

THIRD SUPPLEMENT TO NOTICE
OF
FILING OF DEDICATORY INSTRUMENTS
FOR
HERITAGE RANCH

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THIS THIRD SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR HERITAGE RANCH (this "Third Supplement") is made this 31 day of OCTOBER 2005, by The Homeowners Association of Heritage Ranch, Inc. (the "Association").

WITNESSETH:

WHEREAS, U.S. Home Corporation, a Delaware corporation (the "Declarant"), prepared and recorded an instrument entitled "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Heritage Ranch", filed of record on March 15, 2001, and re-filed on March 20, 2001 at Volume 04879, Page 01570 *et seq.*, of the Deed Records of Collin County, Texas (the "Declaration"); and as amended and supplemented from time to time; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on or about November 13, 2002, the Association filed a Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 05296, Page 04427 *et seq.*, of the Deed Records of Collin County, Texas (the "Notice"); and

WHEREAS, on or about February 4, 2003, the Association filed a "First Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch" in Volume 5349, Page 005817 *et seq.*, of the Deed Records of Collin County, Texas (the "First Supplement"); and

WHEREAS, on or about December 23, 2003, the Association filed a Second Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 5571, Page 000035 *et seq.*, of the Deed Records of Collin County, Texas (the "Second Supplement"); and

WHEREAS, on or about October 22, 2004, the Association filed a First Amendment to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 5780, Page 03187 *et seq.*, of the Deed Records of Collin County, Texas (the "First Amendment"); and

WHEREAS, on or about August 8, 2005, the Association filed a Corrected First Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 5976, Page 00016 *et seq.*, of the Deed Records of Collin County, Texas (the "Corrected First Supplement"); and

WHEREAS, the Association desires to supplement the Notice to include the dedicatory instrument entitled "Residential Design Guidelines for Heritage Ranch Addition", attached hereto as Exhibit "A" and incorporated herein by reference.

NOW, THEREFORE, the dedicatory instrument attached hereto as Exhibit "A" is a true and correct copy of the original and is hereby filed of record in the real property records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Third Supplement to be executed by its duly authorized agent as of the date first above written.

THE HOMEOWNERS ASSOCIATION
OF HERITAGE RANCH, INC.,
a Texas non-profit corporation

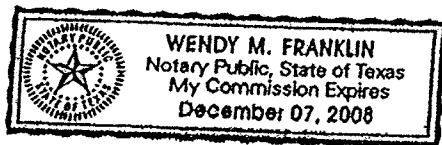
By: Mike Pray
Its: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Mike Pray, President of The Homeowners Association of Heritage Ranch, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 31 day of October 2005.



Wendy M. Franklin
Notary Public - State of Texas
12-07-08
My Commission Expires

AFTER RECORDING, RETURN TO:
Lance E. Williams, Esq.
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 1050
Dallas, Texas 75219

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EXHIBIT "A"

DEDICATORY INSTRUMENT

1. Residential Design Guidelines for Heritage Ranch Addition

06042 03877

EXHIBIT "A - 1"

EXHIBIT "A - 1"

DESIGN GUIDELINES

Residential Design Guidelines for Heritage Ranch Addition

SECTION I: INTRODUCTION

A. VISION STATEMENT

Standards and criteria aimed at ensuring a high-quality appearance within Heritage Ranch are also intended to create a strong sense of community among Heritage Ranch residents. It is expected that these standards and criteria will result in the development of a community that Heritage Ranch residents are proud to call home.

B. THE COMMUNITY

Residential development is the primary land use in Heritage Ranch and includes many residential housing types and densities. The Golf Course, Clubhouse and green belts are the focus of the development, providing recreational and scenic amenities.

Design guidelines for Heritage Ranch are intended to establish a framework that ensures high-quality development. Rigorous attention to the site's physical and visual attributes and aesthetics of all designed components ensures a community with enduring quality and timeless appeal.

C. COMMUNITY IMAGE & DESIGN PHILOSOPHY

The name of the community will be Heritage Ranch.

Heritage Ranch's design philosophy is intended to create a sense of community through the incorporation of common themes in the site planning and the design of streets, neighborhood patterns, open space, landscape architecture, architecture and building materials. The whole becomes the sum of its parts, thus, creating a unified and cohesive community.

This design philosophy is realized through the site planning, the streetscape design, the treatment of open spaces and the expression of architecture.

Along with the design of the streetscape and community amenities, compatible and complementary architecture and appropriate materials further reinforce the sense of a unified and cohesive community.

SECTION II: REVIEW PROCEDURES

A. PURPOSE AND SCOPE

These Design Guidelines have been prepared by the Declarant and adopted by the Declarant pursuant to the Declaration. They have been developed to support and perpetuate the community's visual integrity and design philosophy and are intended to ensure the creation of a pleasant physical environment both during and after construction. They have been established to explain design requirements and the design review process for development in Heritage Ranch. The Design Guidelines provide a framework that ensures a well-designed community while allowing for creative site design and diverse architecture solutions. They represent a commitment to Heritage Ranch's future by encouraging sensitivity to the site and land use compatibility.

These Design Guidelines establish standards that are consistent with the special character and quality intended for Heritage Ranch. These standards are intended to assist design professionals, developers, builders and homeowners in the planning, design and implementation of site elements and improvements and to establish and maintain a community image that supports the natural and man-made environment of Heritage Ranch.

These Design Guidelines govern all property subject to the Declaration (CC&R's) unless otherwise specifically stated in these Design Guidelines, all plans and materials for construction projects or design issues on a Residential Lot must be approved before construction activity begins. Unless otherwise specifically stated in the Design Guidelines, no structure may be erected upon any Residential Lot and no improvements (including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting or removal of landscaping materials) shall take place without receiving the prior written approval of the Architectural Review Committee (ARC) as described below.

While any Owner may remodel, paint, or redecorate the interior of his or her dwelling without approval, any exterior alteration, decoration, or construction visible from adjoining properties, the public right of way, or community open space requires approval. When these Design Guidelines specifically allow an Owner to proceed without advance approval, such allowance shall only be effective so long as the Owner complies with the requirements of the stated guideline.

Owners are responsible for ensuring compliance with all requirements stated herein, and also with those set forth in the Declaration, the zoning ordinance and any subsequently adopted Declarations. Owners should review and become familiar with these documents, particularly the Use Restrictions promulgated in accordance with the Declaration.

