

AFTER RECORDING RETURN TO:

Tom Darmstadter II
290 East Bush, Inc.
13000 Hwy 290 W
Austin, TX 78737-9339

LEDGE STONE VILLAGE AT LEDGE STONE DESIGN GUIDELINES

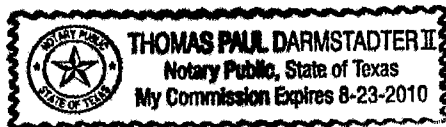
Adopted:

290 EAST BUSH, INC., a Texas corporation

By: Michael L. Schoenfeld
Michael L. Schoenfeld, Vice President

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 10th day of November, 2006, by Michael L. Schoenfeld, Vice President of 290 East Bush, Inc., a Texas corporation, on behalf of said corporation.



Thomas Paul Darmstadter II
Notary Public, State of Texas

Adopted by 290 East Bush, Inc., in accordance with Section 6.05(b) of Village at Ledge Stone Master Covenant, recorded as Document No. 06034956, Official Public Records of Hays County, Texas (the "Master Covenant"). In accordance with Section 6.05(b) of the Master Covenant, these Design Guidelines may be amended from time to time by the Village at Ledge Stone Reviewer.

Introduction

Any notice or information required to be submitted to Village at Ledge Stone Reviewer under these Design Guidelines hereunder will be submitted to the Village at Ledge Stone Reviewer at 13000 Hwy 290 W, Austin, TX 78737-9339 Voice: (512) 394-0635 Ext 12, Direct Facsimile: (866) 260-0197.

Background

Village at Ledge Stone is a master planned community located in Hays County, Texas. The community consists of Development Areas which are subject to the terms and provisions of the Village at Ledge Stone Master Covenant, recorded in the Official Public Records of Hays County, Texas (the "**Master Covenant**"), and a Development Area Declaration for each particular Development Area (the "**Development Area Declaration**"). The Master Covenant and each Development Area Declaration includes provisions governing the construction of improvements and standards of maintenance, use and conduct for the preservation of the Village at Ledge Stone community.

Village at Ledge Stone Reviewer and Review Authority

Article 6 of the Master Covenant includes procedures and criteria for the construction of improvements within the Village at Ledge Stone community. Each Development Area Declaration provides that any and all improvements must be erected, placed, constructed, painted, altered, modified or remodeled in strict compliance with the requirements of the Design Guidelines, and both the Master Covenant and each Development Area Declaration provide that no improvements may be constructed without the prior written approval of the Village at Ledge Stone Reviewer.

The Village at Ledge Stone Reviewer consists of members who have been appointed by 290 East Bush, Inc. (the "**Declarant**"). As provided in Article 6 of the Declaration, Declarant has a substantial interest in ensuring that improvements within the Village at Ledge Stone development maintain and enhance Declarant's reputation as a community developer and do not impair Declarant's ability to market and sell all or any portion of the community, and as a consequence thereof, the Village at Ledge Stone Reviewer acts solely in Declarant's interest and shall owe no duty to any homebuilders, Owners or the Village at Ledge Stone Property Owners Association, Inc (the "**Association**").

Unless alternate Design Guidelines are adopted for additional Development Areas, these Design Guidelines will apply to each Development Area made subject to the Master Covenant. These Design Guidelines will apply only to Lots and Condominium Units within a Development Area which will be used for residential purposes.

Governmental Requirements

Governmental ordinances and regulations are applicable to all Lots and Condominium Units within the Village at Ledge Stone. It is the responsibility of each Owner to obtain all necessary permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with the applicable ordinances and regulations. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a Lot or Condominium Unit within the community. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot or Condominium Unit prior to submitting plans to the Village at Ledge Stone Reviewer for

approval. Furthermore, approval by the Village at Ledge Stone Reviewer 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 or Condominium Unit. Certain encumbrances may benefit parties whose interests are not addressed by the Village at Ledge Stone Reviewer.

The Village at Ledge Stone Reviewer shall bear no responsibility for ensuring plans submitted to the Village at Ledge Stone Reviewer comply with any applicable building codes, zoning regulation or other government requirements. It is the responsibility of the Owner to secure any required governmental approvals prior to construction on such Owner's Lot or Condominium Unit.

Interpretation

In the event of any conflict between these Design Guidelines and the Development Area Declaration, the Development Area 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 Development Area Declaration.

Amendments

The Village at Ledge Stone Reviewer may amend these Design Guidelines. All amendments shall become effective upon recordation in the Official Public Records of Hays County, Texas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or approved and 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.

Architectural Review Process

Objective

The objective of the review process is to promote aesthetic harmony within the Village at Ledge Stone community by providing for compatibility of specific designs with surrounding buildings, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design.

Review Process

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

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 Master Covenant, each applicable Development Area Declaration, and all requirements imposed by the Village at Ledge Stone Reviewer as a condition of approval.

Inspection

Upon completion of all approved work, the Owner must notify the Village at Ledge Stone Reviewer. The Village at Ledge Stone Reviewer may inspect the work at any time to verify conformance with the approved submittals.

Architectural and Aesthetic Standards

Aesthetic Appeal

The Village at Ledge Stone Reviewer may disapprove the construction or design of a home on purely aesthetic grounds. Any prior decisions of the Village at Ledge Stone Reviewer regarding matters of design or aesthetics shall not be deemed to have set a precedent if the Village at Ledge Stone Reviewer feels that the repetition of such actions would have any adverse effect on the community.

