

EAGLE'S BLUFF DESIGN GUIDELINES

 00665653 bk VOL 2401 175
 OK

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	20'	• Large Shrubs or Ornamental Trees	(2) 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.

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• Rear	25'	• Lawn	Sod only	ELEVATIONS	No blank walls may face a street, lake, golf course or common area
				PERCENT MASONRY REQUIREMENT	75% brick, stone or stucco
MAXIMUM LOT COVERAGE	60% (includes house, garage and all paved surfaces)	REAR YARD REQUIREMENTS		EXTERIOR MATERIALS NOT PERMITTED	Metal siding; naturally weathered wood, Masonite siding, plywood siding
				ROOF	
MIN. UNIT SIZE	2400sf	• Ornamental Trees	N/A	• Pitch	Varies with architectural style. Tile approved by NCC and appropriate for architectural style
MAX. BLDG. HEIGHT	2 story	• Medium Size Shrubs	Golf Course Lots: Minimum (16) 3-5 gallon azaleas near rear property line in naturalistic planting scheme	• Materials	25 yr. warranty such as Prestique II, GS Firehalt or equal; standing metal seam; natural stone, slate or concrete tiles. Clay tile approved by NCC and appropriate for architectural shingle style.
UNIT REPETITION		• Foundation Plantings	Screen all foundations	• Roof Forms Not Permitted	Flat
• Same plan, same elevation on the same side of the street	Skip 5 Lots	• Lawn	Sod only	• Solar Panels	Permitted on rear only
• Same plan, same elevation on both sides of the street	Skip 4 Lots	CORNER LOTS		CHIMNEYS	

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<ul style="list-style-type: none">• Same plan, different elevation on both sides of the street	Skip 3 Lots	<ul style="list-style-type: none">• Ornamental Trees	One 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	Not Allowed	<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.	SIDE-BY-SIDE DRIVEWAYS ON NEIGHBORING LOTS	N/A	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	May not face a side street; must be placed on opposite lot side from side street	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; from loaded must be setback minimum of 16' from front elevation.	LANDSCAPE LIGHTING		SHUTTERS	Each shutter must be appropriate for the shape of the window
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

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
• Width of Driveway at Curb	12'; 5' radius at intersection with street curb	• Not Permitted	Plastic lighting fixtures, colored lighting, pole-mounted fixtures, exposed transformers and wiring, "spill-over" lighting onto neighboring yards, streets or public spaces		
• 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
• Location of Driveway	Dependent on tree preservation and approved lot plan	PLANTING BEDS	Shredded pine bark, cypress or cedar mulch, gravel or rock.	GARAGES	
• Driveway Side Setback	3' minimum			• Vehicle Storage	Minimum 2 car garage
• Circular Drives	Permitted			• Garage Doors	Metal, paneled construction; stained or painted wood
SIDEWALKS				• Swing In Garages	Permitted; Rear and side of garage facing the street must have windows
• Location	4' w. located at right-of-way line by Builder			• Detached Garages	Permitted
• Existing vegetation	Avoid trees greater than 8" caliper; gentle radii must be observed when avoiding existing trees			• Not Permitted	No double front-facing garage doors
WALKWAYS				• Golf Cart Storage	Must be contained within garage

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• Materials Permitted	Concrete or comparable; asphalt or crushed stone not permitted			ADDRESSES	N/A
• Size	4' width			ENTRIES	N/A
• 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				
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				

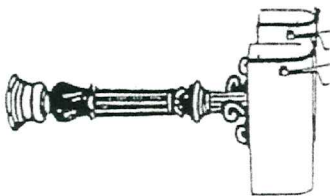
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POOL, HOT TUBS, DECKS	Rear Yards Only; Must obey side setbacks; No screen fencing permitted; no above ground swimming pools; safety fencing per state and/or local requirements; pool appurtenances above 4' not permitted; screen pool equipment. Pools must be 15' from rear of property line.				
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 primed 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.				