The HOA will determine if a violation to these Design Guidelines has occurred. In the event of any violation of these Design Guidelines, the Declarant or the HOA may take any action set forth in the Declaration. The Declarant or the HOA may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Declarant or the HOA shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the offending party, which fine shall not exceed 10% of the cost of achieving compliance.

Because of the wide variety of construction techniques, materials and colors available, it is not possible to address every potential issue that may arise. Therefore, any details provided in an Application for Review or which arise on the Home during construction or modification may be approved or disapproved by the ARC, as defined herein, at its sole discretion.

B. ADMINISTRATION, ENFORCEMENT AND INTERPRETATION

1. Declarant

The Declarant has exclusive jurisdiction over all matters relating to Design Review, until 100% of the Properties have been developed and conveyed to Owners who are not Builders and so long as Declarant has not terminated such rights in a written instrument in recordable form executed by Declarant (the period during which the Declarant exercises design control will hereinafter be referred to as the "Declarant Review Period").

During the Declarant Review Period, the Declarant shall review plans and specifications for and have jurisdiction over all alterations, construction, and landscaping issues on any Home; shall be the conclusive interpreter of the Design Guidelines; shall monitor the effectiveness of the Design Guidelines; and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

Prior to the surrender or termination of this right, the Declarant may from time to time, but shall not be obligated to, delegate in writing all or a portion of its rights under this Section to an Architectural Review Committee (the "ARC") appointed by the Declarant. In the event of such delegation, the ARC's jurisdiction shall be limited to such matters as are specifically delegated by the Declarant. In addition, any such delegation shall be subject to (i) the right of Declarant to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated; and (ii) the right of Declarant to veto any decision which Declarant determines, in its sole discretion, to be inappropriate or inadvisable for any reason.

2. Architectural Review Committee (ARC)

Architectural control and design review for Heritage Ranch is handled by the Architectural Review Committee. The ARC has limited jurisdiction over those specific responsibilities delegated to it by the Declarant during the Declarant Review Period. Upon the expiration or termination of the Declarant Review Period, the ARC has jurisdiction over all matters relating to architecture and landscaping, as set forth in the Declaration. Following the Declarant Review Period, the ARC shall review plans and specifications for all improvements on any Home, have jurisdiction over all improvements on any Home, be the conclusive interpreter of these Design Guidelines, monitor the effectiveness of the Design Guidelines, and may promulgate additional design standards and review procedures consistent with these Design Guidelines, subject to the approval of the HOA Board of Directors.

3. Interpretation

The provisions of these Design Guidelines shall be held to be the minimum requirements for the promotion of the health, safety, welfare, order and prosperity of the present and future inhabitants of Heritage Ranch. Where the conditions imposed by any provision of these Design Guidelines are less restrictive than comparable conditions imposed by a Town of Fairview permit requirement or building code or regulation, the more restrictive provision shall govern.

4. Construction Permits

These Design Guidelines have not been developed to approve construction permits. Any necessary construction permit applications are to be submitted to the Town of Fairview or any future governing authority.

C. AMENDMENTS TO DESIGN GUIDELINES

The Declarant shall have sole and full authority to amend the Design Guidelines, until its jurisdiction is surrendered or terminated pursuant to the Declaration. If the Declarant's jurisdiction is so terminated or surrendered, the ARC shall have authority to amend the Design Guideline; subject to HOA Board of Directors approval, provided, however, the Declarant's consent shall be required so long as the Declarant owns any property as described in the Declaration. There shall be no limitation on the scope of amendments to the Design Guidelines; the

Design Guidelines may be amended to remove requirements previously imposed or otherwise to make the Design Guidelines less restrictive. Any amendments to the Design Guidelines shall apply to construction and modifications commenced after the date of such amendment only and shall not apply to require modifications to or removal of structures previously approved once the approved new construction or modification has commenced.

D. DESIGN REVIEW PROCEDURES

1. Review of Improvements

All exterior alterations, decorations, or construction on any Residential Lot that is visible from adjacent property, public right of way, the Golf Course, or public open space, must be reviewed and approved by the ARC prior to the commencement of work. As specified below, each Owner shall submit for review an application, plans, and exhibits no later than forty-five (45) days prior to the commencement of construction. See CCR 10.36.

2. Limitation of Liability for Approval of Plans

The review and assessment of an application is based solely on aesthetic considerations as informed by these Design Guidelines; and neither the Declarant, the Association, the ARC or any Member of the foregoing, shall bear any responsibility for ensuring the structural integrity or soundness of approved new construction or modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the Declarant, the Association, the ARC or Member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Residential Lot.

3. Review Period

The ARC will meet regularly to review all plans submitted for approval. The ARC may require submission of additional material and may postpone action until all required materials have been submitted. The ARC will reply to the submittals in writing, if the ARC feels additional materials are necessary or if it needs additional information or has any suggestions for change. The ARC will act on the plans within forty-five (45) days after receipt of all materials required by the ARC (unless the time is extended by mutual agreement.) A written response of the decision of the ARC will be sent by mail. See CC & R 10.36.

4. Appeal

Any Owner shall have the right to appeal a decision of the ARC by resubmitting the information and documents specified above; however, such appeal shall be considered only if the appellant has modified the proposed construction or modification or has new information, which would, in the ARC's opinion, warrant reconsideration. In the case of a disapproval and re-submittal, the ARC shall have ten (10) days from the date of each re-submittal to approve or disapprove any re-submittal. The filing of an appeal does not extend any maximum time period for the completion of any construction.

5. Implementation of Approved Plans and Penalty for Noncompliance

All projects and construction shall be implemented per approved plans or requests. If construction is found not to be in accordance with the approved Plans, the ARC will require the Builder or Homeowner to remedy the discrepancies. If the Owner fails to remedy such non-compliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such non-compliance shall be deemed to be in violation of the Declaration and these Design Guidelines. In such case, the ARC

or the Declarant, whichever is appropriate, shall notify the Owner that it may take action to remove the noncompliance and/ or seek injunctive relief, recovery of costs incurred, and imposition of a fine, which shall not exceed 10% of the ARC/HOA cost of achieving compliance.

6. Period of Plan Validation

For initial construction of a dwelling on a Residential lot, final approval of plans is valid for thirty-six (36) months unless otherwise agreed to by the ARC and the Builder or Homeowner in writing. Construction shall begin within this period and be completed within twelve months from commencement of Construction. Construction is deemed commenced when the foundation for the home to be constructed on the Residential Lot is underway.