Prohibited Elements

The following architectural elements are prohibited within Village at Ledge Stone unless expressly approved in advance and in writing by the Village at Ledge Stone Reviewer:

Roofs

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

Design Elements

- Solar Panels.
- Satellite Dishes visible from street or adjoining Lot or Condominium Unit.
- Stove pipe chimneys.
- 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 Village at Ledge Stone Reviewer).
- Vivid, inappropriate colors.

Miscellaneous

- Landcape lighting kits – solar and/or low voltage.
- Yard Art.

Height and Views

Unless otherwise approved in advance by the Village at Ledge Stone Reviewer, no building or residential structure may exceed thirty-five feet (35') in height (exclusive of chimneys and ventilators) as measured according to the following definition: the vertical distance between the finished floor elevation at any point within the structure and the highest ridge, peak, or gable of a roof, excluding chimneys. In

addition, the height of any eave on any structure may not exceed thirty-five feet (35') above the natural grade at any point on the exterior wall of the residence. The Village at Ledge Stone Reviewer has the authority to withhold its approval of a structure's height notwithstanding the previous provisions if the Village at Ledge Stone Reviewer 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 Village at Ledge Stone.

Square Footage

For the purpose of calculating total square footage, open or screened porches, terraces, patios, decks, driveways, garages, storage facilities and walkways shall be excluded. Other detached accessory uses such as cabanas or garages are permitted, but will not count toward the minimum square footage requirement. The calculation of square feet shall be measured from outside brick to outside brick.

The second story floor area of any residence located on a Lot or Condominium Unit shall not exceed one hundred percent (100%) of the heated/air conditioned first floor area of the residence. In addition, all two story interior spaces, irrespective of whether such areas are heated or cooled, shall be included in the second floor area for the purpose of determining compliance with this paragraph.

In order to determine compliance with square footage requirements, plans submitted for review shall clearly indicate:

- the heated/air conditioned space of each floor.
- the total heated/air conditioned space of the residence.
- the non-heated/air conditioned space of each floor.
- the total non-heated/air conditioned space of the residence.

Minimum & Maximum Square Footage

Condominiums

The minimum heated/air-conditioned square footage for each residence is 1,800 square feet and the maximum heated/air-conditioned square footage for each residence is 3,200 square feet.

Lots

The minimum heated/air-conditioned square footage for each residence is 2,500 square feet and the maximum heated/air-conditioned square footage for each residence is 4,200 square feet.

Masonry

The Village at Ledge Stone Reviewer encourages the restrained use of a variety of materials, which can add textural richness to the structure. The goal is to have houses constructed with materials that are compatible with the general color and texture of the surrounding landscape. Unless otherwise approved by the Village at Ledge Stone Reviewer, grey brick is prohibited. White stucco should be used only as an accent color; large expanses are prohibited. Cementitious siding products (e.g., "Hardi-Plank" or "Hardi-Panel") are not considered brick, stone, cultured stone or stucco and cannot be used to satisfy the requirements of this section. Roofs, eaves, soffits, windows, gables, doors, garage doors and trim work are not required to be constructed of brick, stone, cultured stone or stucco. The first floor of each residence must be constructed of a minimum of seventy-five percent (75%) brick, stone, cultured stone, stucco or other materials approved by the Village at Ledge Stone Reviewer. Cementitious siding products, e.g., "Hardi-Plank" or "Hardi-Panel", may comprise up to 25% of the first floor front elevation. The front elevation of the second floor of each residence may be constructed of brick, stone, cultured stone, stucco, or Hardi-Plank. The sides and rear of each residence may be constructed of "Hardi-Plank" or "Hardi-Panel".

Building Materials

All building materials must be approved in advance by the Village at Ledge Stone Reviewer, and only new building materials (except for antique brick) may be used for constructing any Improvements. All projections from a dwelling or other structure, including but not limited to chimney flues, vents, gutters, downspouts, porches, railings and exterior stairways must, unless otherwise approved by the Village at Ledge Stone Reviewer, match the color of the surface from which they project. No highly reflective finishes (other than glass, which may not be mirrored) may be used on exterior surfaces (other than surfaces of hardware fixtures), including, without limitation, the exterior surfaces of any Improvements.

Roofs

The pitch, color and composition of all roof materials must be approved in writing by the Village at Ledge Stone Reviewer. The pitch of the primary roofing surface, excluding accessory porches, must be a minimum of 6:12 and each roof must be constructed of composition shingles with a rating of 25 years or greater provided however, that all such roofing materials shall conform to applicable local, FHA and VA requirements. Roof vents and other penetrations shall not be on the front of any home, must be as unobtrusive as possible and must match the principal color of the roof. All material incorporated into any roof must be approved in advance by the Village at Ledge Stone Reviewer.

Garages

A minimum of two (2) full-size automobiles must be able to fit in all garages. The interior of all garages must be completely finished with sheetrock, textured and painted. Garage doors must be kept in their closed position unless vehicles are immediately entering or leaving.

Driveways

The design of all driveways must be approved in advance by the Village at Ledge Stone Reviewer. The minimum width of a driveway is twelve feet (12') and the maximum width of a driveway is eighteen feet (18'). All driveways shall be surfaced with brushed concrete. Curbs shall be saw cut within all approaches. Exposed aggregate and asphalt driveways are prohibited. Driveways shall intersect the

street at as close to 90 degrees as possible. All driveways must be at least two and one-half feet (2 ½') from adjacent Lot and Condominium Unit property lines. Driveways must allow entry by standard mid-size vehicles without "bottoming out" in the approach area between the curb and 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 Village at Ledge Stone Reviewer is its sole and absolute discretion), the exposed sides of the driveway must be underpinned and screened with landscaping approved in advance by the Village at Ledge Stone Reviewer. Where driveways conflict with pedestrian walks, curbs must be saw cut and handicap ramps installed. Handicap ramps must be constructed to comply with all Texas Department of Licensing and Regulation Architectural Barriers Texas Accessibility Standards and American Disabilities Act (ADA) requirements.

