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County Clerk

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Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
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THE STATE OF TEXAS)  
COUNTY OF DENTON]

I hereby certify that this instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

**Juli Luke**

County Clerk

**ARCHITECTURAL GUIDELINES  
OF  
UNION PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

The following general architectural and design guidelines include rules, guidelines, criteria, standards and procedures regarding the architecture, design, standards, development, planning and construction of Improvements on as well as permitted uses of Lots in the Property, as the same may be amended from time to time (the "Architectural Guidelines"). The Architectural Guidelines have been established by Union Park Phase 1, LP, a Texas limited partnership (the "Declarant"), Declarant of that certain Property governed by the Declaration of Covenants, Conditions and Restrictions for Union Park Residential Community recorded as Instrument No. 2015-43033 in the Real Property Records of the County on the same date as these Architectural Guidelines, as may be amended and supplemented ("Declaration") and the criteria, restrictions and provisions set forth herein may be enforced, varied, amended and/or withdrawn by Declarant, the Board of Directors or by the Architectural Control Committee established in accordance with Article XII of this Declaration (the "ACC").

These Architectural Guidelines do not intend to include or have enforced, nor shall the Association, Declarant, Manager, Board of Directors and each of their respective successors, assigns or designees include in the future by amendment or supplement or enforce any provision in these Architectural Guidelines or any other Governing Document that would prohibit or restrict an Owner in any manner in violation of Chapter 202 of the Texas Property Code, entitled Construction and Enforcement of Restrictive Covenants, as amended, including Sections 202.007 and 202.009. Capitalized terms not otherwise defined herein shall have the meaning as set forth in the Declaration.

**I. Procedural Matters Regarding Applications to and Approval by the ACC**

**A. Requirements:**

Pursuant to Article XII of the Declaration, Plans for initial construction of any Improvements and changes to the exterior of any building (after initial installation or construction) on a Lot that meet any of the criteria set forth in Section 12.1 of the Declaration must first be submitted to and approved in writing by the ACC. The ACC may require other information be submitted with applications as further described in these Architectural Guidelines.

**B. Application Requirements and ACC Approvals:**

**Submission of Plans:**

The ACC may require that applications of Owners be accompanied by payment of a fee for processing of the application, together with (as may be applicable) the plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors showing exterior design, height, materials, colors, location of the proposed and existing Improvements (plotted horizontally and vertically) and a certification letter from the Owner's architect stating that such drawings and plans and specifications conform with the applicable Architectural Guidelines, as well as such other materials and information as may be required by the ACC.

The ACC may require the submission of additional plans, specifications or other information prior to approving or disapproving any change. Until receipt by the ACC of all required materials in connection with the proposed improvement to the Lot, the ACC may postpone review of any materials submitted. Additionally, if the applicant Owner is in default of any covenants, conditions or restrictions imposed by this Declaration, any review shall be suspended until such default is cured to the satisfaction of the ACC, in its sole discretion.

The ACC shall exercise its reasonable judgment to the end that all renovations, remodels, additions and changes subject to regulation of the ACC shall comply with the requirements of the Declaration and the Architectural Guidelines. The ACC may approve any proposed improvement to the Lot if it deems in its reasonable discretion that the change to the Lot meets the criteria set forth in of the Declaration and the Architectural Guidelines.

#### Approvals:

Decisions of the ACC shall be conclusive and binding on all interested parties, subject to the right of an Owner to appeal to the Board, as provided in the Declaration. Approval shall be based upon factors including conformity and harmony of exterior appearance of structures with neighboring structures, effective location and use of Improvements on the Lots, preservation of aesthetic appearance, and conformity with the specifications and purposes generally set out in the Declaration and Architectural Guidelines. The ACC may condition its approval of plans and specifications on such changes therein as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving the material submitted. The ACC may consider and review any and all aspects of design, architecture, materials, construction, landscaping including technological advances in such areas

In general, in addition to the Plans (or within the Plans), Owners can anticipate that the following information will be required to be submitted for any application of a proposed improvement:

Size and Location of Improvement - information regarding the size of the improvement, where it will be located on the Lot, size, floor plans and square footage.

Exterior of Improvement – information regarding the architectural style and character of the improvement, including the exterior appearance, finish material, color and any textures as well as landscaping, fencing and exterior lighting plans.

Roof and other Elevations of Improvement – information regarding composition and materials of roof along with roof pitch, slope and roof plane and any other information regarding elevations of the Improvement

Lot Changes - any grading, excavation, filling or similar disturbance to the surface of any portion of the Lot or surrounding Property including change of grade, change of ground level, or change of drainage pattern.

Notwithstanding the foregoing, once the ACC has approved a set of Plans for a certain type of residential Improvement to be constructed on multiple Lots by a Builder, such approval sets forth specific criteria as needed regarding frequency, location and distance between those Lots on which the same residential Improvement will be constructed and the Plans conform with the then applicable Architectural Guidelines, the Builder may proceed with construction of the approved residential Improvement on multiple Lots without having to re-submit Plans for approval each time it initiates construction. Any changes that occur to the approved Plans for a certain type of residential Improvement of the Declaration must be submitted to the ACC for approval.

Approval by Declarant, the ACC or by the Board shall not constitute a waiver or estoppel with respect to any future action by the Declarant, ACC or the Board, with respect to any Improvement to a Lot. Specifically, the approval by the ACC of any Improvement to a Lot shall not be deemed a waiver of any right or an estoppel to withholding approval for any similar Improvement to another Lot or any similar proposals, plans, specifications or other materials submitted with respect to any other improvement to another Lot.