For home modifications or other projects, the ARC may include in the approval a maximum time period for the completion. If no maximum time period is specified in the approval, such modifications shall be completed within ninety (90) days of the commencement of work.

The Owner may request an extension of the maximum time period allowed for new construction or for modifications not less than seven (7) days prior to the expiration of the time period.

If approved improvements are not completed within the default periods set forth above or, if applicable, within any extension approved by the ARC, the approval shall be deemed withdrawn, and the incomplete construction or project shall be deemed to be in violation of the Declaration and these Design Guidelines.

7. Changes after Approval

Proposed changes to plans, including but not limited to changes in materials, building components, grading, paving, utilities, landscaping, or signage, made after the approval of plans must be submitted to and approved in writing by the ARC prior to commencement of construction, as defined above. Close cooperation and coordination between the Owner and the ARC will help ensure that changes are reviewed in a timely manner.

If a government authority having jurisdiction over Heritage Ranch requires that changes be made to plans previously approved by the ARC, the Owner shall notify the ARC of such requirements and receive approval from the ARC prior to implementing such changes.

D. DESIGN REVIEW APPLICATION

1. Application for Review

The Owner shall submit the Application for Review on the most current approved forms to the ARC. Such Application for Review shall meet the following requirements:

- (A) Information Regarding Owner, including:
 - (1) Owner's name, address, and telephone number;
 - (2) Type of project; and
 - (3) Home address
- (B) Nature of Request. The Owner shall attach a written description of the proposed project to the Application for Review. If the Application for Review is being re-submitted pursuant to an appeal of the ARC's decision, the application shall state clearly such fact.

- (C) All Applications for Review shall be addressed to the appropriate committee at the address set forth on the cover of these Design Guidelines.

2. Review Fees

There will be no fee required by the ARC for the initial review and first appeal, if applicable. A review fee of \$250.00 is required for a second appeal after plans have twice been denied. This fee will be paid at the time the appeal is submitted.

3. Plans

All applications for construction shall include plans for review. These plans shall illustrate the design and visual quality of the project as well as how the project complies with these Design Guidelines.

- (A) Architectural Plan Review. For major improvements, such as room additions, remodels, structural changes or accessory building construction, the builder of Homeowner shall submit to the ARC one set of professionally prepared 24"x36" or 11"x17" construction documents at a scale of 1/8"=1'0" that includes the following:

- (1) Architectural elevations (front, side, and rear), indicating typical proposed grade lines, finish floor elevations, top of slab elevations and building height calculations.
- (2) Floor plans, including square footage for each floor.
- (3) Roof plans indicating pitches, ridges, valleys and location of mounted equipment.
- (4) Indication of all proposed exterior materials.
- (5) Exterior details, including items such as chimneys, exterior stairs and decks, railings, and deck supports.
- (6) Typed schedule of all finished exterior materials and colors, including siding and downspouts, trim/ gutters, roofing, garage doors, front door, and window trim.
- (7) Cut sheets for exterior lighting.
- (8) Any other proposed improvements (e.g., decks, awnings, hot tubs, etc.)
- (9) Lot, block, subdivision name, street address with Owner and Builder's names listed.

- (B) Site Plan Review. For major improvements, such as room additions, remodels, structural changes or accessory building construction, the Builder or Homeowner shall also submit to the ARC on set of 24"x36" or 11"x17" construction documents that includes the following:

- (1) Site Plan for each lot, at a scale of 1"=10'0" or 1"=20'0".
- (2) Lot lines and dimensions, building setbacks, street right-of-ways, curb lines and easements.
- (3) Building footprint, main finished floor elevations and garage slab elevations.
- (4) Walks, driveways, decks, accessory structures, fencing, retaining walls with top and bottom wall elevations (subject to Master and Supplemental CCR's)

- (C) **Landscape Plan and Other Site Improvements Review.** ARC approval is required prior to installation of any landscaping or any other site improvements as described herein. In most cases, the materials required for a submittal of this type will not have to be professionally prepared, but at a minimum should be drawn to scale and shall have sufficient detail to permit a comprehensive review by the ARC. The following guidelines should be utilized in preparing drawings or plans:
- (1) The drawings or plan should be prepared at a scale of 1"=10'0" or 1"=20'0" and should depict the property lines of the lot and the "footprint" of the home as located on the lot. Existing improvements, in addition to the home, should be shown on the drawing and identified. Such existing improvements include driveways, walkways, decks, trees, shrubs, etc.
 - (2) Plans for any other site improvements, including but not limited to hot tubs, trellises, retaining walls, fencing, lighting, gazebos, etc. shall be shown on the plan with a description of the proposed improvements, including the materials, and colors to be used. In the case of structural improvements (trellises, gazebos, etc.) and elevation drawn to scale of the proposed improvement is required.
- (D) **Environmental Protection Plan.** An Environmental Protection Plan is required for all development parcels and shall address the following three topics:
- (1) Soil erosion control, i.e., measures designed to minimize erosion both during and after construction;
 - (2) Protection of existing vegetation. Identification of vegetated areas to be preserved and methods of protecting existing vegetation during the construction phase shall be described;
 - (3) Revegetation of disturbed areas. The revegetation plan shall include plans for the revegetation of land disturbed by development and construction activity

4. Additional Information

The ARC may require the submittal of additional plans, drawings, specifications, samples or other material if deemed necessary to determine whether a project will comply with these Design Guidelines.

Revisions and Additions to Approved Plans:

Revisions and/ or additions to the approved Plans made by the Builder and/ or Homeowner shall be resubmitted to the ARC for approval. The revised plans shall follow the requirements outlined above. The ARC will then review the plans and provide a written response within thirty (30) days after the submittal.

E. DESIGN REVIEW CRITERIA

While the Design Guidelines are intended to provide parameters for design and visual quality, they are not all-inclusive. In its review process, the ARC will consider, among other things, the quality of workmanship, harmony of design with existing structures, topography, and finish grade elevations. ARC assessment will be based solely on aesthetic considerations, as informed by these Design Guidelines.

F. VARIANCES

The ARC may grant variances when circumstances require deviation from these Design Guidelines. Such circumstances may include limitations caused by topography, natural obstructions, or other environmental considerations. The ARC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration and is compatible with existing and anticipated uses of the adjoining properties. No variance shall be effective unless in writing and signed by the Declarant or the reviewing committee's chairperson and a majority of the committee members.