Sidewalks

Sidewalks shall be surfaced with brushed concrete. A three foot (3') wide sidewalk is required along the front of the following: Lots 2-62, Section 1, Block A. Sidewalks may not exceed one and one-half percent (1 ½%) cross slope. All sidewalks must be a minimum of three feet (3') from the back of the curb and comply with all Texas Department of Licensing and Regulation ("TDLR") Architectural Barriers Texas Accessibility Standards.

Exterior Lighting

Exterior lighting will be kept to a minimum. No exterior light whose direct source is visible from a street or neighboring property or which produces glare to pedestrian or vehicular traffic will be allowed. Furthermore, exterior lighting must observe 90° cutoff requirements on all fixtures and must be approved in advance by the Village at Ledge Stone Reviewer and must also comply with the stringent City of Dripping Springs Lighting Ordinance. Use of other than white or color corrected high intensity lamps in exterior lights will not be allowed. Holiday lighting is an exception but it is expected to be removed in a timely manner immediately after the applicable holiday. Floodlighting, landscape lighting kits – solar and/or low voltage, sodium, mercury vapor, or bare HID yard lights are not allowed.

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 Village at Ledge Stone Reviewer. The view of any such structure must be minimized from public view and from adjoining Lots and Condominium Units.

Miscellaneous

Address Markers and Mailboxes

Address markers must be readily visible from the street. The Village at Ledge Stone Reviewer shall adopt location and design specifications for address markers. The painting of addresses on the curb is not allowed. Centralized mailbox units have been provided in the community for mail pick-up and delivery. Contact the local post office regarding box assignment and key pickup.

Barbecue Grills

Freestanding barbecue grills are permitted only if they are stored and used in the rear yard space of the Lot or Condominium Unit and are not visible from the street. The use of built-in natural gas grills is strongly encouraged.

Landscape Guidelines

Detailed landscape plans for each Lot and Condominium Unit may be submitted to the Village at Ledge Stone Reviewer for consideration after construction of the primary residence thereon has begun, so long as such submission occurs at least thirty (30) days before completion of the residence. Upon written request, however, the Village at Ledge Stone Reviewer may waive the requirement of landscape plans for any Lot or Condominium Unit if the builder uses plans previously approved by the Village at Ledge Stone Reviewer for another Lot or Condominium Unit. There shall be no revisions made to approved plans without submission to, and approval by, the Village at Ledge Stone Reviewer of the revised plans. All introduced vegetation shall be trees, shrubs, vines, ground covers, seasonal flowers or grasses which are commonly used in Central Texas for landscaping purposes and which are approved by the Village at Ledge Stone Reviewer. An emphasis should be placed on utilizing native plants that are drought tolerant as well as deer resistant. Landscaping in accordance with the approved plans shall be completely installed prior to occupancy of a Lot or Condominium Unit. Extensions to the time limit may be granted by the Village at Ledge Stone Reviewer but will require a deposit. The approved plans shall comply with the Landscaping Specifications set forth on Attachment 3. After installation, landscaping (including temporary landscaping) shall be properly maintained at all times. Any Owner who wishes to plant one or more gardens upon their Lot or Condominium Unit must obtain the approval of the Village at Ledge Stone Reviewer of any such garden.

The use of rock or crushed rock as a ground cover shall not be permitted unless approved in advance by the Village at Ledge Stone Reviewer.

Landscape plans must include vegetative screening for above ground utility connections visible from the street or adjacent properties.

The Village at Ledge Stone Reviewer reserves the right to require additional landscaping for pools, accessory buildings, 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 must seek the approval of the Village at Ledge Stone Reviewer.

Irrigation

Full yard irrigation systems are required on all Lots and Condominium Units. All trees installed as a requirement of the landscape plan must have irrigation installed to them. All irrigation systems must be installed and maintained by a Texas Commission on Environmental Quality ("TCEQ") licensed irrigator. Backflow prevention devices are required and must be installed and maintained in accordance with TCEQ regulations. Furthermore, yearly inspections by a licensed TCEQ Backflow Prevention Assembly Tester must be performed on all backflow prevention devices.

Landscape Inspection

The Village at Ledge Stone Reviewer may, upon the Owner's completion of the installation of landscaping, conduct an on-site inspection of the property to ensure compliance with the approved plan.

Drainage

Responsibility for proper site drainage rests with the Owner. There shall be no interference with the established drainage patterns except by Declarant, unless adequate provisions are made for proper drainage and such provisions have been certified by a professional engineer and approved in advance by the Village at Ledge Stone Reviewer. No area drains are allowed to extend through the curb, and any area drain opening must be behind the curb within the Lot or Condominium Unit and cannot extend to the street or right-of-way.

Fencing and Walls

The height and location of all fences must be approved in advance by the Village at Ledge Stone Reviewer. The Village at Ledge Stone Reviewer may, in its sole discretion, prohibit the construction of any proposed fence, or specify the materials of which said proposed fence must be constructed, or require that any proposed fence be screened by vegetation or otherwise screened so as not to be visible from other portions of the Development Area, or specify the location on any Lot or Condominium Unit of any proposed fence or gates.

