

EAGLE'S BLUFF DESIGN GUIDELINES

Bk Vol Pg
00655653 DR 2401 203

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA		
MINIMUM LOT SIZE	60' width	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		RECOMMENDED FOR FRONT YARDS		<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), Craftsman, Plantation	
	• Front	Site specific	<ul style="list-style-type: none">• Large Shrubs or Ornamental Trees	(2) at 15 gal. or (1) at 1+1/2 Caliper	<ul style="list-style-type: none">• Not Appropriate	Carpenter Gothic, Dutch Gable, Italianate, Spanish, Farmhouse, Plantation, Empire, Prairie, Charleston, Southwest, Ornate Victorian
	• Side	7.5'	<ul style="list-style-type: none">• Medium Size Shrubs	20 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	N/A	<ul style="list-style-type: none">• Border Plants	15 at 1 gal.	FOUNDATIONS	Limited clearing beyond 5' of foundation line; tree and form survey required.
• Rear	Up to the 355' elevation line	<ul style="list-style-type: none">• Lawn	Sod only in non wooded areas	ELEVATIONS	No blank walls may face a street, lake, golf course or common area	

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LOT COVERAGE(2)	N/A	RECOMMENDED FOR REAR YARDS		EXTERIOR MATERIALS NOT PERMITTED	Metal siding; naturally weathered wood, Masonite siding, plywood siding
MIN. UNIT SIZE	800sf	• Ornamental Trees	None	• Pitch	Varies with architectural style.
MAX. BLDG. HEIGHT	2 story	• Medium Size Shrubs	None	• 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	N/A	• Roof Forms Not Permitted	Flat
• Same plan, same elevation on the same side of the street	Skip 5 Lots	• Lawn	N/A	• Solar Panels	Not Permitted
• Same plan, same elevation on both sides of the street	Skip 4 Lots	CORNER LOTS		CHIMNEYS	
• Same plan, different elevation on both sides of the street	Skip 2 Lots	• Ornamental Trees	One 1 1/2" caliper Dogwood or Redbud per corner side yard	• Exterior	Masonry or Stone only

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<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 	10 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	Evergreen hedge between drives from front elevation to sidewalk	WINDOWS	
GARAGE PLACEMENT		UTILITY PEDESTALS	Screen all sides visible with evergreen hedge	<ul style="list-style-type: none"> Permitted 	Wood, metal or vinyl-clad
<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 	N/A	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	

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<ul style="list-style-type: none"> • Width of Driveway at Curb 	N / A	<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"> • Permitted 	Wood trim of finish grade stock (stained or painted), Hardi-plank concrete siding
<ul style="list-style-type: none"> • Max. Width of Driveway at Face of Garage 	N / A	LANDSCAPE PLAN SUBMITTAL TO NCC (1)	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		GARAGES	
<ul style="list-style-type: none"> • Driveway Side Setback 	3' minimum	<ul style="list-style-type: none"> • General 	Shredded pine bark, cypress or cedar mulch, gravel or rock.	<ul style="list-style-type: none"> • Vehicle Storage 	2-3 car
<ul style="list-style-type: none"> • Circular Drives 	Not Permitted			<ul style="list-style-type: none"> • Garage Doors 	Metal, paneled construction; stained or painted wood
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 	N / A			<ul style="list-style-type: none"> • Detached Garages 	Permitted

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• 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
• Materials Permitted	Concrete or comparable; asphalt or crushed stone not permitted			ADDRESSES	Required: Pre-cast concrete standard located near front door
• Size	4' width			ENTRIES	Porch required at entry
• 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(5) (See Appendix)	Permits sidewalk to meander around transformers and provides area for screening				
ANCILLARY STRUCTURES					

LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
• Permitted	Small open gazebos (max. 12' x 12'); trellis shade structures				
• Not Permitted	Storage sheds, playhouses of a permanent nature, greenhouses, cabanas				
BULKHEADS(6)	Shoreguard series 400clay min 8ft sheets. Stainless tie rods and fastener kits, aluminum cap and walker. Vertical treated piling 12' rods 8" round x 6' deadmen wolmanized (material must be same as existing bulkhead)				
DOCKS & PIERS(6)	Refer to Upper Neches River Water Authority & NCC; Permit required				

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LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
BOAT STORAGE(6)	Refer to Upper Neches River Water Authority & NCC; Permit required. Refer to Boat Storage Detail located in Appendix. Boathouses do not need to be enclosed. Must submit plat to NCC.				
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'-5' wrought iron fenced dog run in an inconspicuous location (by NCC approval) - provide evergreen hedge border.				

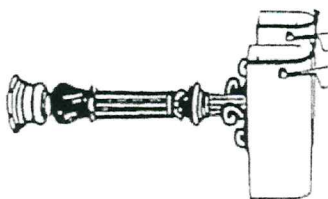
LOT PLANNING CRITERIA		LANDSCAPE CRITERIA		ARCHITECTURAL CRITERIA	
FENCING	4' Wrought Iron along rear and side only. 6' Wrought Iron fence with evergreen hedge permitted along all lots that share boundary with site perimeter. All fencing must be primed and painted black. Fencing must stair step down slopes in four-foot sections or less. Top and bottom of fence panels must be parallel with horizon.				
	Lot 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.				
FINAL GRADE					