The ARC shall not authorize variances without the written consent of the Declarant so long as the Declarant owns any portion of the Properties or has a right to annex any property described in the Declaration.

SECTION III: DESIGN GUIDELINES

A. SITE PLANNING

The Location and orientation of buildings on Residential Lots directly impact the visual quality of the streetscape and views from the Golf Course. This section provides guidelines for the arrangement and presentation of buildings on Residential Lots.

1. Building Layout

Buildings should be designed to fit the constraints of the topography. Using structures to accommodate slopes is encouraged in lieu of extreme cut/ fill slopes and construction of retaining walls.

2. Building Envelope

Each Lot has a building envelope defined by the building setbacks (see Table A-1) and the maximum building height. Although the envelope forms a box, the goal should never be to fill the box with a building.

Homes should be located on the Homesite with building height and profile in scale with the surrounding structures and topography. The maximum height of residential structures is thirty-five (35) feet. However, non-occupied architectural features of buildings may extend above 35 feet to a maximum of forty feet in total height.

3. Architectural Variety

In order to maintain architectural variety along the residential street, homes of the same floorplan, but with a different elevation shall maintain one (1) home between one another, whether on the same side of the street or on the opposite side of the street. In addition, homes with the same floor plan but with the same elevation shall maintain a minimum of three (3) homes between one another, whether on the same side of the street or on the opposite side of the street unless

approved by ARC. Variations in color and materials shall also be maintained from homes next to each other and across the street from one another. Homes with the same brick shall maintain a minimum of three (3) Homes between one another whether on the same side of the street or on the opposite side of the street unless approved by ARC.

4. Utilities and Utility Easements

Pipes, wires, poles, utility meters and other utility facilities shall be kept and maintained, to the extent reasonably possible, underground.

Existing utilities and utility easements are located throughout Heritage Ranch. Prior to commencing construction, Builders/Owners are responsible for locating and avoiding existing water, sewer, gas, electrical, cable television and other utility lines or building over utility easements. It is the responsibility of the Builder/Owner to repair or replace existing utilities damaged during work on his or her Homesite.

B. ARCHITECTURE

1. Neighborhood Architecture and Styles

Architecture and the built environment make many important contributions to Heritage Ranch's visual context. Due to the importance of these elements, all architectural styles should produce a cohesive visual framework while maintaining architectural variety. All architecture should reflect high quality and craftsmanship, both in design and construction. The use of unusual shapes, colors, and other characteristics that cause disharmony should be avoided.

While no mandatory architectural style is required for Heritage Ranch, it is strongly encouraged that the architectural style of the homes incorporates "timeless" detailing with thoughtful attention to craftsmanship and materials. All plans for construction of buildings and other architectural features shall be prepared by a "qualified" designer and/or engineer.

Unacceptable architectural styles for Heritage Ranch include but are not limited to ultra-contemporary, Southwestern, geodesic dome, log construction, and A-frame construction.

2. Massing

The massing of architectural form is the one gesture that articulates a building's integrity from all but very close views. It is the sculpture of the building and it should stand on its own, while remaining related to the scale of the landscape and other buildings in the neighborhood. Each building in Heritage Ranch should complement its site. This is achieved through thoughtful attention to the massing and integration of each building's architectural components with the site and surroundings.

Building design should include all facades, rather than emphasizing only the front elevation.

3. Exterior Surface Materials and Colors

Homes within Heritage Ranch should be designed with a high level of detail, with careful attention to the combination and interface between materials. Materials chosen shall be appropriate for the theme and scale of the building, compatible with its location within Heritage Ranch, and expressive of the community's desired character and image. The ARC will review all exterior materials as to type, color, texture and durability, as well as the extent of use of any single material or combination of materials.

Quality materials such as natural stone, brick masonry, Hardy-Plank™ Siding and select use of natural wood will be encouraged within the development in keeping with the timeless image of the community and the desire for visual harmony. Incorporating more than one material on exterior walls is allowed provided their use does not detract from the building's overall design and form.

Additionally:

- Buildings shall have exterior construction totaling a minimum of 80% approved masonry material. Siding comprised primarily of masonry materials shall not be considered in determining the 80% minimum. The percentages shall exclude windows, doors, roof and other portions of the structure not customarily made of masonry.
- All portions of the homes constructed on golf course homesites, which are visible from the golf course, must be 100% brick masonry, exclusive of windows and doors and subject to applicable laws and regulations. Approved siding materials are allowed for chimneys and portions of walls or gables located above roof sections.

Use of white or gray brick is not allowed unless specifically approved by the ARC. Mortars are to be cream, natural or white unless specifically approved by the ARC. Brick size shall be limited to "King-Size" or smaller.

Stone masonry joints shall be striked clean where appropriate, and held to a plus or minus maximum of 1" in width. The use of synthetic (man made) stone veneers, Masonite, birch, plywood, aluminum or metal siding is not permitted.

The following are prohibited except with the express written consent of the ARC:

- Metal structures such as sheds
- Metal as a building skin
- Multi-colored masonry
- Mirrored glass
- Exposed cinder block
- Clay tile roofs

The use of color shall generally be restricted to earth tones or natural colors found in the immediate surroundings, and shall apply equally to additions and/or alterations to existing structures as well as to new detached structures. Garish or unusual colors and color combinations, and/or unusual designs are discouraged. No bright, unfinished or mirrored surfaces will be allowed.

5. Sidewalks, Walkways and Driveways

A four-foot wide concrete sidewalk, located at least five feet from the back of the street curb may be provided on residential streets. Sidewalks may be installed as outlined by the Planned Development (PD) Ordinance of the Town of Fairview comprehensive zoning ordinance for Heritage Ranch.

The lead walk shall be either concrete paved with a medium broom finish, stamped and colored concrete, or exposed aggregate concrete. Other materials require ARC approval.

Driveways shall be either concrete paved with a medium broom finish, stamped and colored concrete, or exposed aggregate concrete. Other materials require ARC approval.

Extension or expansion of driveways requires ARC approval prior to installation.

The ARC shall not approve such extensions or expansions intended for side yard parking or vehicle storage.

6. Roofs

Main building roof slopes within Heritage Ranch should be 8:12 pitch or greater.