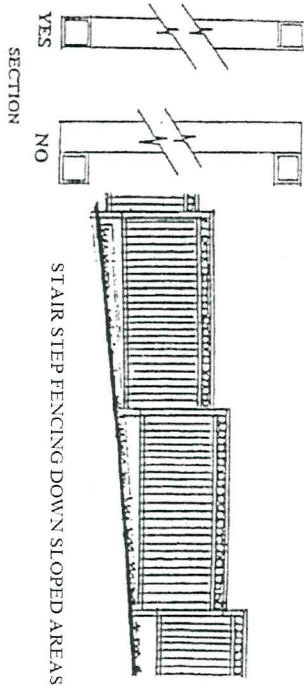
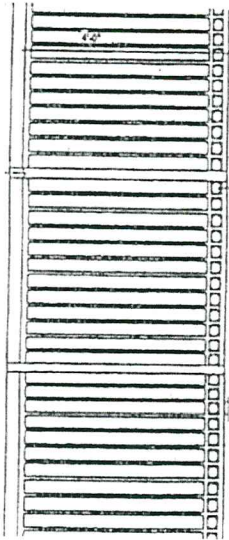
LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
MAILBOXES	Stone, brick or decorative posts				
SEPTIC SYSTEM	Septic Systems <u>must</u> be installed in accordance with the requirements of AquaTexas, Inc.				
FINAL GRADE	Lot to be graded so that storm water will not enter the home, 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

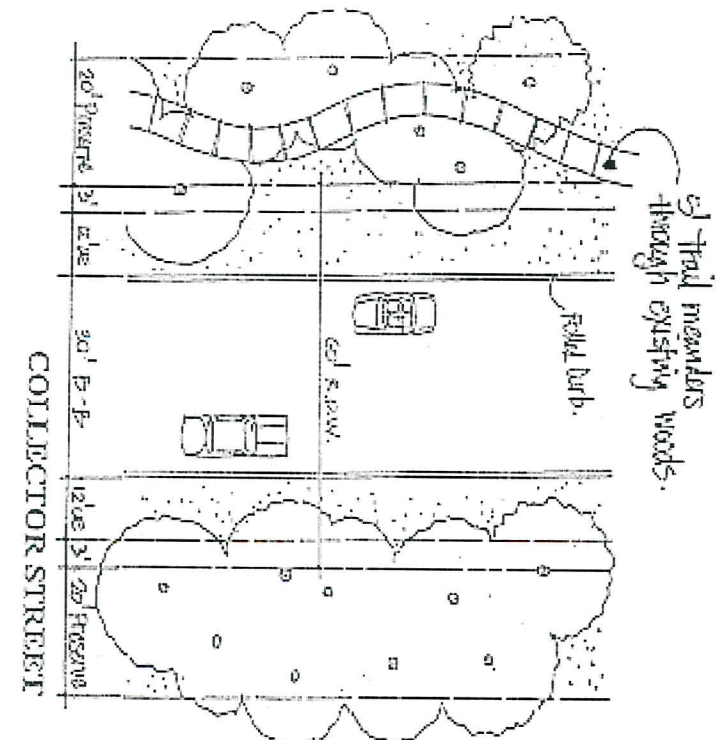
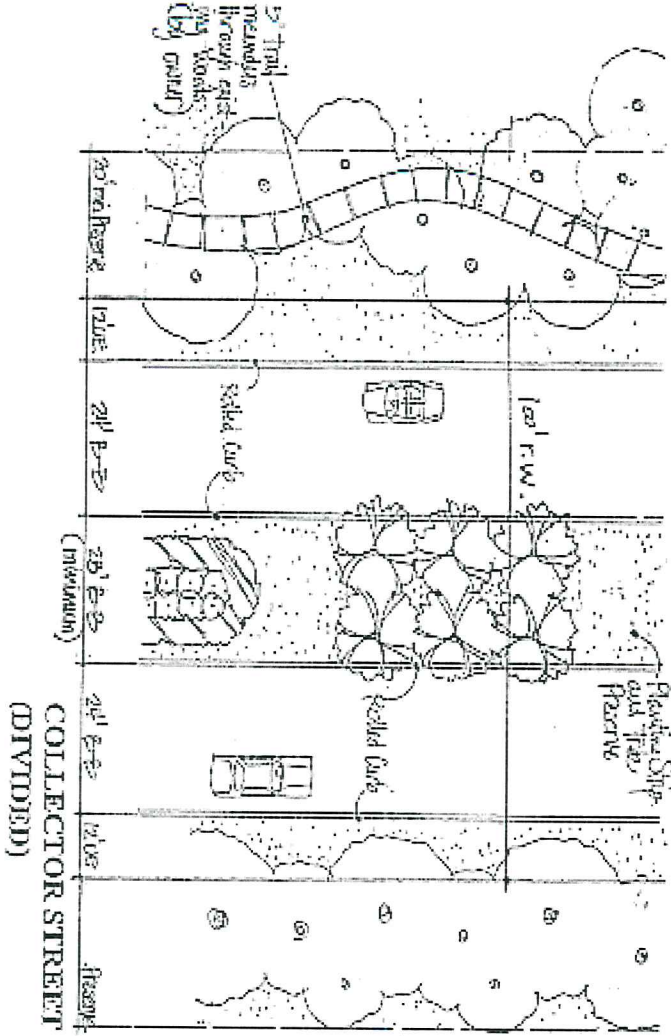