#### **C. Timelines for ACC Review and Approval:**

Within 30 days after the completion of applications and submittals of all information relating to a proposed Improvement, the ACC may respond in writing in one of the following ways: (1) approval as submitted; (2) approval with conditions; (3) deferral of action pending receipt and review of further information required by the ACC; or (4) disapproval. If no action is taken, the ACC shall be deemed to have disapproved the application. Subject to the provisions of Article XII of the Declaration and these Architectural Guidelines, the decision of the ACC shall be final on all matters submitted. All communications and submittals shall be addressed to the ACC in writing at such address as the ACC may designate. Notwithstanding the foregoing, and subject to anything stated herein to the contrary, the ACC owes no duty to any person, Owner or Occupant other than the applicant to provide, keep or make available any information or documentation relating to any application made pursuant to the Declaration and these Architectural Guidelines and any approvals granted by the ACC, or its designees, shall be granted solely for the benefit of the applicant only with respect to its application and shall not be construed as an approval for any other Person, Owner or Occupant planning to perform the same or similar type construction, architectural change or other improvement for which an application would be necessary pursuant to the Declaration.

#### **D. Variances:**

Variances may be granted without limitation by Declarant, ACC and the Board in order to overcome practical difficulties and unnecessary hardships arising by reason of the application of the Architectural Guidelines or such other conditions and restrictions. Variances may be granted in accordance with these Architectural Guidelines but in no event shall any variance granted be injurious to the other Lots, any portion of the Property or Common Areas, nor deviate substantially from the general intent and purpose of the Architectural Guidelines or the Declaration. No variance or adjustment granted by the ACC shall be

deemed to apply to any other building, Person, Improvement or Lot, other than the Owner or Person granted such variance.

**E. Miscellaneous:**

Notice of Completion:

Upon completion of the Improvements to a Lot, the Owner shall give a written notice of completion to the Declarant, Board or ACC, whichever is applicable.

Inspection of Improvements:

The ACC or its duly authorized representative shall have the right, but not the obligation, to inspect any Improvement prior to or after completion; provided that the right of inspection shall terminate 60 days after the ACC receives a notice of completion from the Owner.

Address:

The address of the ACC shall be the address of the Association, set forth below, unless otherwise specified by Declarant or the Board:

Union Park Residential Community  
Architectural Control Committee  
3090 Olive Street, Suite 300  
Dallas, Texas 75219

Obtaining Governmental Approvals:

Prior to commencement of construction of any Improvements, an Owner shall obtain all required approvals by any Governmental Authority and comply with all applicable Legal Requirements in order for the Owner to construct, operate and maintain the Improvements.

**II. Architectural Standards, Materials and Requirements**

**A. Masonry:**

(i) Masonry must be stone, stucco or brick. Stucco specs must be approved by ACC. All other forms or uses of concrete or faux material are subject to review from the ACC.

(ii) Coverage Percentages:

	Front	Side	Rear
Single Story	100%	100%	100%
Double Story			
1st	100%	100%	100%
2nd	100%*	80% overall	

\* All lots on park/roadway or backing or siding to a school or open space must be stucco or masonry on 2nd floor. (Exhibit A)

Accents are permitted with ACC approval

(iii) Trim/Shutter Color:

- Trim color must compliment colors of masonry/stucco and must be approved by the ACC.

**B. Setbacks – Home to Street Relationship:**

Front Yard Measurements and Considerations: (Exhibit B)

The front yard shall be measured from the street right of way (public use area which includes streets, sidewalks, crosswalks as well as trails and other means of public access) to the front face of the building. A 10' covered porch or covered terrace may encroach into this space (up to 10' from the street ROW) to help improve the architecture of the home and the character of the street. Such improvements must be approved by the ACC.

On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless shown specifically otherwise on a Final Plat.

Side Yard and Rear Yard Measurements and Considerations:

Owners shall maintain a minimum side yard setback of 5 feet for all approved structures. Drainage swales and other grading or engineered site features must not be altered. All proposals for additional structures, improvements and/or site alterations shall be submitted to the ACC.

Minimum rear yard building set back is 20'.

**C. Roof Construction and Materials:**

1. Roof Height and Chimney

- All Chimneys must meet Industry Safety Guidelines
- Chimneys shall be constructed completely to the ground so as not to appear cantilevered from the building
- Chimneys located on exterior wall must be 100% masonry
- Chimney color to match base or accent material of the house or compliment color of roof

2. Roof Materials

- All roofs must be constructed with 3 tab/3 dimensional shingles and must have ACC approval
- Roof Colors must be submitted for ACC approval

3. Roof Pitch

- A minimum of 8:12 slope roof pitch is set as standard, unless otherwise approved
- No flat roofs are allowed as a major structural element

4. Solar Panels

- Solar design should be considered in the early design stages
- All solar appurtenances shall be submitted for approval by ACC and will be evaluated on a case by case basis

**D. Utility, Service and Mechanical Equipment:**

All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground.

All services to the Lot, including pre-wiring for cable television, must be installed underground.

Ground-mounted mechanical equipment, such as HVAC units, shall be screened from view and grouped together away from street and public view. In the event cable boxes are installed, such boxes must be screened from view and grouped together away from street and public view.

Private, surface-mounted mechanical equipment, transformers, air conditioners, condensers, compressors, pool equipment, switches, etc. should be placed behind the side yard fence of a Lot. If placement in the side yard is not feasible, then all equipment must be screened with either a 4' fence stained and constructed to match the rear yard fence or five (5) three-gallon shrubs and approved in writing by the ACC.

**E. Size of Residences:**

The size of residences shall be limited in general to the following square footage band requirements:

<b>LOT SIZE</b>	<b>MINIMUM SQUARE FOOTAGE</b>	<b>MAXIMUM SQUARE FOOTAGE</b>
<i>50' X 118'</i>	<i>1,500</i>	<i>3100*</i>
<i>60' X 118'</i>	<i>2,000</i>	<i>3,700*</i>
<i>70' X 130'</i>	<i>2,600</i>	-

\*up to 200 square feet may be added to 30% of the plans per phase

Builder must have ACC approval if variance requested from the square footage bands.

Declarant, during the Declarant Control Period, may exercise its right, in its absolute and sole discretion, to vary, amend or change these minimum square foot requirements as set forth in the Declaration.

#### **F. Landscaping and Lawn:**

All required landscaping shall be installed by Builder and must be installed prior to the closing of the sale of the home.