All roof materials and colors are subject to ARC approval. Roof color should be Weathered Wood, Morie Black or Heather Blend or comparable in color. Asphalt shingles shall be a minimum of 25-year architectural dimensional composite shingle subject to ARC approval.

Reflective roofing materials are prohibited. Metal roofs shall be considered reflective unless they have been painted or otherwise treated to reduce or eliminate reflections. The submittal shall include a complete specification of such proposed materials, including the manufacturer's claims with regards to reflectivity. Skylights shall be of flat glazed glass units. There could be an exception on the Recreational Amenity Center.

ARC approval is required for rooftop equipment and accessories, unless specifically accepted in this Section. All rooftop mechanical equipment shall match roofing colors and be screened from neighboring dwellings and yards, sidewalks, streets, and the Golf Course. Exposed flashing, gutters and downspouts shall be painted to blend with shingles, brick and concrete. Any solar equipment and skylights shall be incorporated into the structure and building mass and be architecturally compatible with the residence.

7. Garages

Detached garages require ARC approval. Such garages shall be compatible with and complementary to the main residence in architectural style, material, color and location.

8. Security doors and Windows

Requests for security treatments for doors and windows must be approved by the ARC prior to installation; however, the use of "burglar bars", steel or wrought iron bars, or similar fixtures on the exterior of any windows or doors is strictly prohibited. ARC approval is not required for the addition of storm doors or other type doors to a home if the material matches or is similar to existing doors on the home and if the color is complementary to that of existing doors on the home.

9. Windows

Windows shall be of clear glass or a tinted glass of bronze, gray, green or smoke color. The use of reflective glass or reflective tinting is prohibited. To ensure the continuity of the view corridors, all window coverings facing public open-space, streets, amenities or the golf course shall be white in color. White curtain lining is acceptable. The use of colored solar panels on these specific rear windows is not allowed.

ARC approval is required for exterior shutters. Shutters shall be of a material similar to and of a color and design generally accepted as complementary to the exterior of the house.

10. Awnings and Overhangs

The use of awnings and overhangs requires ARC approval prior to installation. The materials and colors shall be the same or generally recognized as being complementary to the exterior of the building and will be attached directly to the structure without requiring supporting columns or poles. Neither metal, cloth nor plastic awnings will be permitted.

11. Decks & Balconies

ARC approval is required prior to the installation of a deck or balcony. Decks and balconies shall be constructed of wood or of a material similar to that of the residence and, if painted, shall be painted a color similar to or generally accepted as complementary to the residence. Decks and balconies shall be installed as an integral part of the residence. Any such decks or balconies shall be located so as not to obstruct or diminish the view from or create a nuisance for adjacent property owners. Construction shall not occur over easements and shall comply with the applicable Design Review procedures as stated in of these Design Guidelines.

Decks shall be no more than four (4) feet off the ground and shall be set back a minimum of five (5) feet from property lines. Views under decks shall be screened.

12. Patios

ARC approval is required for the construction of patio covers, open patios, and enclosed patios. Freestanding patio covers are acceptable, as approved, as are roof extensions (loggias). Patio covers and posts shall be constructed of wood or of a material generally recognized as complementary to the residence and shall be similar to or generally recognized as complementary in color to the exterior color of the residence. Cloth patio covers are not permitted.

Open patios should be an integral part of the landscape plan and should be located so activities do not create a nuisance for adjacent property owners. The patio color shall be similar to or generally accepted as a color complementary to the color of the residence. Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. Patio support posts shall be a minimum of 6"x6" in size.

13. Painting / Repainting

ARC approval is required for any exterior painting or repainting of the home or its accessory improvements provided the color is different from that already on the home. The submittal shall contain the manufacturer's paint chips with name and code number. All exterior finishes should be in subdued earth tones such as Generally, garage doors should be painted a muted color and blend with other colors of the home, as prescribed herein.

14. Alterations, Additions, and Expansions

ARC approval is required for any exterior alteration to, addition to, or expansion of a home. The architectural design and materials used in any and all exterior additions, alterations, or renovations shall conform to the original home's design intent with respect to style, detailing, and materials used in the initial construction, as prescribed herein.

15. Accessory Structures

See CC & R's Section 9.6

16. Mailboxes

Mailboxes within Heritage Ranch shall be of a uniform antique bronze aluminum (simulating iron) construction and will be located in pairs.

Exterior Lighting

ARC approval is required prior to changing or adding exterior lighting. In reviewing lighting requests, the ARC will consider the visibility, style, location and quantity of the light fixtures. Landscape lighting fixtures shall be dark-colored so as to be less obtrusive and shall be as small in size as is reasonably practical. Low-voltage (12 volts) lighting is preferable to conventional house-voltage systems because of its safety advantages. All lighting shall be compatible with the architecture of the residence.

All in ground up landscape lighting in the yard (except porches) shall be low-pressure sodium type. Exterior lighting shall not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property.

Lighting for walkways generally should be directed toward the ground.

17. Air-Conditioning and Other Mechanical Equipment

ARC approval is required prior to the installation of air-conditioning equipment. Ground level air conditioning units shall be installed at street level only. All mechanical equipment, including air-conditioning equipment, shall be located in a side or rear yard only.

18. Energy Conservation

The use of energy conservation techniques is encouraged when appropriate. Site planning and landscape design for energy conservation is encouraged. The use of colored solar panels on facades adjacent to the golf course, open space or public amenity space may be restricted.

C. LIFESTYLE ACCESSORIES

1. Clotheslines

Clotheslines of any type are prohibited.

2. Compost

Subject to ARC review, one compost pile measuring no more than three (3) feet in height may be allowed within the rear yard if such is adequately screened by planting and/or fencing so as to conceal it from view of neighboring residents, the street, common areas and the Golf Course. Owners shall be responsible for ensuring that compost piles are well maintained so as not to emit odors or attract rodents or insects.

3. Dog Runs and Kennels

Dog Runs and Dog Kennels are not permitted in Heritage Ranch.

4. Gazebos and Greenhouses

ARC approval is required prior to the construction of any gazebo. Any gazebo should be an integral part of the landscape plan and shall not obstruct any

adjacent property Owner's view of the Golf Course, public open spaces or green belts.

The construction of greenhouses is not permitted.

5. Latticework

Attached latticework or garden trellis may be installed without approval, provided it is an integral part of the landscaping and complementary to the exterior materials of existing structures. Freestanding latticework will be considered as a Gazebo (see above).