LOT PLANNING CRITERIA

LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

EAGLE'S BLUFF
LAKE PALESTINE
STREET STANDARDS

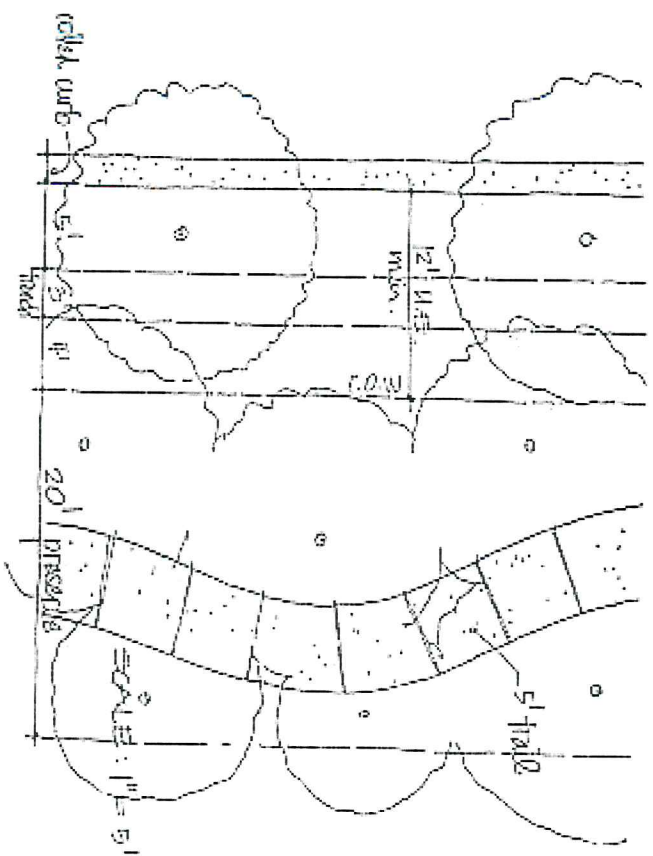


LOT PLANNING CRITERIA

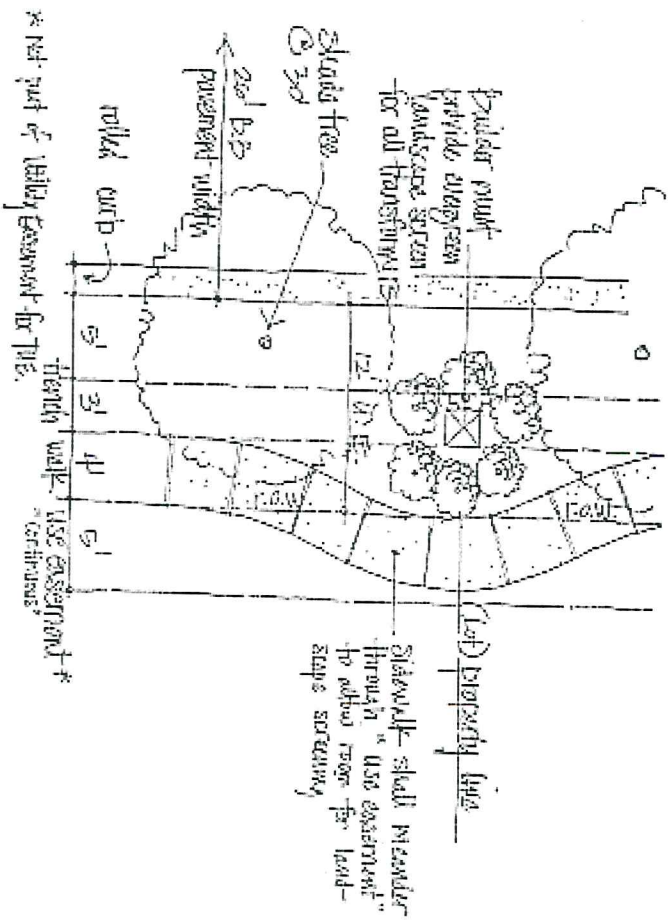
LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