Fencing of front yards is not permitted. Solid walls enclosing an entire site are not permitted.

All retaining wall plans over four feet (4') tall or within any right-of-way must be submitted to the Village at Ledge Stone Reviewer and constructed in accordance with stamped engineered plans by a licensed engineer. All retaining walls must be constructed out of a uniform material as designated by the Village at Ledge Stone Reviewer.

Plans submitted for fences or walls must be drawn on a previously approved copy of the plot plan.

Unless otherwise approved in writing at the sole discretion of the Village at Ledge Stone Reviewer, all lots backing up to a greenbelt must install ornamental iron fence along the property line adjacent to the greenbelt. Particularly, Lots 3-62, Block A; Lots 1-11, Block C; Lot 1, Block B; Lot 26, Block B; Units 34-61, 63-81, 92-131 and any other Lot or Condominium Unit backing up to a greenbelt. Exhibit A illustrates the specifications that must be followed for all fencing adjacent to greenbelts. The installation of gates or accessibility of any kind is not allowed directly into greenbelts from the back yards.

All fencing between Lots and Condominium Units must be Good Neighbor style wood fencing with 2 3/8" vertical steel posts. Good Neighbor fencing is defined as wood fencing that alternates the side the panel faces every eight feet (8'). Fencing of this type must follow Exhibit B which illustrates the specifications that must be followed. Shadowbox or "Pallet" type fencing nor any deviations from Exhibit B are not allowed.

The side yard fence at the point where it connects to the house must be setback a minimum of fifteen feet (15') from the front corner of the house and a minimum of ten feet (10') from the back corner of the house. All side yard fences must be installed so that they are even and in a straight line between houses. All side yard fencing must be wood fencing with 2 3/8" vertical steel posts. Furthermore, side yard fences must be installed so that all pickets are facing toward the street and no fence rails are seen from the street. Also, fencing along any street must follow the side yard fence specifications. Exhibit C illustrates the specifications that must be followed for all side yard fences.

Fences may only be stained using a stain that is comparable to Sherwin-Williams DeckScapes semi-transparent stain in color and quality. Any and all staining requires approval of the Village at Ledge Stone Reviewer.

Swimming Pool / Spa / Hot Tub Plans

Swimming pools and spas shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and the dwelling. All exposed concrete on "Infinity Edge" swimming pools must be properly screened through the use of landscaping and no more than three feet (3') of exposed concrete may be visible. Self-contained above-ground hot tubs require approval by the Village at Ledge Stone Reviewer. Adequate screening, fencing, security, and maintenance is required of all swimming pools, spas and hot tubs. Fencing and walls around the swimming pool, spa or hot tub must be approved in advance by the Village at Ledge Stone Reviewer and integrated into the design of the dwelling and site. Fences must meet all governmental regulations including Texas Department of Health regulations for fencing and safety. No such water containing basin shall be filled with water until proper fencing is installed.

The swimming pool, spa or hot tub plan must be drawn on a copy of the previously approved site plan, with specific indications of distances from the water containing basin(s) and surrounding slab walks to the lot lines and building setbacks.

The Village at Ledge Stone Reviewer requires submission of an application in conjunction with the review of any proposed swimming pool, spa or hot tub and may require that additional information be submitted with the application.

Unless otherwise expressly approved by the applicable governmental agency or utility service provider, backwash from a swimming pool, spa or hot tub drain with a backwash filtering system must be contained within the Lot or Condominium Unit on which the swimming pool, spa or hot tub has been constructed and is not permitted to be discharged into any street, adjoining Lot or Condominium Unit or drainage easement. A swimming pool, spa or hot tub drain with a backwash filtering system may not be discharged into the sanitary sewer without the advance written approval of the Village at Ledge Stone Reviewer as well as the provider of wastewater, Hays County Municipal District No. 4. Additional applicable connection fees will be required to be paid to the provider of wastewater. A construction deposit is required for all swimming pool, spa or hot tub construction. No access across the greenbelt or

another's Lot or Condominium Unit for the purpose of building or maintaining a swimming pool, spa or hot tub is permitted without the prior written approval of the other property owner.

Playscapes, Trampolines and Sport Courts

Playscapes, trampolines and Sport Courts must be approved in advance by the Village at Ledge Stone Reviewer. 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, trampolines and Sport Courts may not be lighted. Plans for Playscapes, trampolines and Sport Courts must be drawn on a copy of the approved site plan and should include proposed masonry and/or vegetative screening. Special attention will be placed on the color schemes of the equipment and the visibility of the equipment from the street as well as neighboring Lots and Condominium Units. Tennis courts may not be constructed on any Lot or Condominium Unit.

Erosion Control and Construction Regulations

The following restrictions shall apply to all construction activities within Village at Ledge Stone. Periodic inspections by a representative of the Village at Ledge Stone Reviewer may take place in order to identify non-complying 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.

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.

Silt fence 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, the Homebuilder/Owner must contact the Village at Ledge Stone Reviewer prior to the removal.

Security

Neither the Declarant, the Association, nor the Village at Ledge Stone Reviewer will be responsible for the security of job sites during construction. If theft or vandalism occurs, the Owner should first contact the Hays County Sheriff's Department and then notify the Village at Ledge Stone Reviewer.