6. On-street Parking

As per the Declaration, parking of any vehicle within Heritage Ranch on public or private streets shall not be permitted, with the exception of one- (1) day events and vehicles used for construction of improvements and houses.

7. Play Structures

Playhouses and play structures are prohibited

8. Putting Greens

Owners may, with prior written approval of plans from the ARC, install non-synthetic putting greens in the rear yard. Synthetic putting greens are not permitted.

9. Recreational Equipment

Permanent freestanding, pole-mounted basketball goals or portable basketball goals are not permitted.

Recreational equipment including but not limited to trampolines, sports courts and sports nets are not permitted.

10. Satellite Dishes and Antennas

Satellite dishes larger than one (1) meter in diameter are prohibited. The satellite dish or antenna shall be placed in the rear or side yard in such a manner that it is screened from view from adjacent streets and neighboring properties.

See CC & R Sec 9.12.

11. Spas

ARC approval is required prior to the construction of any spa, "hot tub", Jacuzzi etc. Any Spa shall be located in the rear yard and screened with landscaping in such a manner that it is not immediately visible to adjacent property Homeowners, golf course or common areas. Spas should be designed as an integral part of the deck or patio area where they are located.

12. Swimming Pools

The ARC will review requests for swimming pools and pool equipment on a case-by-case basis. Consideration will be given to, but not necessarily limited to, setback from and impact on neighboring properties and the size of the pool enclosure.

13. Temporary Structures

Temporary structures, other than those used during the initial construction of a residence, are not permitted.

14. Tennis Courts

Tennis courts and sports courts are prohibited in residential homesites.

15. Yard Ornaments

Yard ornaments, including but not limited to, birdhouses, fountains, sculpture, statues, and banners require ARC approval. Approval of yard ornaments is at the discretion of the ARC. Yard ornaments not compatible with the architectural style of Heritage Ranch or that are not proportionate to the location will not be approved.

16. Signs

Existing homes for sale or for lease shall have no more than one temporary sign per Lot that advertises property, which stands no more than four (4) feet high, which has dimensions of no more than 5 square feet, and which is conservative in color and style. Temporary signs may be displayed only while the Lot / home is for sale or lease and shall be removed when the property is no longer for sale or lease. A Builder "Sold" or "For Sale" sign will be allowed until the closing of the home or lot to a third party.

Trade signs, which include but are not limited to landscaping, painting, remodeling, etc., may only be displayed while work is in progress. The installation or relocation of all other signs requires ARC approval. The ARC may dictate a specific uniform size, style and color for such trade signs.

Every Owner shall provide an address sign incorporated into the design of the residence and clearly visible from the street. Painting of address numbers on the street curb is prohibited. One security sign may be permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling. The ARC may impose size, shape and color restrictions on security signs.

No signs shall be erected on the roof of any structure.

The content, placement and appearance of all temporary signs are subject to ARC approval.

Ref. CC & R 9.11 for political sign guidelines.

17. Fire Wood Storage

ARC approval is not required for storage of firewood provided it is located in rear yard only, is not visible from any street, common area or golf course and is neatly stacked.

D. LANDSCAPING

In Keeping with the landscape theme of Heritage Ranch, it is important that all residential landscapes blend with the surrounding environment. Careful integration of site grading, architecture, and landscaping will accomplish this, while also maximizing each site's potential. Thoughtful attention to landscape design will ensure that as each home site is completed, it will become an integrated element in the overall character of Heritage Ranch.

View corridors into the Golf Course and Public Open Spaces should be maintained when siting residences and designing residential landscapes. Requests for landscape modifications of Golf Course property or within Common Open Space, or requests for residential landscaping that adversely impacts the landscape of same will not be considered. Unauthorized landscaping, mowing or pruning of golf Course or Common Open Space

vegetation is strictly prohibited and shall result in the levying of sanctions against the offending party by the ARC, the board or the Declarant.

Homeowners are required to extend landscaping to the street curb and sidewalk where it is adjacent to the street.

All landscaping shall be maintained in accordance with the requirements of the Declaration.

1. Initial Landscaping

Landscaping shall be installed by the Owner no later than one hundred twenty (120) days after a certificate of occupancy is issued. Sod shall be installed before home completion and occupancy.

Tree Location Requirements

1. Two 3" caliper trees shall be planted on each home site in the front yard. Trees shall be planted within the guidelines set forth in the planned development ordinance of the Town of Fairview Comprehensive Zoning Ordinance. All required trees shall be chosen from the Heritage Ranch approved plant list (attached hereto). Any variance from this guideline must be approved in writing by the ARC.

2. Plant Materials

Trees approved for use within Heritage Ranch are listed on the Approved Tree List. Use of trees not on the approved list must be approved by the ARC prior to installation.

Landscaping should consist of a combination of sodded turf areas and shrub and groundcover bed areas. Front yard and rear yard landscaped areas shall be 100% sod where there are no beds.

Large expanses of mulch or bed areas without substantial shrub or groundcover plantings are unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors is prohibited.

3. Landscape Maintenance

Heritage Ranch is a quality residential community to its visual integrity. To ensure healthy well-maintained plant materials, landscaped common areas shall receive routine maintenance from a dedicated HOA landscaping professional.

The following practices are suggested to help minimize maintenance problems:

- Plants should be chosen with regard to the region's climate and their ultimate size, shape and growth rates.
- Plants and irrigation heads shall be located out of the path of pedestrian/bicycle traffic.
- Irrigation systems should be maintained. Such maintenance should include draining and servicing sprinkler systems and conducting operational checks to ensure proper performance of the system.
- Good soil mixes should be provided. They should include sufficient organic material. Shredded hardwood mulch, or comparable, should be used in planting beds to hold soil moisture and to help prevent weeds and soil compaction.

- Fertilization, weed and pest controls, etc. should be provided only as required for optimum plant growth.
- Weedy plants should be pruned only when needed.
- Trees should be spaced to allow for efficient mowing.
- Plants with similar sun, water, and space requirements should be located together.

4. Irrigation

Full Automatic irrigation systems are required on all homes in Heritage Ranch.

5. Weed Block

ARC approval is required for the installation of weed blocks. The use of solid plastic sheeting or polyethylene over ground plane areas is strictly prohibited. If landscape fabric is used, such fabric shall be of an A.B.S. or Nylon A.B.S. composite type to allow the free flow of water, air, and gasses to and from the soil.