EAGLE'S BLUFF
LAKE PALESTINE
UTILITY AND CONTINUOUS USE EASEMENTS



COLLECTOR STREET UTILITY EASEMENT



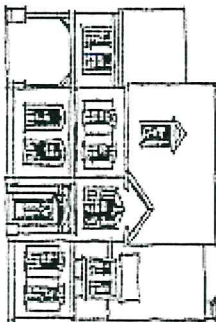
LOCAL STREET UTILITY EASEMENT &
CONTINUOUS USE EASEMENT

LOT PLANNING CRITERIA

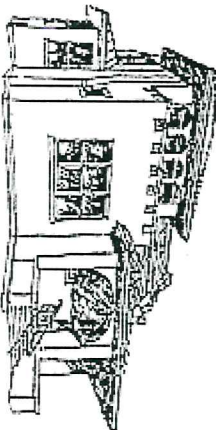
LANDSCAPE CRITERIA

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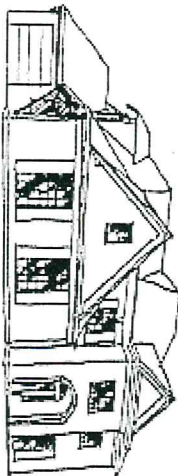
EAGLE'S BLUFF
LAKE PALESTINE
APPROPRIATE ARCHITECTURE



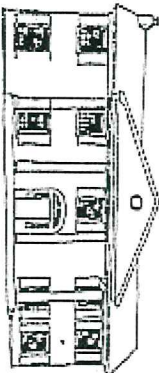
Paste evidence may be appropriate if close in character to the architectural style, but easy for the neighborhood to pass. Past evidence must be completely appropriate to the residence.



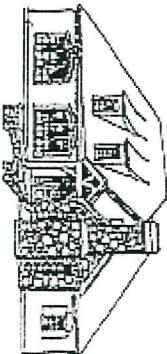
Mediterranean style is appropriate to the region for homes on Estate and SF lots only. Waterfront preferred. Clay tile roofs required.



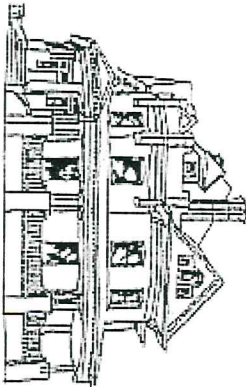
Three car garages acceptable on Estate and Single Family Lots if a combination of swing in and front loaded is used.



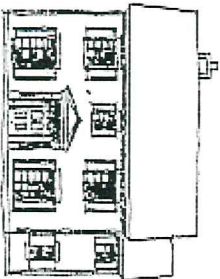
Greek Revival style and columns appropriate in the region. Each shutter equal to half the width of the window. Front porch appropriate in style to style of architecture.



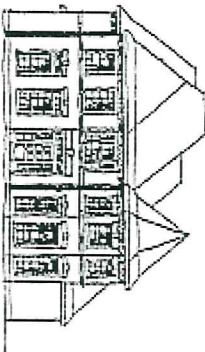
English cottage style is appropriate to the region. Timber chimneys must be composed of brick or stone.



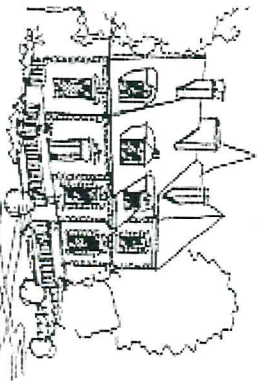
Queen Anne style appropriate to the region. Architecture not overly rustic. Covered porch appropriate to the style. Column lines appropriate to the architecture.



Federal style is appropriate to the region.



Towers permitted especially when adorning a street corner.