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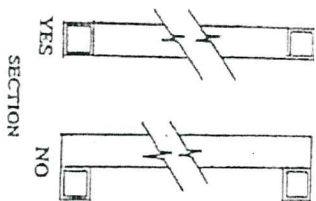
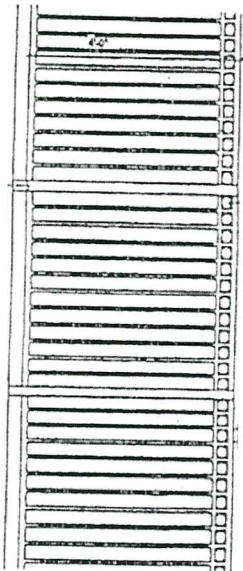
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MAILBOX EXAMPLE



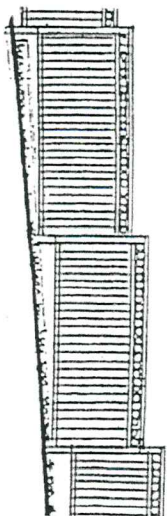
MAILBOX: Can be wrought iron or metal post, decorative stone or brick.

FENCING STANDARDS



SECTION

STAIR STEP FENCING DOWN SLOPED AREAS

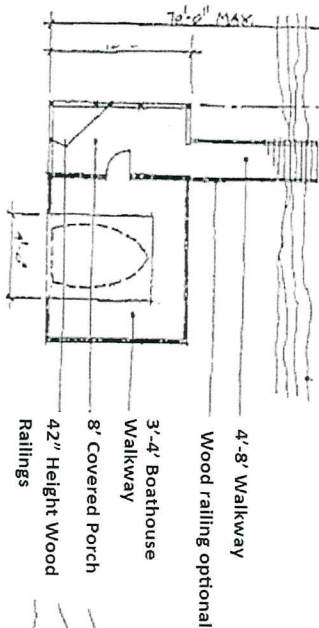


LOT PLANNING CRITERIA

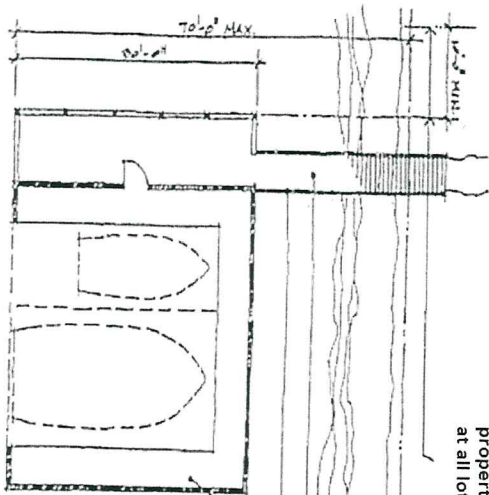
LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

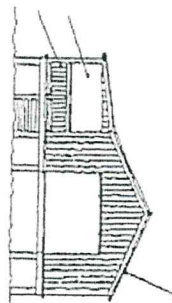
Note: Maximum size is dictated by the Upper Neches River Water Authority



10'0" Required to property line = Typical at all lot conditions



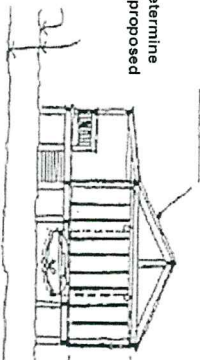
**EAGLE'S BLUFF
LAKE PALESTINE
BOAT STORAGE**



Gable roof shall be parallel to coastline.
Max. Pitch 6:12
Min. Pitch 4:12

Note:
Lot owner shall determine accurate depth at proposed location.

Spillway level is 345'



SPECIFICATIONS:

WALLS: Certain teed Main Street Collection Vinyl Siding. All vinyl siding must be nailed to a solid sheathing such as plywood or O.S.B.

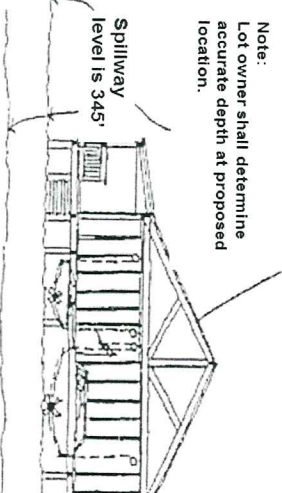
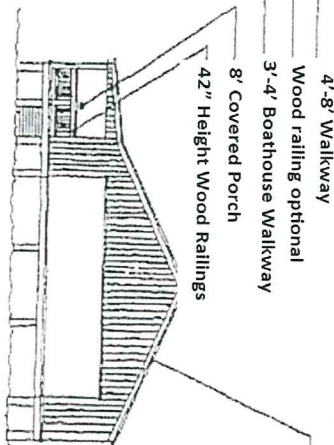
ROOFING MATERIAL: Metal roofing, composition shingles same as or matching roofing material on main structure.

TRIM: Four-piece corner molding. No J-channels shall be visible. 3-5" lineal under soffits or eaves. Porches must have non-vented soffits. Windows and vinyl openings must be trimmed with minimum 3-1/2" decorative trim. All trim must be white.

PORCH RAILING: Porch railing must be painted white to match vinyl trim on boat-house. The porch railing may also be stained a neutral or natural wood color.

Gable roof shall be parallel to coastline.
Max. Pitch 6:12
Min. Pitch 4:12

Note:
Lot owner shall determine accurate depth at proposed location.



LAKE FRONT/LAKE ACCESS LOTS

LAKE FRONT LOTS

LOT PLANNING CRITERIA

LANDSCAPE CRITERIA

ARCHITECTURAL CRITERIA