Construction Hours

Unless a written waiver is obtained from the Village at Ledge Stone Reviewer, construction activity may take place only during the following hours: Monday through Friday from 6:30 a.m. until 7:00 p.m., and on Saturdays from 8:00 a.m. until 6:00 p.m. Waivers will be given for the pouring of concrete slabs during the summer months.

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

Noise, Animals, Children

The use of radios, tape, CD or other electronic audio players must be restrained so as not to be heard from the street or adjoining lot.

Contractors and subcontractors may not bring children under 16 years of age nor animals including but not limited to dogs to construction sites.

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 homebuilders may not disturb, damage or trespass on other lots or adjacent property.

Insurance

The Village at Ledge Stone Reviewer requires an Owner to procure adequate commercial liability insurance during construction naming the Association, the Declarant and the Village at Ledge Stone Reviewer as additional insureds, in an amount to be determined, from time to time by the Village at Ledge Stone Reviewer.

Site Cleanliness

During the construction period, each construction site shall be kept neat and shall be properly policed. Orange construction fence must be installed before the start of construction on all side lot lines where a home is being constructed next to an existing occupied home.

Owners and Homebuilders shall clean up all trash and debris on the construction site. Trash and debris shall be removed from each construction site on a timely basis. The Village at Ledge Stone Reviewer will have the authority to require that one dumpster be provided to serve no more than four Lots or Condominium Units. In addition to any dumpster, a trash receptacle approved in advance by the Village at Ledge Stone Reviewer will be located on each lot during construction. Trash receptacles must be emptied periodically and will not be permitted to overflow.

Lightweight material, packaging, food waste 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 Village at Ledge Stone.

When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Any damage will be charged to the Owner/Homebuilder. Track loaders are not to be operated on paved or concrete surfaces

Mud, dirt and other construction debris tracked off the construction site must be cleaned on a daily basis. Skid steer loaders are not to be used to clean the streets by scraping them.

Sanitary Facilities

During construction, a temporary sanitary facility (chemical toilet) shall be provided and maintained by responsible contractor within three (3) lots of each construction site.

Schedule of Fines

Listed below is the schedule of fines which may be assessed. **PLEASE BE ADVISED THAT FINES ARE NOT IN LIEU OF ANY COSTS CHARGEABLE AGAINST A HOMEBUILDER/OWNER FOR REPAIRS OR RESTORATION.**

Schedule of Fines

Premature Clearing of Lot or Condominium Unit	\$500.00 per incident
Failure to install construction fence next to an occupied residence	\$150.00 plus \$25 per day
Construction without Village at Ledge Stone Reviewer Approval	\$500.00 per incident
No Chemical Toilet Provided within three homes of construction site	\$150.00 per incident plus \$25 per day
Encroachment on Adjacent Properties (placement of trash, etc)	\$500.00 plus cost of repair
Damage to Streets, Curbs, Infrastructure	\$1,000.00 per location plus cost of repair
Miscellaneous Violation of Construction Rules	\$50.00 per day
Street cut charge due to damaging streets	\$5,000.00 plus cost of restoration
Emergency clean up of streets due to concrete trucks or other hazardous material being spilled	\$500.00 per incident plus cost to clean up
Failure to place plastic on streets if utilizing concrete pump trucks in street	\$500.00 per incident
Burying of trash in any ditch	\$250.00 per incident

Duration of Construction

A residence must be complete and available for occupancy on or before ten (10) months after the slab is poured.

Plan Submittals

New residential home construction within Village at Ledge Stone will utilize a two-stage review process.

PLAN BOOK, MATERIAL AND LANDSCAPE REVIEW

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

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

- Floorplans
- Elevations of all sides of each home indicating
 - Brick Ledge (Max height of exposed concrete/underpinning is 24")
 - 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 non-heated/air conditioned space of the residence
- Material samples, including stone samples (colors and patterns), mortar colors, stucco colors, trim colors, roof materials and colors, and window materials and colors must be approved in advance by the Village at Ledge Stone Reviewer. The Village at Ledge Stone Reviewer reserves the right to request samples of all materials. **PLEASE BE ADVISED THAT PLAN BOOK AND MATERIAL REVIEW IS NOT FINAL APPROVAL. SPECIFICALLY, MATERIAL TO BE INCORPORATED INTO A RESIDENCE OR IMPROVEMENT IS NOT APPROVED FOR USE ON A PARTICULAR RESIDENCE OR IMPROVEMENTS UNTIL THE FINAL PLAN REVIEW FOR THE RESIDENCE AND/OR IMPROVEMENT HAS BEEN SUBMITTED TO AND APPROVED BY THE VILLAGE AT LEDGE STONE REVIEWER.**
- Sample Landscaping Plan
 - General boundaries of turf areas with type of turf noted
 - General locations of all proposed plants
 - Listing of Materials Plan

FINAL PLAN REVIEW

A completed Final Plan Application (Attachment 1), must be submitted for review and approval to the Village at Ledge Stone Reviewer prior to the construction of any new residences on a Lot or Condominium Unit. The Final Plan Application must also include all information required to be submitted as set forth on the application. In addition, if any changes are made to a landscaping plan previously submitted and approved by the Village at Ledge Stone Reviewer during the Plan

Book, Material, and Landscape Review as applied to a particular lot, all changes must be approved in writing and in advance by the Village at Ledge Stone Reviewer

A completed Improvement Application (Attachment 2), must be submitted for review and approval to the Village at Ledge Stone Reviewer prior to the construction of any Improvements on a Lot or Condominium Unit. ("Improvements") including, but not limited to, storage sheds, home additions, fencing, fence relocation, fence staining, color changes to the exterior paint, basketball goals, playscapes, decks, arbors, gazebos, swimming pools, spas, hot tubs, playhouses, walls, hardscape improvements, landscaping and exterior alterations.

