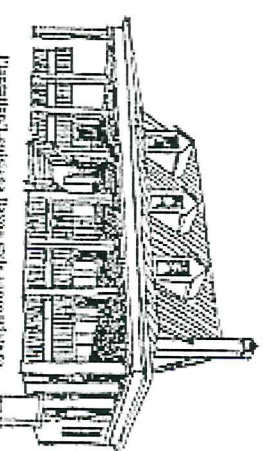
Tudor style appropriate. Forward leaning porch, rather long, steep roof.



Tudor Colonial style appropriate to the region.



Colonial style appropriate to the region.



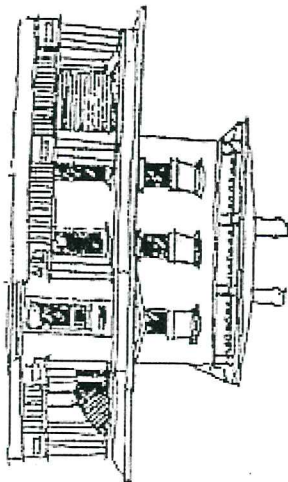
Plantation, antebellum, bayou style appropriate to the region. Floor must be elevated into 12" above grade. Roof must be red, tan, ball and columns as required.

LOT PLANNING CRITERIA

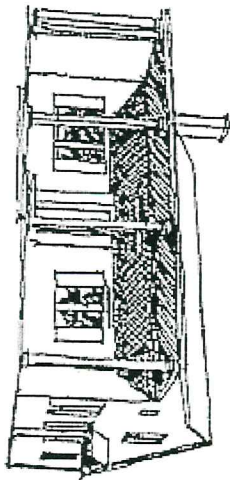
LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

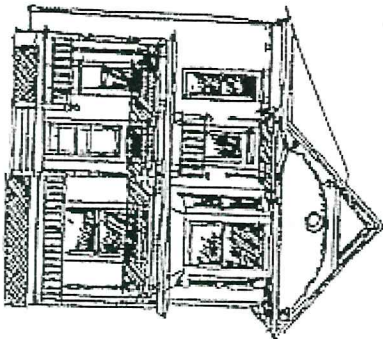
EAGLE'S BLUFF
LAKE PALESTINE
INAPPROPRIATE ARCHITECTURE



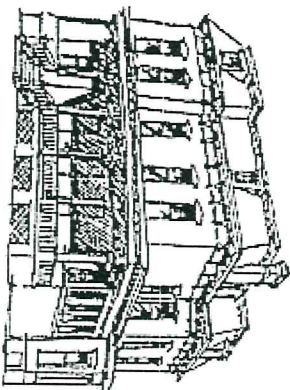
Inappropriately scaled covered porch and architectural style.



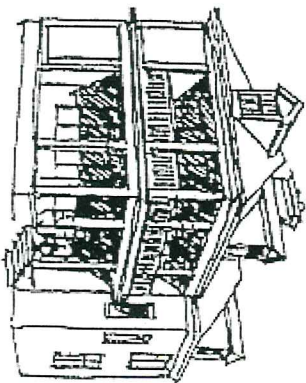
Farmhouse style not permitted.



Queen Anne style not permitted. Too ornate for this region.



Italianate style of architecture not permitted.



Charleston style not appropriate for this region.

EAGLE'S BLUFF DESIGN GUIDELINES

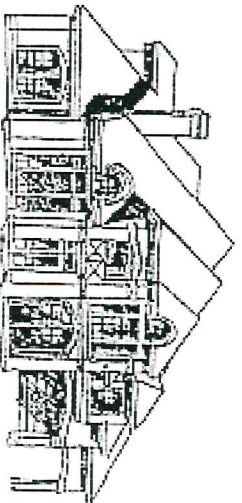
00665653 Bk Vol Pg
OR 2401 173

LOT PLANNING CRITERIA

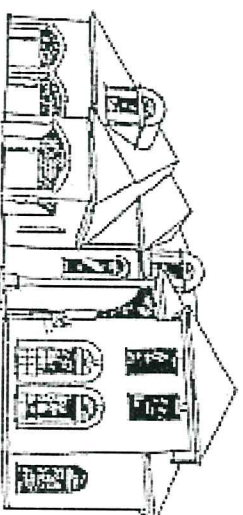
LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

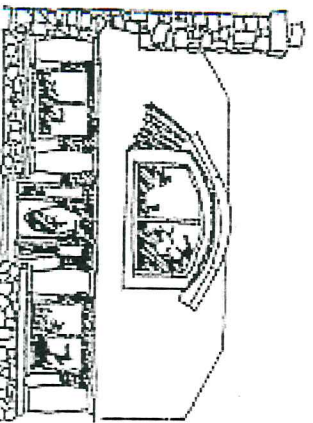
EAGLE'S BLUFF LAKE PALESTINE INAPPROPRIATE ARCHITECTURE



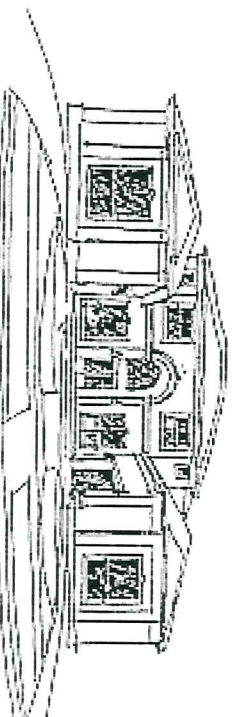
Too much glass and not enough building



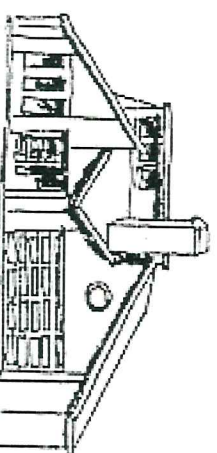
Three-car front loaded garages not permitted. Garages not permitted greater than 16' (sixteen feet) from front elevation.



Overhead roof lanterns and columns too large at a scale for size of house. Make roof than house and permitted on front elevation.



Roof pitch (4:12) not appropriate for the region. Two front-loaded swing-in garages facing each other are not permitted.



Claustrical rooflines not permitted. Front loaded garages not permitted unless setback 16' (sixteen feet) or more from the front elevation. Front loaded garages must be separated by a column.

LOT PLANNING CRITERIA

LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