##### **Initial Home Landscape:**

Owners must provide drought-tolerant plants as shown on landscape appendix. In addition, all homes shall be planted with 2" composted material along with 2" of mulch.

Turf areas in the front yard zone and corner zones shall not exceed 70% of the available pervious area. The remaining 30% shall be shrubs, ornamental grasses, perennials, vines and groundcover. Side yards between homes are encouraged to avoid turf and use stone or decomposed granite with landscape planting, when feasible. All turf areas must be sodded with Bermuda grass prior to the closing of sale of a Lot from a Builder to a homeowner.

##### **Landscape Beds:**

Landscape beds must use native and adaptive plants from the approved Plant List in Exhibit C, requiring less water and giving consistency to the landscape palette at Union Park and must be 30% of the front yard landscape. All beds must be prepped with a minimum two inches (2") of compost.

##### **Corner Lots:**

Owner shall maintain at a minimum, a 5 foot wide living screen between the fence and sidewalk on the side street of all corner lots. All fencing facing the side street must have landscape planting in front of it to help soften the fences impact on the street. The planting design should include primarily evergreen plant material, with perennial accents for seasonal interest.

A mix of large, medium and small shrubs should be used from the Approved Plant List set forth in Exhibit C attached hereto and made a part hereof and arranged in a thoughtful manner.

In addition to the front yard landscape requirements for Lots, corner Lots must have street trees planted by the Builder or Owner along the planter strip within the side street ROW. The spacing and street tree types are specified by the Declarant in the Neighborhood Street Tree Plan set forth in Exhibit D and E attached hereto and made a part hereof.

#### **G. Trees:**

It is the intent to provide tree coverage at Union Park to help reduce the heat island, shade the homes and to provide long-term value.

Owner shall preserve existing trees and understory vegetation to the extent practical.



All shade trees shall follow the size requirements below and shall be measured 6" from the base of the tree. This size tree should be equivalent to a 65-gallon container unless otherwise stated in Exhibit D and E attached hereto and made a part hereof.

All shrub beds must be fully prepped with compost material and top dressed with a 2"-4" layer of shredded hardwood mulch.

Colored Mulch such as dyed material in red or black is prohibited.

Front Yard – small & ornamental tree(s) are encouraged

Rear Yard – One 3.5" or 65 gallon caliper shade trees required. Two small or ornamental 1.5" caliper trees may be substituted for one shade tree.

#### Street Trees:

Street trees not only provide shade and shelter but also play a part in a healthy streetscape. A uniform streetscape and tree planting is mandatory and critical to The Union Park development

#### Spacing: (Exhibit D)

Owner must reference the appropriate Neighborhood Street Tree Plan to determine the approved street tree, general location, and spacing for each street. Street trees must follow the below requirements:

- 50' Lots..... 30' O.C. : 1 three inch (4") parkway street trees per lot: 40' min. from intersection
- 60' Lots..... 30' O.C. : 1 three inch (4") parkway street trees per lot: 50' min. from intersection
- 70' Lots..... 35' O.C. : 2 three inch (3.5") parkway street trees per lot: 50' min. from intersection

On side streets, smaller canopy trees shall be spaced 35' O.C. with 40' min. from intersections except on 70' Lots—trees must be 50' min from intersections.

Species and Varieties: Refer to the Exhibit E for tree types and streets

#### H. Fencing:

##### The "Union Park" Fence

Fence is to be 6' in height and constructed with #1 grade rough cedar. Refer to Exhibit F for stain specifications and fence details. All connections to be galvanized, bottom picket to be field cut to slope with grade at 2" above finish grade. 2x4 cedar post at 6' o.c. fastened to 2 1/2" galvanized post set in concrete foundation. 1x6 pickets to overlap 1 1/4" with 2x6 top rail and 1x4 fascia centered on 2x4 post. At property corners and shared corners, 2x6 posts are to be used with 1x6 fascias. Every 3' a 2x4 stiffener shall be fastened on the 'inside' of the fence to prevent board-warp. Any fence facing a public

street or area should always show the non intermediate post or “good side” towards the street or public area.

Given the horizontal nature of the fencing planks, special care should be taken when joining a new fence with an existing one. Construction should always begin from the existing fence to ensure that the existing and new horizontal planks line up and create a seamless transition.

All fences shall be constructed with the finished side facing out on key lots, side lots and window lots. See Exhibit G for fencing orientation.

No post shall be visible from any street, alley, open space or within the community of the home being constructed.

#### **I. Rain Water Collection and Irrigation:**

Harvesting rainwater is allowed and encouraged. Rain barrels should be located along side or rear yards and screened from view.

Each Lot shall have an automatic irrigation system that must be installed with 100% head-to-head coverage on all turf areas. All irrigation systems must be installed per requirements of the Texas Commission of Environmental Quality.

All sprinkler heads should be placed to prevent spraying onto paved areas.

All trees and shrub beds shall be irrigated with a low-flow drip system and flush valve such as Netafim dipline or a closely matched equivalent.

Each home shall be equipped with an ET (Evapo-Transpiration) Controllers and Wind/Rain Sensors.

**Each Builder must provide an irrigation zone dedicated to the perimeter of the foundation.** In the event of stage 3 and 4 drought restrictions this zone must be operable.

A Hunter Controller model no: Pro-C Indoor/Outdoor controller or equal shall be used.

#### **J. Mailboxes:**

See Exhibit H for Union Park mailbox specifications.

#### **K. Elevation and Floor Plan Repetition on Residential Lots:**

Architectural diversity, within a traditional aesthetic framework, is of primary importance at Union Park. Multiple floor plans, elevations and architectural styles shall be provided by each Builder to help promote visual diversity and excitement within the street scene.

Product spacing requirements are as follows:

- Elevations are allowed to repeat when there are 4 Lots of separation on the same side of the street on which residential improvements are being constructed.