Attachments:	Attachment 1	Village at Ledge Stone: Final Plan Application
	Attachment 2	Village at Ledge Stone: Improvement Application
	Attachment 3	Village at Ledge Stone: Landscaping Specifications
	Exhibit A	Village at Ledge Stone: Ornamental Iron Fencing
	Exhibit B	Village at Ledge Stone: Good Neighbor Fencing
	Exhibit C	Village at Ledge Stone: Side Yard Fence

ATTACHMENT 1
VILLAGE AT LEDGE STONE: FINAL PLAN APPLICATION

Deliver via United States Postal Service:
Village at Ledge Stone Architectural Reviewer
13000 Hwy 290 W
Austin, Texas 78737-9339



Date: _____ Section: _____ Block: _____ Lot: _____

Address: _____ Builder: _____

Request Prepared By: _____

Plan #: _____ Elevation: _____ Garage Orientation: _____

Bedrooms: _____ Baths: _____ Square Footage: _____

Masonry Manufacturer: _____ Masonry Color: _____

Masonry Mortar Color: _____

Stone Manufacturer: _____ Stone Color: _____

Stone Mortar Color: _____

Trim Color: _____ Siding Color: _____

Shingles: _____ Roof Pitch: _____

- Fencing:
- Ornamental Iron Fence - Exhibit A
 - Good Neighbor Fence - Exhibit B
 - Side Yard Fence - Exhibit C
- _____

Retaining Wall: Yes No Deck: Yes No

Deck Material: _____

Attachment Checklist:

- Hays County Municipal Utility District Wastewater Tap Fee Receipt
- Plot Plan showing:
 - house layout with applicable setbacks and all Public Utility Easements identified
 - all easements, both by plat and separate instrument
 - proposed fencing (if any) and proposed sidewalks (if any)
 - erosion controls
- Elevation plans showing all sides and indicating drainage directions
- Schedule illustrating the following: total square feet of lot, total square feet of driveway, total square feet of entry walk, total square feet of patio, total square feet of sidewalk, total square feet of sod, and total linear feet of fence (if any)

Please read the following statements and initial next to each line to indicate that you have read, understand and agree to abide by the statement:

_____ I acknowledge receipt of the Village at Ledge Stone Master Covenant, Development Area Declaration, Development Area Declaration and Declaration of Condominium Regime and the Design Guidelines and agree to abide with all in regards to the proposed submittal.

_____ I understand that any contractors I employ are not permitted to place signs anywhere within the subdivision advertising their business. (i.e. This fence is being built by..., etc.)

_____ I understand that greenbelt access is not permitted for construction activity without written permission from the Village at Ledge Stone Reviewer. A formal application and separate deposit must be submitted and approved before greenbelt access would be considered.

_____ I hereby agree not to begin any improvements until the Village at Ledge Stone Reviewer notifies me of an approval in writing.

_____ I understand that any changes to the approved plans must be re-submitted for approval before the changes are implemented.

_____ I understand that the Village at Ledge Stone is a private subdivision and that any damage to streets, right-of-way, drainage facilities, etc. attributable to the construction activities will be the responsibility of the Homebuilder and/or Owner.

_____ I understand that no authorization has been granted to allow for the surface of any street to be cut within the community without written approval of the Village at Ledge Stone Reviewer.

Authorized Builder Representative

Approved/Denied Notes: _____

Hays County Municipal Utility District No. 4 Wastewater Tap Fee Paid
Check #: _____ Receipt #: _____

Approval Granted - Village at Ledge Stone Architectural Reviewer:
By: _____ Review Date: _____

ATTACHMENT 2
VILLAGE AT LEDGE STONE: IMPROVEMENT APPLICATION

Deliver via United States Postal Service:
Village at Ledge Stone Architectural Reviewer
13000 Hwy 290 W
Austin, Texas 78737-9339



What projects need to be submitted to the Village at Ledge Stone Reviewer?

("Improvements") including, but not limited to, storage sheds, home additions, fencing, fence relocation, fence staining, color changes to the exterior paint, basketball goals, playscapes, trampolines, decks, arbors, gazebos, swimming pools, spas, hot tubs, playhouses, walls, hardscape improvements, landscaping and exterior alterations.

Steps for Consideration

Please complete this application and submit it with your plans and specifications of the proposed improvement. No additions, modifications or removal of any Improvement shall be made upon any lot without prior written approval of the Village at Ledge Stone Reviewer.

What must accompany this submittal?

Plans and specifications are defined as any and all documents designed to guide or control the construction, installation or maintenance of any Improvement, including but not limited to, those indicating location, size, shape, configuration, materials, site plans, excavation and grading plans, foundation plans, drainage plans, landscaping and fencing plans, elevation drawings, floor plans, specifications on all building products and construction techniques, samples of exterior colors, plans for utility services, and all other documentation or information relevant to such Improvement.

The plans and specifications to be submitted will be incomplete and not accepted without all of the following items, unless waived by the Village at Ledge Stone Reviewer. The Village at Ledge Stone Reviewer may require additional information before action on your request.