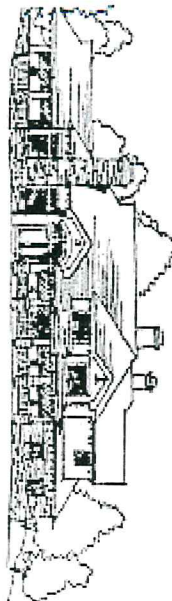
New French style, steep roofs, quoins, broad porch and railings, appropriately scaled, dominates appropriate to the region.

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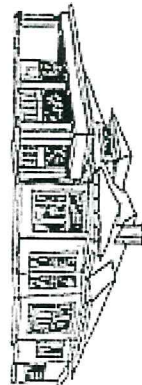
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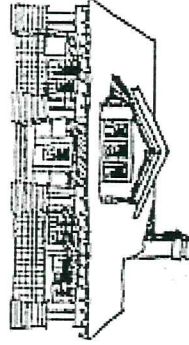
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LAKE PALESTINE
APPROPRIATE ARCHITECTURE



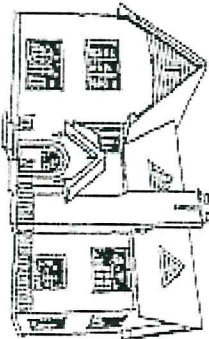
Craftsman style is appropriate to this region.
Irradiated brick chimneys, longley covered porches.



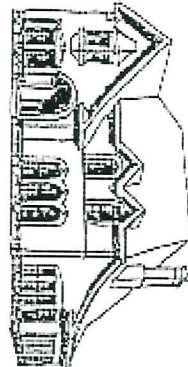
On G2 homes facing the waterfront park, front porches are required. Eliminate the "three-bay" form for certain styles of architecture.



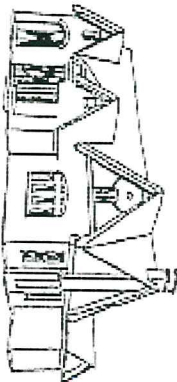
Craftsman style is appropriate to this region.
Chimney must be appropriate to the style.
Zig-zagged chimneys prohibited.



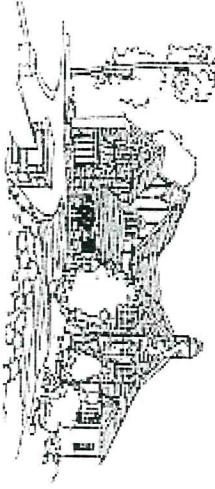
Multiple gabled roofs appropriate to the Tudor style.



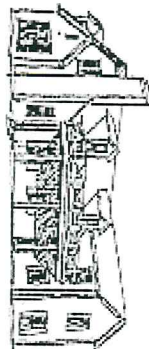
Tudor style is appropriate to the region. Stone chimney roofs, flat porches or glass enclosed porches overlooking the lake and the golf course. Stone or masonry hark. Windows without covered porches shall be reserved.



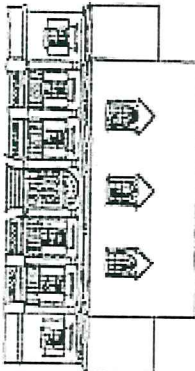
Multiple gabled roofs appropriate to the Tudor style.



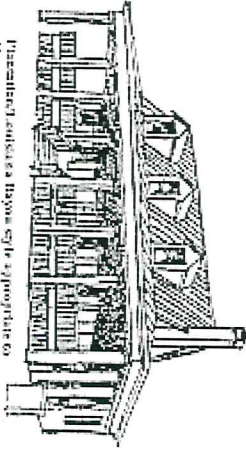
Victorian style appropriate. Covered entry porch.
Irradiated stone, steep roofs.



Tudor style is appropriate to the region.



Craftsman style appropriate to the region.



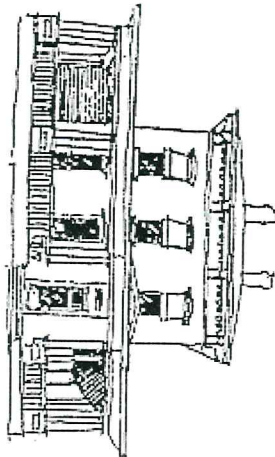
Preraphaelite style is appropriate to the region. House should be designed into the stone. Stone. Road must be road grade. Hill and columns are required.