- The same elevation cannot repeat on a Lot across the street from the Lot on which the improvements are being constructed, nor on the two Lots immediately adjacent on either side of the Lot across the street.
- The same elevation cannot exist on the Lot immediately behind the Lot on which the improvement is being constructed.
- Repeating floor plans will follow the above criteria, with the exception that there can be a 3 Lot minimum spacing on floor plans instead of the 4 as dictated for repeating elevations.
- Brick colors are to vary according to the elevation requirements.

## **L. Driveways, Garages and Sidewalks:**

### 1. Garages:

Front-facing garages have a tremendous impact on the character of a community. Every effort should be made to minimize the negative visual impact of the garage on the street. Garages should be thought of as an accent piece to the house, and not as the dominant architectural feature.

#### Garages Facing Public Streets:

- Homes shall be designed in a manner that enhances the front porch and pedestrian entry to the home, rather than the garage door.
- Detached garages are acceptable.
- All homes shall have at least a two-car garage.
- The minimum garage dimensions shall accommodate two cars with a 20' setback.
- Three-car garages are permitted, but no more than two garage doors may face a public street.

#### Garage Door Treatments:

The garage door must be recessed a minimum of nine (9) inches from the garage face and adhere to the 'Gifts to the Street' principals below. Architectural garage doors must be used. These are defined as hardie board double doors with cedar trim and decorative hardware.

#### Gifts to the Street:

All residences shall include at least three of the following design features to provide visual relief along the front of the residence:

- 1.) Bay Window
- 2.) Brick chimney on exterior wall visible from the front of the home.
- 3.) Cast stone accents
- 4.) A covered front porch
- 5.) Dormers
- 6.) Gables
- 7.) Garage doors that do not face the front yard
- 8.) A recessed front entry with a minimum depth of three (3) feet
- 9.) Variable pitch roof
- 10.) Shutters

#### 70' Corner Lot Orientation:

Corner lots are defined as a lot with Right-of-Way on two sides and adjacent to an intersection.

Side loading garages on corner lots are required on all 70' lots, and required on any other size corner lot that fronts to green spaces (i.e. parks, landscape reserves, etc.).

Residential lots with side yards adjacent to a landscape reserve are not considered corner lots.

2. Driveways:

All driveways must accommodate the off-street parking of 2 vehicles without blocking the sidewalk.

Driveways shall be constructed with no damage or alterations to drainage swales.

Concrete driveways and aprons shall be a minimum of 3,500 PSI concrete with #3 rebar on a 18" grid pattern.

3. Sidewalks:

A walkable pedestrian environment is a top priority at Union Park. All public sidewalks not constructed by Declarant shall be constructed by Builders, where required at such Builder's sole cost and expense.

The Builder shall install residential sidewalks along all public ROW and at the locations referenced in the previous street sections (reference 3.4).

All public sidewalks are required to be 5 feet wide and must match the grade of any previously installed utility structures.

All sidewalks will be a minimum of 2,500 PSI concrete and must meet Town of Little Elm construction requirements.

Any sidewalks damaged by a Builder shall be repaired at Builder's sole expense prior to closing of the sale of any home adjacent to the damaged sidewalk. All sidewalks adjacent to a home must be in good condition prior to closing of the sale of any home.

Sidewalks adjacent to a Lot must be maintained by the Owner of such Lot. Any sidewalks damaged by an Owner shall be timely repaired at such Owner's sole expense and in the event of a sale, all damage must be repaired prior to the closing any sale.

**M. Trash:**

Recycling and trash collection containers shall be stored within the garage or hidden from view.

A 4'-6' screening fence may be constructed along the side yard to allow the home-owner to store trash containers outside the garage. The screening fence must be constructed and stained to match the horizontal plank fence of the home.

#### **N. Drainage on Lots:**

Owner shall maintain the drainage pattern as originally designed by the civil engineer and approved by the local municipality pursuant to any recorded Plat. Owners shall not alter the drainage pattern throughout construction and ownership. No trees or landscape beds are permitted in drainage area.

#### **O. Site Lighting Standards:**

Light sources should be unobtrusive or concealed with all light in shades of white (no colored lights). No spillover of light should occur on neighboring properties and lighting must be shielded to prevent a glare. Tree lights should be concealed underground or in shrub masses. Exterior flood lights are to be directed away from neighboring homes and yards. Carriage or Coach lighting provides property security. (Exhibit I)

- Two (2) Coach Lights are required on the front of each elevation.
- Three (3) Coach Lights are required on a 70' home

Spotlights and/or floodlights cannot be mounted to the front elevation of the house (may be allowed if mounted discretely under the eave).

#### **P. Sheds:**

Sheds must be located behind a 6' cedar fence, not exceed 8' overall height and limited to 100 square feet. Exterior materials are limited to wood or cedar (metal and plastic sheds are not allowed). Properties that already have a playhouse or gazebo will not be allowed to have a storage shed. The shed must have a pitched roof and shingles similar to that of the main house. Sheds must have a minimum of 5' clearance from other structures or property lines. All sheds subject to ACC approval.

#### **Q: Pools / Spas / Hot Tubs:**

All pools, spas and hot tubs are to be located in side or rear yards are subject to ACC approval and Town of Little Elm standards. Pool, spa and hot tub equipment must be enclosed within a 6' fence. Above ground, masonry block, vinyl lined and low hung vinyl lined pools will not be approved. Pool, spa or hot tub drainage must be routed into the sanitary sewer line. Under no circumstances is surface deck or overspill drainage permitted to drain into a concentrated drain source (i.e., PVC pipe) into streets, neighboring properties, or "natural area". Improvements must have a minimum 5' clearance from other structures or property lines. Height of water features cannot exceed 4'. Exposed areas must be screened with landscaping or faced with an acceptable material.

#### **R. Permanent Outdoor Fire Elements and Outdoor Cooking Equipment:**

##### Attached Outdoor Cooking Equipment

Attached gas grills, charcoal grills or other types of permanent outdoor cooking equipment, encasements and structures ("Attached Outdoor Cooking Equipment")

may be permitted on Lots subject to the prior review and approval of the Architectural Control Committee and must comply with all Town of Little Elm guidelines and permitting. Attached units should complement the architectural style of the home. Construction must be of 100% masonry (brick or stone) and must match materials in the original construction. Access doors, screens, grills, etc. may be steel.