1. Plot plan/survey showing the location (with measurements noted), dimensions, and elevations of all existing and proposed Improvements.
2. Existing and finished grades shall be shown on lot corners and at corners of proposed improvements. Lot or Condominium Unit drainage provisions shall be indicated, as well as cut and fill details, if any appreciable change in the lot contour is possible due to the construction of the improvement.
3. The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements shall be described, along with any diagrams or representations necessary to depict all proposed exterior illumination, including location and method, utility connections and fire protection systems.
4. This form must be completed and signed by the Owner of the Lot or Condominium Unit.

Please indicate the type of improvement for which you are requesting approval.

- | | |
|---|---|
| <input type="checkbox"/> Outbuilding | <input type="checkbox"/> Exterior Color Change |
| <input type="checkbox"/> Alteration of existing improvement | <input type="checkbox"/> Removal of existing improvement |
| <input type="checkbox"/> Deck, Arbor, Gazebo | <input type="checkbox"/> Swimming Pool, Spa, Hot Tub |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Playscape, Trampoline |
| <input type="checkbox"/> Basketball Goal | <input type="checkbox"/> Waterfall/Pond |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> *Fence/Fence Modification/Staining |

*Fencing Note: Check all proposed fencing to be installed, initial applicable Exhibit(s) and submit Exhibit(s).

- Ornamental Iron Fence - Exhibit A
- Good Neighbor Fence - Exhibit B
- Side Yard Fence - Exhibit C

Description of Proposed Improvement:

Fees

Charges for review are according to the following schedule:

Small project	
Storage shed, deck, arbor, fence, playscape, landscaping	\$ 60.00
Re-submittal	\$ 30.00
Fine for starting without approval	\$120.00
Major project	
Swimming Pool, Spa, Home addition/modification	\$150.00
Re-submittal	\$ 75.00
Fine for starting without approval	\$300.00

Deposit

A deposit of \$2,500.00 will be required for certain types of construction projects including but not limited to swimming pools and home additions/modifications.

If you are submitting your request via facsimile, please send a photocopy of check in the correct amount with this submittal. The original check must be received within five (5) days or the submittal will be considered incomplete. Review of plans will be completed within fourteen (14) days.

Please read the following statements and initial next to each line to indicate that you have read, understand and agree to abide by the statement:

_____ I acknowledge receipt of the Village at Ledge Stone Master Covenant, Development Area Declaration, Development Area Declaration and Declaration of Condominium Regime, and the Design Guidelines and agree to abide with all in regards to the proposed submittal.

_____ I understand that any contractors I employ are not permitted to place signs anywhere within the subdivision advertising their business. (i.e. This fence is being built by..., etc.)

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_____ I understand that any changes to the approved plans must be re-submitted for approval before the changes are implemented.

_____ I understand that the Village at Ledge Stone is a private subdivision and that any damage to streets, right-of-way, drainage facilities, etc. attributable to the construction activities will be the responsibility of the Homebuilder and/or Owner.

_____ I understand that no authorization has been granted to allow for the surface of any street to be cut within the community without written approval of the Village at Ledge Stone Reviewer.

Owner Signature

Owner Name

Work Phone

Address of Proposed Improvement

Home Phone

Mailing Address (if different than above)

Email Address (For Expedited Approval)

Contractor (if any)

Contractor Phone

Contractor Contact

Contractor Email Address

Ledge Stone Review No.: _____ Address: _____

Following a review of your submittal, the Village at Ledge Stone Reviewer:

- Plans are approved as submitted.
 - Disapproved your request at this time because of the following reasons or variances from the Association Restrictions and/or guidelines established by the Village at Ledge Stone Reviewer.
-
-
-

- Requests the following additional information in order to make a final decision on this Association Restrictions and/or guidelines established by the Village at Ledge Stone Reviewer.
-
-
-

Approval Granted - Village at Ledge Stone Architectural Reviewer:

By: _____ Review Date: _____

**ATTACHMENT 3
 LANDSCAPING SPECIFICATIONS**

Plant Material & Specifications	Lot	Condominium Unit
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Yard Trees

Quantities

Front Yard – 3" Caliper Trees	2	2
Rear Yard – 3" Caliper Trees	0	0
Side Yard Corner Lot - 3" Caliper Trees	4	4
Irrigation Installed - Trees	Yes	Yes

Lawns

Front Yard – Bermuda Tifway 419	Solid Sod	Solid Sod
Rear Yard – Bermuda Tifway 419	Solid Sod	Solid Sod
Side Yard of Corner Lot – Bermuda Tifway 419	Solid Sod	Solid Sod
Irrigation Installed – Entire Lawn	Yes	Yes

Foundation Planting – Front

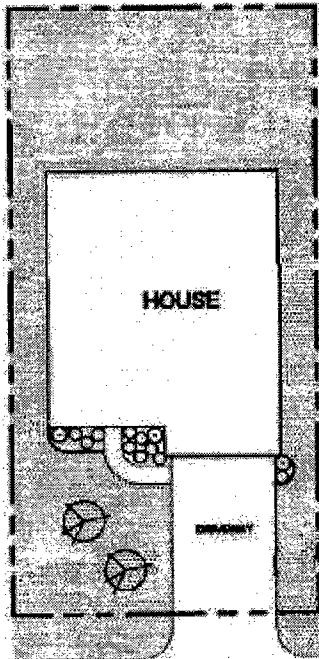
Shrubs - 3 to 5 Gallon	18	5
Shrubs/Plants - 1 Gallon	20	10
Irrigation Installed – All Shrubs	Yes	Yes