6. Lot Grading

Owners shall not grade their property in a manner that interferes with the established drainage pattern over any property, except as approved in writing by the ARC. Owners should work with the natural contours and seek solutions that minimize the impact of grading with respect to major alterations of existing grades. Grading shall not extend onto adjacent properties without approval of the Owners of those adjacent properties.

Berms, slopes and swales may be used to define spaces, screen undesirable views, and reduce noise and high winds but should not exceed three (3) feet of horizontal distance to one foot of vertical height (3:1 slope). This will permit greater ease of mowing and general maintenance. Extensive cut/fill slopes are discouraged. Fill slopes shall not exceed 3:1. Cut slopes may be 3:1 if the soil's natural angle of repose allows.

Terracing which utilizes retaining walls may be used where the space cannot accommodate the maximum slope. Retaining wall locations are subject to ARC approval. All retaining walls shall be constructed of or veneered with Milsap or similar stone. This stone shall be dry-stacked or mortar-jointed Milsap stone or a material approved by the ARC. A professional engineer must design walls exceeding five (5) feet in height. The use of other materials for retaining walls requires ARC approval.

7. Erosion Control

In some cases, there may be relatively steep slopes on a homesite. It is important to note that if slopes are not landscaped severe erosion and silting may occur. All erodible areas of disturbed soil shall be protected through the use of "best management practices" until the soil is stabilized. Failure to exercise proper soil and sediment control techniques, particularly in areas which drain directly into ponds, detention facilities, the golf course, streets or storm sewer inlets may result in the Declarant or HOA installing erosion control devices and assessing the costs thereof against the Owner. The Owner shall landscape slopes within seven (7) days after final grading is completed or as dictated by the development plan.

Accepted erosion control techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers. Loose aggregate or wood chips are not

recommended on steep slopes. The owner shall install ground cover and shrubs as necessary to prevent slope erosion.

8. Drainage

Existing and proposed drainage and grading shall be indicated on the Site Plan. Owners shall not interfere with the Established Drainage Pattern over any property except as approved in writing by the ARC. Homeowners may make drainage modifications to their Homesites provided that they do not alter the Established Drainage Pattern. Lot to lot or drainage between homes shall not be altered. Neither the HOA, Declarant nor ARC accepts responsibility for drainage issues caused by altering the planned drainage pattern whether approved by the ARC or not.

Landscape plans shall conform to the Established Drainage Pattern, shall cause water to drain away from the foundation of the home, and shall prevent water from flowing under or ponding near or against the home foundation. Water shall flow fully over walkways, sidewalks or driveways into established retainage patterns. Obstruction of surface flows resulting in a backup of water onto any Lot or Tract is strictly prohibited. If deemed necessary, the ARC may require a report from a drainage engineer as part of landscaping or improvement plan approval.

As defined above, accepted erosion control measures shall be used during construction to reduce adverse silting impacts downstream.

9. Walls

The installation of walls requires ARC approval and shall be erected on common buildings and common areas only. Walls should appear as extensions of the architecture and be complementary to the main structure. Walls may be used to enclose and define courtyards, extend and relate the building forms to the landscape, and provide security and privacy. In no case should they block community views to the Golf Course or Common Open Space.

Retaining walls other than those installed by the developer in accordance with the grading plan, shall not exceed four (4) feet in height, there shall be a minimum of five (5) feet between adjacent walls, and walls shall be located so as not to alter Established Drainage Patterns. Retaining walls visible shall be of mortar-jointed Milsap stone. The use of other materials for decorative retaining walls must receive ARC approval. The Owner / Builder of the "high side" property shall be responsible for installation and maintenance of side property line retaining walls.

Pursuant to the CC&R's, the foregoing standards are intended as an aesthetic guide only. Neither the Declarant nor the ARC ensures the soundness, structural integrity, or effectiveness of retaining walls constructed in conformity with this section. Neither the Declarant, ARC, nor HOA shall be responsible for ensuring the structural integrity or soundness of any approved retaining wall.

11. Fences

Whereas fences may be necessary to enclose areas for safety or security reasons, extensive installation of fences in Heritage Ranch is discouraged except as provided for in these Design Guidelines. All fences require ARC approval. Reference attached Graphic for approved fence design.

To help preserve the visual and aesthetic integrity of Heritage Ranch, all Homesite fences shall utilize the Approved black steel tubular fencing. Fencing shall extend along side property lines from the rear property line to the house structure. Double fences along common property lines are prohibited except where topography may make it necessary as approved by the ARC.

Fences shall not extend beyond the front face of the exterior wall that contains the residence's primary front entrance. Neither plastic nor chain link fencing is allowed except as required for the common tennis courts, golf course, etc. as approved by the ARC.

Wooden split rail fences may be installed as part of the common area/community fencing in keeping with the overall landscape design of Heritage Ranch.

All fences, whether constructed by the Owner or the Builder, shall be maintained consistent with the community-wide Standard. In the event a fence is damaged or destroyed, the Owner shall repair or recondition the same at Owner's expense within two (2) weeks of the damage.

12. Hardscape Materials

All materials and construction should communicate high quality and craftsmanship. Specification for hardscape materials shall be subject to the approval of the ARC. The ARC may request samples of hardscape materials.

The Owner shall secure ARC approval prior to paving with any paving material, including without limitation concrete, asphalt, brick, flagstone, stepping stones, and pre-cast patterned or exposed aggregate concrete pavers, and for any purpose, including without limitation walks, driveways, or patios.

13. Sight Triangle Maintenance

Homeowners shall keep Property within traffic triangles free at all times of any object greater than 3' in height.

G. CONSTRUCTION PLANS

Reviewer approval is required prior to the commencement of any construction as described in the Design Guidelines. Procurement of applicable permits from other governmental agencies is the responsibility of the Owner and shall be obtained prior to commencement of construction. Once begun, construction shall be completed expeditiously and in strict accordance with approved plans. No structure may be occupied until a Certificate of Occupancy has been issued by the Town of Fairview.

H. COMPLIANCE WITH PLANS

Contractors are responsible for complying with the approved construction plans, these Design Guidelines and the Tree Preservation Requirements and Streetscape Design Guidelines. If trash, debris, or spillage is not cleaned up, or damage to protected or improved areas is not repaired the HOA reserves the right to complete the cleanup or repairs needed and specifically assess all related costs to the contractor and/or Owner. Contractors and Owners are encouraged to notify the ARC of any potential issues related to compliance with approved plans.