#### Detached Outdoor Cooking Equipment

Detached or portable gas grills, charcoal grills or other types of freestanding outdoor cooking equipment, encasements and structures ("Detached Outdoor Cooking Equipment") are permitted and shall be located outdoors in fenced backyard areas and properly placed within a safe distance from other improvements when in use. When not in use, Detached Outdoor Cooking Equipment may be stored in fenced backyard areas not visible from the street or in the garage on an Owner's Lot and may not be placed in a position that obstructs designed Lot drainage or within 5 feet of the fence line.

#### Outdoor Fireplaces and Other Fire Elements

Attached outdoor fireplaces and freestanding outdoor fireplace elements, permanent or temporary, such as fire pits, fire tables, fire bowls and chimineas used for recreational purposes ("Outdoor Fireplaces") may be permitted on Lots subject to the prior review and approval of the Architectural Control Committee and must comply with all Town of Little Elm guidelines and permitting. Any permitted wood burning fires must include a screen protector.

Permanent Outdoor Fireplaces should be designed so that the main body of the unit does not exceed 6' height, with the chimney tapering to a maximum of 12' height including any chimney cap. The overall size (footprint) of the unit should not exceed 30 square feet but larger units will be considered on a case by case basis. The structure must complement the architectural style of the home. Construction must be of 100% masonry (brick or stone) and must match materials in the original construction. A sufficient hearth must be included in the design to prevent fire danger to surrounding vegetation. Access doors, screens, grills, etc may be steel.

**Please Note: The Fire Chief (or his designee) is authorized to require that recreational fires be immediately discontinued if such fires are determined by the chief (or his designee) to constitute a hazardous condition or neighborhood nuisance.**

#### **S. Decks and Patios:**

Patios may be constructed of concrete, brick, pavers or stone. Decks may be constructed of redwood, cedar, pressure treated pine or a material acceptable to the ACC. Decks that are elevated above 12" must be screened with non-deciduous

(evergreen) shrubbery around the perimeter of the deck concealing the skirt from view.

**T. Trellises / Arbors / Gazebos:**

A trellis should be a “continuation” or a complement of the architectural style of the house (both in design, color and materials). Design, color and materials that are not part of or do not complement the house should not be introduced. An overall height of 12’ – 0” and an area of seventy-five (75) square feet shall not be exceeded. Locations shall be confined to within the side or rear yard and located within the building setback lines. Clearance of at least ten (10) feet must occur between any attached or detached structure. Trellises, Arbors and Gazebo structure and location are subject to ACC approval.

**U. Play Equipment / Playhouses:**

Play equipment shall be limited to the rear yard and not exceed a maximum height of 12’ – 0”. The setback requirements will be measured from the property line/fence to the raised portion of the structure. Awnings must be composed of wood (to match the stained structure) or fabric. Fabric awnings shall be solid earth tone color (i.e. dark green, grey, brown, etc) and wood stain shall be a neutral color.

Playhouses are also confined to the rear yard and located behind a 6’ wood fence. The playhouse roof and façade materials and colors must be similar to that of the main house if visible over the fence. Playhouse shall not exceed 80 square feet in area and have at least a 5’ clearance from any structure or property line. If a property already has a storage shed or gazebo, the playhouse may not be permitted. Playhouse structure and location are subject to ACC approval.

Trampoline nets must be screened from view with one tree on each side visible from the street or common area.

**V. Flagpoles and Flags:**

Flagpoles. Flagpoles on Lots must be silver or black in color, must be constructed of aluminum and may not exceed 20 feet in height. One flagpole that attaches to the façade of a Residence is also allowed. Only one flagpole is allowed per Lot. The location of a flagpole must be approved by the ACC prior to its installation on a Lot. Owners must make an effort to reduce the sounds that may be produced by flag pole apparatus, if applicable.

Flags. Each Owner has a right to fly certain flags on its Lot. A United States flag, State of Texas flag, an official or replica flag of any branch of the United States armed forces, MIA and POW flags and such flags must be displayed in a respectful manner. Flags may not exceed three feet by five feet in size. Flag lighting (if any) shall be directed at the flag and may not cause or be a nuisance to neighboring Lots. All flags must be in good condition and flown in compliance with applicable federal and state laws governing public flags.

**W. Storm and Screen Doors:**

The proposed storm or screen door shall be without ornamentation or grill work and finished in a color complementary of the house. Storm doors shall have transparent glass. Screen doors shall have a screen mesh (dark in color) with an even transparent look.

**X. Shutters:**

Shutters must be proportioned and sized to match windows/doors. In order to give the appearance that the shutters are operable, the shutter width should equal one half of the overall window width (i.e., a 3' wide window should have a pair of 1'-6" wide shutters). The shutter color should be compatible with the color scheme of the house.

**Y. Birdhouses / Feeders:**

Pole mounted birdhouses area limited to one per property, confined to the rear or side property (except corner lots which front two street) area and not to exceed 20' overall height. Pole material is to be limited to wood or metal, painted a dark earth tone (preferably black) and maintained as required.

**Z. Painting / Staining / Color Changes:**

Property owners who wish to re-paint their house with the same original color do not have to submit a modification application. Property owners who elect to change their house color from the originally approved color are required to submit a modification application.

**AA. No Soliciting Signs:**

An Owner is permitted to post a "no soliciting" sign near or on the front door of the residence, provided that the sign not exceed twenty-five (25) square inches.

**BB. Garage Door Paint/Stain:**

An Owner wishing to paint or stain their garage doors must submit written notification with a photo of the residence and requested color to the HOA Management.

**CC. Roof Replacements:**

The roof material must be an earth tone and compliment the other exterior materials of the house. All roof replacements are required to make a submission for ACC approval prior to completion unless the roof is being replaced with the exact same roof (material and color).