Acceptable Trees

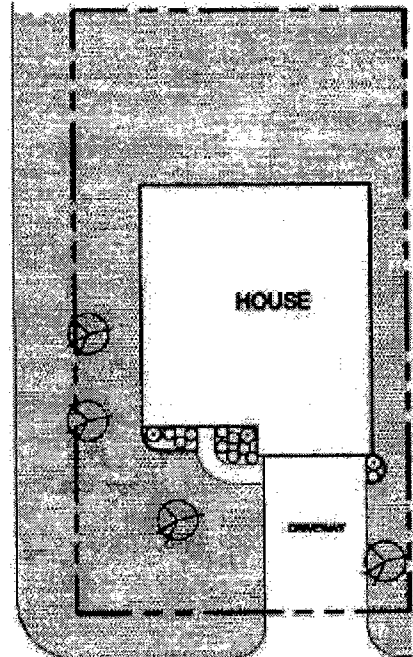
Live Oak – Quercus Virginiana
Bur Oak – Quercus Macrocarpa
Chinkapin Oak – Quercus Muhlenbergii
Texas Red Oak – Quercus Texana
Cedar Elm – Ulmus Crassifolia

Notes:

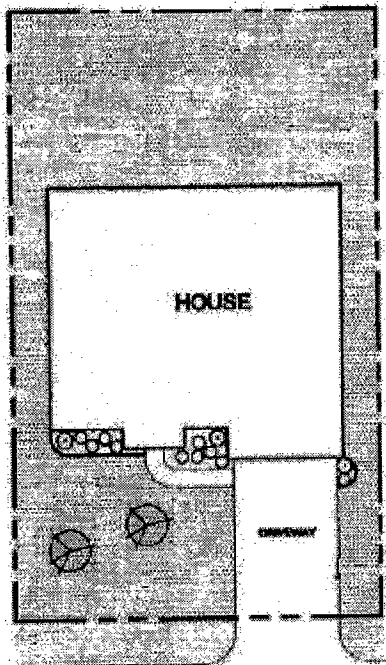
- 1) Side Yard of Corner Lot is any Lot or Condominium Unit that has a side yard fronting a street right-of-way
- 2) It is recommended that trees be a minimum of two (2) different species on each Lot or Condominium Unit. Caliper size is measured at four feet (4') above ground.



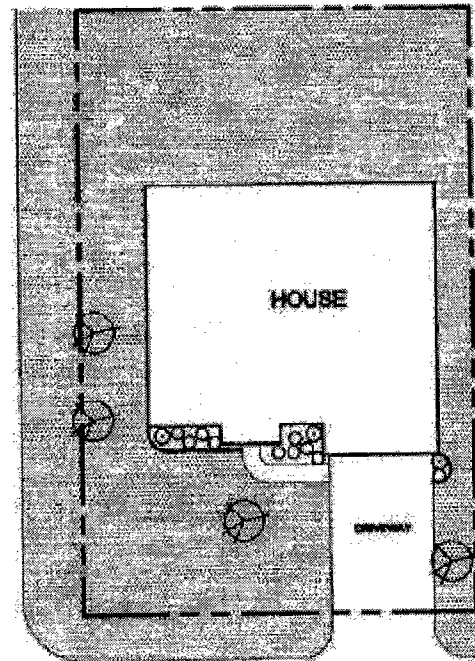
55' STANDARD LOT
REQUIRED TREE AND SHRUB PLANTING:
2-3" TREES
5-5 GAL. SHRUBS
10-1 GAL. SHRUBS



55' CORNER LOT
REQUIRED TREE AND SHRUB PLANTING:
4-3" TREES
5-5 GAL. SHRUBS
10-1 GAL. SHRUBS



65' STANDARD LOT
REQUIRED TREE AND SHRUB PLANTING:
2-3" TREES
18-5 GAL. SHRUBS
20-1 GAL. SHRUBS



65' CORNER LOT
REQUIRED TREE AND SHRUB PLANTING:
4-3" TREES
5-5 GAL. SHRUBS
10-1 GAL. SHRUBS

EXHIBIT A
ORNAMENTAL IRON FENCE

Six foot (6') tall powder-coated black ornamental iron fence. Finials of any kind are not allowed.

EXHIBIT B
GOOD NEIGHBOR FENCE

Good Neighbor style six foot (6') tall wood fencing with 2 3/8" vertical steel posts is the only type of fencing allowed between property lines. Good Neighbor fencing is defined as wood fencing that alternates the side the panel faces every eight feet (8'). Shadowbox or "Pallet" type fencing is not allowed.

Fences may only be stained using a stain that is comparable to Sherwin-Williams DeckScapes semi-transparent stain in color and quality. Any and all staining requires approval of the Village at Ledge Stone Reviewer.

EXHIBIT C
SIDE YARD FENCE

The side yard fence shall be six foot (6') tall wood fencing with 2 3/8" vertical steel posts. The side yard fence at the point where it connects to the house must be setback a minimum of fifteen feet (15') from the front corner of the house and a minimum of ten feet (10') from the back corner of the house. All side yard fences must be installed so that they are even and in a straight line between houses. Furthermore, side yard fences must be installed so that all pickets are facing toward the street and no fence rails are seen from the street. Also, fencing along any street must follow the side yard fence specifications.

Fences may only be stained using a stain that is comparable to Sherwin-Williams DeckScapes semi-transparent stain in color and quality. Any and all staining requires approval of the Village at Ledge Stone Reviewer.

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Hays County
On: Sep 25, 2007 at 12:58P
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By:
Rose Robinson, Deputy
Linda C. Fritsche, County Clerk
Hays County