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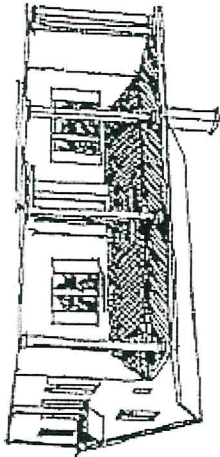
LANDSCAPE CRITERIA

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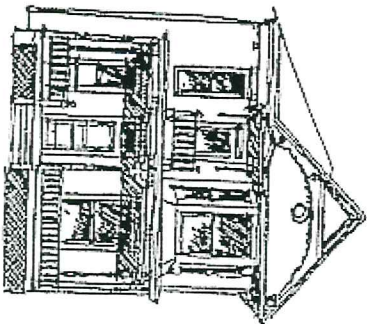
EAGLE'S BLUFF
LAKE PALESTINE
INAPPROPRIATE ARCHITECTURE



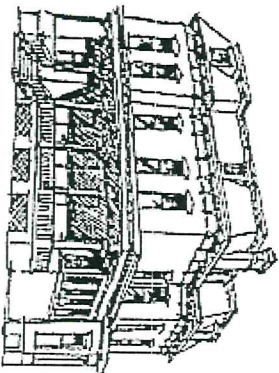
Inappropriately scaled covered porch and architectural style.



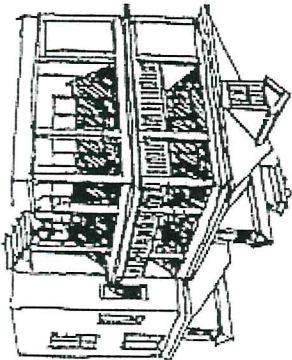
Farmhouse style not permitted.



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



Italianate style of architecture not permitted.



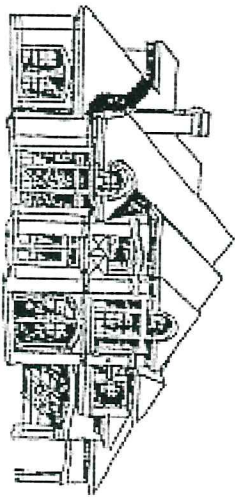
Charleston style not appropriate for this region.

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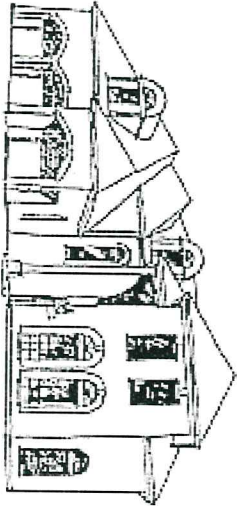
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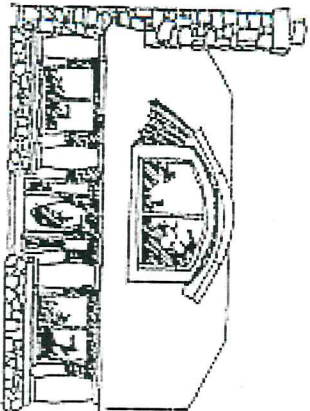
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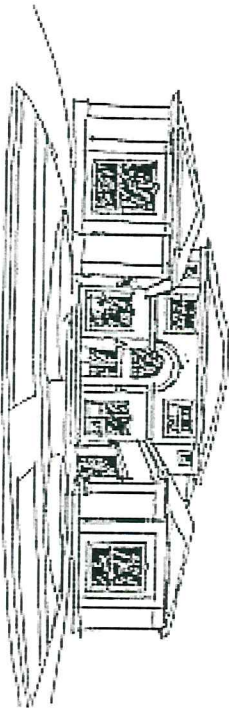
Too much glass and not enough building



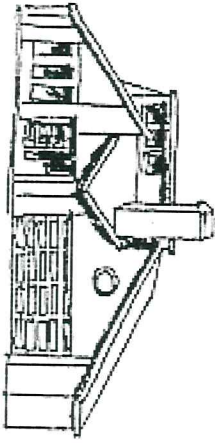
Three-car front loaded garage not permitted. Garages not permitted greater than 16' (width face) from front elevation.



Oversized roof dormers and columns too large of 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.



Chimney multi-level and permitted. Front loaded garages not permitted unless setback 16' (width face) or more from the front elevation. Front loaded garages must be separated by a column.

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