**DD. Dog Runs:**

Dog runs must adhere to the following guidelines.



- 1.) Located behind a 6' cedar fence.
- 2.) Confined to rear or side yard.
- 3.) Chain link is permissible only if it is located inside of a 6' cedar fence and not visible from the street or neighboring homes

#### **EE. Retaining Walls / Landscape Boarders**

Must be constructed with masonry in a manner approved by the ACC. A copy of your plat indicating the proposed retaining wall location as it relates to the home and a drawing, brochure or picture of the proposed stone color and pattern/formation and height must be submitted for approval.

#### **FF. Xeriscape Guidelines**

Xeriscaping refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. It is promoted in regions that do not have easily accessible, plentiful, or reliable supplies of fresh water. Common elements in xeriscaping are the reduction of lawn grass or sodded areas (since lawn grass is often one of the worst offenders against water conservation), and the installation of indigenous plants that are adapted to the local climate and consequently require less water.

Any homeowner interested in replacing a standard sod lawn by xeriscaping with native groundcovers, plants, or mulch must submit a landscape plan **before removing any sod and/or installing any plant material**. All plans will be reviewed on a case by case basis and must conform to the guidelines.

The Union Park Board of Directors has adopted the following xeriscaping guidelines for the community:

- Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants.
- Allow variances for xeriscaping as long as 50% of front yard area is turfed and all other guidelines below are met.
- Non-turf planted areas must be bordered to define the xeriscaped area clearly from turfed areas.
- Xeriscaped areas must be kept maintained at all times (plants trimmed and thinned, weeded, and borders edged) to ensure an attractive appearance.
- No boulders or large rocks exceeding 12" in height may be used on the narrow strips between public sidewalks and the street curb.
- No plants may encroach onto or over public sidewalks
- No plant with thorns, spines, or sharp edges can be used within 6' of the public sidewalks
- A minimum of 60% of shrubs must be evergreen
- River Rock must be used in appropriate water runoff areas

[Signatures on following page]

IN WITNESS WHEREOF, the Declarant has caused these Architectural Guidelines to be executed and effective as of the 31<sup>st</sup> day of December 2015.

**DECLARANT:**

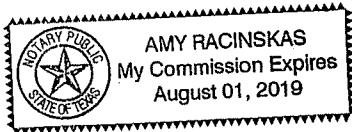
UNION PARK PHASE I, LP,  
a Texas limited partnership

By: BOH Investments GP, LLC,  
a Delaware limited liability company,  
its general partner

By: Elaine Ford  
Name: Elaine Ford  
Title: Senior Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on January 12 2016, by Elaine Ford, S.V.P. of BOH Investments GP, LLC, a Delaware limited liability company, on behalf of said limited liability company in its capacity as general partner of Union Park Phase I, LP, a Texas limited partnership, on behalf of said limited partnership.



Amy Racinkas  
Notary Public, State of Texas  
ID# 128692547

**AFTER RECORDING RETURN TO:**

Hillwood  
3090 Olive Street, Suite 300  
Dallas, TX 75219  
Attn: Michele Ringnald