I. FACILITIES

1. Hours of Construction

Hours of operation shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction is allowed on Sundays or on holidays designated by the Town of Fairview.

2. Construction Trailers, Shed, or Temporary Structures

All construction trailers, sheds, or temporary structures require ARC or Declarant approval prior to installation. All such shelters shall be removed upon completion of construction. Temporary living quarters for workmen are strictly prohibited.

3. Sanitary Facilities

The contractor shall be responsible for providing adequate sanitary facilities for construction workers.

It is the obligation of all contractors and subcontractors to leave the project site free from trash, debris, unused materials and equipment. The HOA reserves the right to specifically assess any and all contractors, subcontractors, or Owners for clean-up cost.

H. MAINTENANCE

1. Construction Drainage

The Owner or Builder shall provide temporary erosion control measures during the construction period as described above. Temporary barriers such as hay bales and drainage structures such as sediment ponds shall be utilized as needed. It is recommended that the Owner landscape slope as soon as possible after grading has been completed to control erosion.

2. Nuisance

Every reasonable effort shall be made to control any noise (including the personal use of radios, CD and tape players), and odor emitted from a construction area. The contractor shall be responsible for watering, screening problem areas as well as limiting noise and offensive odors.

3. Street Cleaning

Contractors shall be responsible for keeping all interior streets clean of materials, refuse, sediment, mud, etc. from the Lot(s) upon which they are working.

4. Vehicles & Access

All construction-related vehicles shall enter Heritage Ranch via the designated construction entrance, as designated by the Declarant.

All vehicles shall be parked so as not to impede traffic or damage surrounding natural landscape. Vehicles shall not be left on community roads overnight. The ARC or Declarant may designate, at time of plan review or during construction, specific areas for the parking of construction workers' vehicles and/or equipment. Washing of vehicles and/or construction equipment on streets within Heritage Ranch is prohibited.

5. Pets

Construction crews shall not bring pets to the job site.

6. Utility Disruption

If any telephone, cable TV, electrical, water, or other utility lines are cut, it is the offending party's obligation to report the incident to the HOA and the affected utility provider.

HERITAGE RANCH APPROVED TREE LIST

IREES (N) DENOTES NATIVE PLANTS, WELL-SUITED TO THE AREA

ASH, TEXAS (N) *raxinus texensis*

BLACK WALNUI (N)
Juglans nigra

BUCKE YE, MEXICAN
Aesculus arguta

CEDAR, EASTERN RED (N)
Juniperus virginiana

CHITALPA
Chilopsis x Catalpa

CHITIAMWOOD
Bumelia lanuginosa

CRABAPPLE species
Malus spp

CRAPE MYRTLE
Lagerstroemia indica

CYPRESS, BALD (N)
Taxodium distichum

CYPRESS, POND
Taxodium ascendens

DOGWOOD, ROUGH-LEAF (N)
Cornus drummondii

ELM, AMERICAN
Ulmus americana

ELM, CEDAR (N)
Ulmus crassifolia

ELM LACEBARK
Ulmus parvifolia

ELM, SLIPPERY (N)
Ulmus rubra

ELM, WINGED
Ulmus alata

EVE'S NECKLACE (N)
Sophora affinis

GINKGO

I. GINKGO BILOBA

GOLDENRAIN TREE

Koelreuteria paniculata

HAWTHORN, DOWNY (N)

J. CRATAEGUS MOLLIS

HAWTHORNE, WASHINGTON

K. CRATAEGUS PHAENOPYRUM

HONEY LOCUST, THORNLESS

L. GLEDITSIA TRIACANTHOS 'INERMIS'

INDIAN CHERRY (N)

M. RHAMNUS CAROLINIANA

POSSUMHAW (N)

N. ILEX DECIDUA

HOLLY, YAUPON (N)

O. ILEX VOMITORIA

HONEY LOCUST

P. GLEDITSIA TRIACANTHOS

LOCUST, BLACK (N)

Q. ROBINIA PSEUDOACACIA

MAGNOLIA

R. MAGNOLIA GRANDIFLORA

MAPLE, CADDO (N)

S. ACER SACCHARUM

MAPLE 'OCTOBER GLORY'

MAPLE 'RED SUNSET'

MAPLE 'AUTUMN BLAZE'

Acer var.

MAPLE, JAPANESE

T. ACER PALMATUM

MESQUITE (N)

U. PROSOPIS GLANDULOSA

MYRTLE, WAX (N)

V. MYRICA CERIFERA

OAK, BUR (N)

Quercus macrocarpa

OAK, ESCARPMENT LIVE (N)
W. QUERCUS FUSIFORMIS

OAK, SAWTOOTH
X. QUERCUS ACUTISSIMA

OAK, WATER (N)
Quercus nigra

OAK, CHINKAPIN (N)
Y. QUERCUS MUBLENBERGH

OAK, LIVE (N)
Z. QUERCUS VIRGINIANA

OAK, RED (N)
Quercus shumardii (or texana)

PEAR, CALLERY 'Capital'
PEAR, CALLERY 'Aristocrat'
PEAR, CALLERY 'Bradford'
Pyrus calleryana var.

PERSIMMON, TEXAS (N)
AA. DIOSPYROS TEXANA

PECAN (N)
BB. CARYA ILLINOINENSIS

PINE, AUSTRIAN
CC. PINUS NIGRA

PINES (N)
Pinus spp.

PISTACHIO, CHINESE
DD. PISTACIA CHINENSIS

PLUM, MEXICAN (N)
EE. PRUNUS MEXICANA

PLUM, PURPLE LEAF
FF. PRUNUS CERASIFERA

REDWOOD, DAWN
GG. METASEQUOIA GLYPTOSTROBODES

REDBUD 'Forest Pansy'
REDBUD 'Oklahoma' (N)
REDBUD 'Alba'
Cercis canadensis var.

SMOKE TREE
HH. COTINUS COGGYRIA

SWEETGUM (N)
II. LIQUIDAMBAR SYRACIFLUA

VIBURNUM, RUSTY BLACKHAW (N)
JJ. VIBURNUM RUFIDULUM

CHASTE TREE
KK. VITEX AGNUS-CASTUS

WILLOW, DESERT (N)
LL. CHILOPSIS LINEARIS

WESTERN SOAPBERRY (N)
MM. SAPINDUS DRUMMANDII