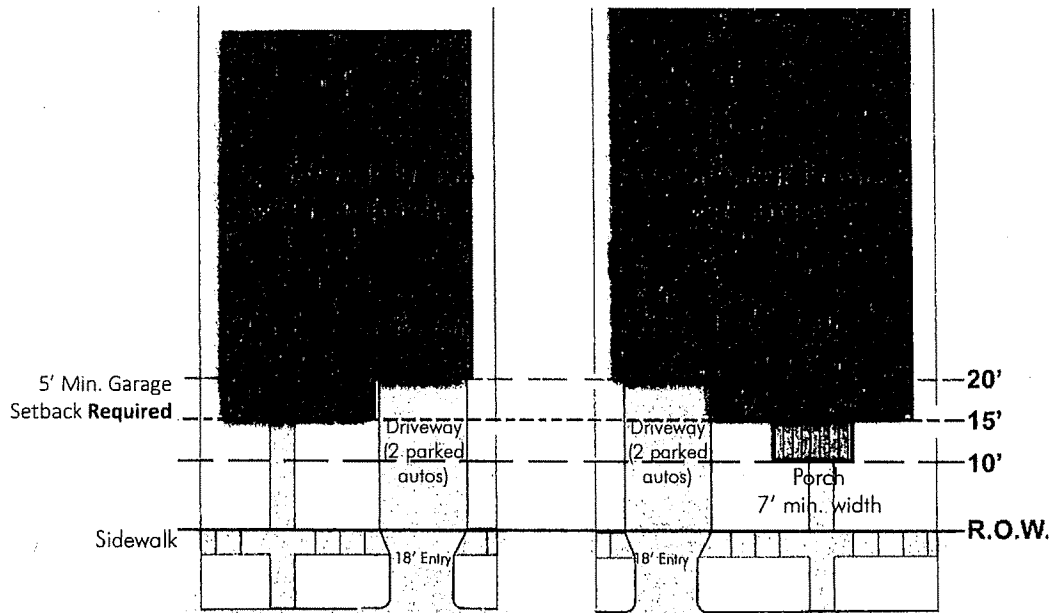
# EXHIBIT A

## Designated Masonry Lots

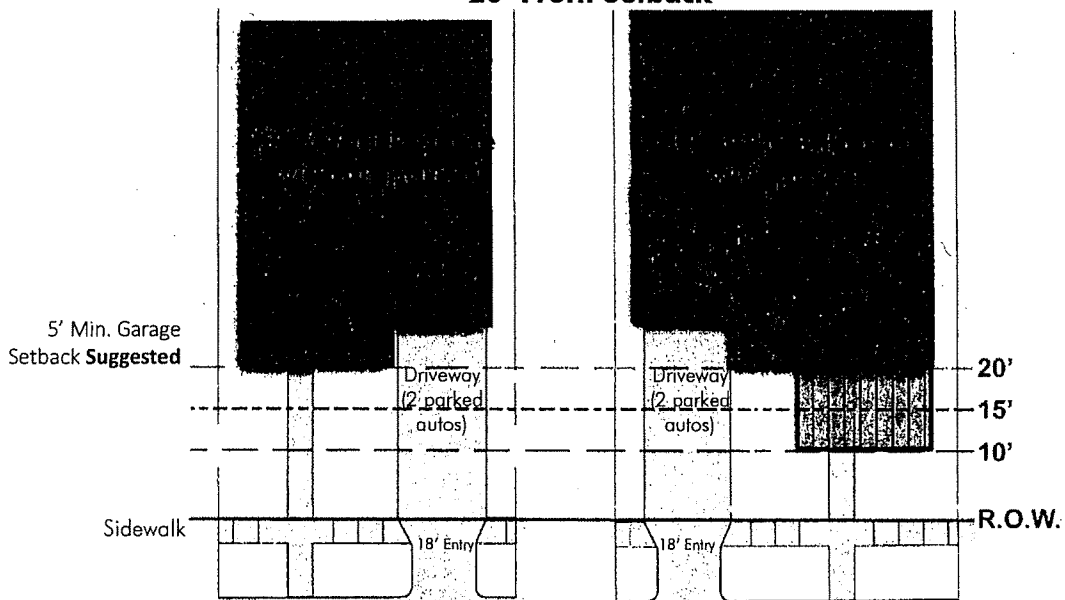


## EXHIBIT B setback diagrams

### 15' Front Setback



### 20' Front Setback



**For Example:**

- In the case of a 7' porch, the house would be setback 17' from the ROW to comply with the 10' setback requirement.
- Maximum porch depth is 10', all elevations and plans must be approved by the ACC.

# EXHIBIT C

## Recommended Plant List for Union Park

### Canopy Trees:

1. *Acer barbatum* var. *Caddo*, **Caddo Maple**
2. *Acer buergerianum*, **Trident Maple**
3. *Acer grandidentatum*, **Bigtooth Maple**
4. *Acer negundo*, **Boxelder Tree or Ashleaf Maple**
5. *Carya illinoensis*, **Pecan**, select Sioux or Desirable variety
6. *Fraxinus americana*, **White Ash**
7. *Fraxinus pennsylvanica*, **Green Ash**
8. *Fraxinus pennsylvanica* var. *Urbanite*, **Urbanite Ash**
9. *Fraxinum texensis*, **Texas Ash**
10. *Gingko biloba*, **Gingko**
11. *Gleditsia triacanthus* var. *Inermis*, **Inermis Thornless Honeylocust**
12. *Gymnocladus dioicus*, **Kentucky Coffeetree**
13. *Juglans microcarpa*, **Texas Black Walnut**
14. *Koelreuteria paniculata*, **Goldenrain Tree**
15. *Pistacio chinensis*, **Chinese Pistache**
16. *Quercus acutissima*, **Sawtooth Oak**
17. *Quercus buckleyi*, **Texas Red Oak**
18. *Quercus durandii*, **Durand Oak**
19. *Quercus laceyii*, **Lacey Oak**, bluish foliage
20. *Quercus macrocarpa*, **Bur Oak**
21. *Quercus muhlenbergii*, **Chinquapin Oak**
22. *Quercus prinus*, **Chestnut Oak**
23. *Quercus shumardii*, **Shumard Red Oak**
24. *Quercus virginiana*, **Live Oak**
25. *Sapindus drummondii*, **Western Soapberry**
26. *Sideroxylon lanuginosum*, **Chittamwood**
27. *Taxodium ascendens*, **Pond Cypress**
28. *Taxodium distichum*, **Bald Cypress**
29. *Taxodium distichum* var. *Shawnee Brave*, **Shawnee Brave Bald Cypress**
30. *Ulmus alata*, **Winged Elm**
31. *Ulmus Americana* var. *Valley Forge*, **Valley Forge American Elm**, this variety is resistant to Dutch Elm Disease
32. *Ulmus crassifolia*, **Cedar Elm**
33. *Ulmus parvifolia*, **Lacebark Elm**
34. *Ulmus parvifolia* var. *Allee*, **Allee Elm**
35. *Zelkova serrata*, **Japanese Zelkova** - very drought tolerant

### Accent Plants:

1. *Aesculus pavia*, **Red Buckeye**
2. *Aesculus parviflora*, **Bottlebrush Buckeye**
3. *Callicarpa americana*, **American Beautyberry**
4. *Callicarpa Americana* var. *Profusion*, **Profusion Beautyberry**
5. *Callicarpa dichotoma* var. *Early Amethyst*, **Early Amethyst Beautyberry**
6. *Carpinus betulus*, **European Hornbeam**
7. *Cephalanthus occidentalis*, **Buffon Bush**
8. *Cercis canadensis*, **Redbud** - full sun or understory tree

9. *Cercis canadensis* var. Alba, **White Redbud** - full sun or understory tree
10. *Cercis canadensis* var. Texensis, **Texas Redbud** - full sun or understory tree
11. *Cercis canadensis* var. Mexicana, **Mexican Redbud** - full sun or understory tree
12. *Cercis reniformis* var. Oklahoma, **Oklahoma Redbud** - full sun or understory tree
13. *Chilopsis linearis*, **Desert Willow**
14. *Chionanthus virginicus*, **White Fringe Tree**
15. *Cornus drummondii*, **Roughleaf Dogwood** - understory tree
16. *Cotinus obovatus*, **American Smoketree**
17. *Cupressus arizonica* - **Arizona Cypress**
18. *Cupressus sempervirens*, **Italian Cypress**
19. *Diospyros texana*, **Texas Persimmon**
20. *Foresteria pubescens*, **Elbow Bush**
21. *Hamamelis vernalis*, **Arkansas Witch Hazel**
22. *Hamamelis virginiana*, **Common Witch Hazel**
23. *Ilex decidua*, **Possumhaw Holly**
24. *Ilex decidua* var. Finch's Golden, **Finch's Golden Possumhaw Holly** - bright golden berries
25. *Ilex decidua* var. Paco, **Paco Possumhaw Holly** - deep orange berries
26. *Ilex decidua* var. Warren's Red, **Warren's Red Possumhaw Holly** - bright red berries
27. *Ilex* var. Mary Nell, **Mary Nell Holly**
28. *Ilex* var. Nellie R. Steven's, **Nellie R. Steven's Holly**
29. *Ilex vomitoria* var. Pride of Houston, **Pride of Houston Yaupon Holly**
30. *Ilex vomitoria* var. Will Fleming, **Will Fleming Yaupon Holly** - upright, 1-2' spread, no berries
31. *Juniperus ashei*, **Ash Juniper or Blueberry Juniper**
32. *Juniperus chinensis* var. Blue Point, **Blue Point Juniper** - blue color foliage
33. *Juniperus chinensis* var. Spartan, **Spartan Juniper** - more upright
34. *Juniperus virginiana*, **Eastern Red Cedar**
35. *Lagerstroemia indica* var. Acoma, **Acoma Crape Myrtle** - white with weeping, cascading growth habit
36. *Lagerstroemia indica* var. Basham's Party Pink, **Party Pink Crape Myrtle** - lavender pink
37. *Lagerstroemia indica* var. Muskogee, **Muskogee Crape Myrtle** - Light lavender
38. *Lagerstroemia indica* var. Natchez, **Natchez Crape Myrtle** - White
39. *Lagerstroemia indica* var. Sioux, **Sioux Crape Myrtle** - vivid pink
40. *Lagerstroemia indica* var. Tonto, **Tonto Crape Myrtle** - deep red
41. *Lagerstroemia indica* var. Tuscarora, **Tuscarora Crape Myrtle** - coral pink
42. *Lagerstroemia indica* var. Tuskegee, **Tuskegee Crape Myrtle** - dark pink
43. *Leucana retusa*, **Lemonball or Goldenball Lead Tree** - very drought tolerant
44. *Lindera benzoin*, **Spice Bush**
45. *Magnolia grandiflora* var. Alta, **Alta Magnolia** - upright and dense
46. *Magnolia grandiflora* var. Claudia Wannamaker - **Claudia Wannamaker Magnolia**
47. *Magnolia grandiflora* var. Little Gem - **Little Gem Magnolia**
48. *Magnolia stellata*, **Star Magnolia** - understory tree
49. *Magnolia soulangiana*, **Saucer Magnolia** - understory tree
50. *Pinus edulis*, **Pinion Pine**
51. *Pinus eldarica*, **Afghan Pine**
52. *Pinus nigra*, **Austrian Pine**
53. *Pinus pinea*, **Italian Stone Pine**
54. *Pinus thunbergii*, **Japanese Black Pine**
55. *Prosopis glandulosa*, **Honey Mesquite**

56. *Prunus mexicana*, **Mexican Plum**
57. *Rhamnus caroliniana*, **Carolina Buckthorn**
58. *Rhus aromatic*, **Fragrant Sumac**
59. *Rhus lanceolata*, **Prairie Flameleaf Sumac**
60. *Rhus microphylla*, **Littleleaf Sumac** – very, very drought tolerant
61. *Sophora affinis*, **Eve's Necklace**
62. *Ungnadia speciosa*, **Mexican Buckeye**
63. *Viburnum macrocephalum*, **Chinese Snowball Viburnum**
64. *Viburnum rufulum*, **Rusty Blackhaw** – good understory tree
65. *Vitex agnus-castus*, **Vitex** – purple variety
66. *Vitex agnus-castus* var. *Cooke's White*, **Cooke's White Vitex** – white variety

### Shrubs:

1. *Abelia* var. *Rose Creek*, **Rose Creek Abelia**
2. *Abelia* var. *Kaleidoscope*, **Kaleidoscope Abelia**
3. *Abelia* var. *White Prostrate*, **White Prostrate Abelia**
4. *Agave* spp., **Agave**
5. *Buxus* var. *Wintergreen*, **Wintergreen Boxwood**
6. *Buxus* var. *Winter Gem*, **Winter Gem Boxwood**
7. *Ceanothus americana*, **New Jersey Tea Plant**
8. *Chaenomeles superba* var. *Texas Scarlet*, **Texas Scarlet Flowering Quince**
9. *Cotoneaster glaucophyllus*, **Gray Cotoneaster**
10. *Dalea formosa*, **Feather Dalea**
11. *Eupatorium greggii*, **Greg's Mist Flower**
12. *Hesperaloe funifera*, **Giant Red Yucca**
13. *Hesperaloe parviflora*, **False Red Yucca**
14. *Hesperaloe parviflora*, **False Yellow Yucca**
15. *Hibiscus coccineus*, **Texas Star Hibiscus**
16. *Hydrangea quercifolia*, **Oakleaf Hydrangea**
17. *Ilex vomitoria* var. *Nana*, **Dwarf Yaupon Holly**
18. *Ilex vomitoria* var. *Bordeaux*, **Bordeaux Dwarf Yaupon Holly**
19. *Lagerstroemia indica*, **Dwarf Crape Myrtle**, this plant is available in many colors and range of heights
20. *Leucophyllum frutescens*, **Texas Sage**
21. *Leucophyllum* var. *Greencloud*, **Greencloud Texas Sage**
22. *Leucophyllum* var. *Silverado Dwarf*, **Silverado Dwarf Texas Sage**
23. *Malvaviscus drummondii*, **Turk's Cap**
24. *Mimosa borealis*, **Fragrant Mimosa**
25. *Myrica pusilla*, **Dwarf Wax Myrtle**
26. *Opuntia ellisiana*, **Spineless Prickly Pear**
27. *Rhus michauxii*, **Michaux's Sumac**
28. *Rosa* var. *Belinda's Dream*, **Belinda's Dream Rose**
29. *Rosa* var. *Knockout*, **Knockout Rose**
30. *Rosa* var. *Martha Gonzalez*, **Martha Gonzalez Rose**
31. *Rosa* var. *Mutabilis*, **Mutabilis Rose**
32. *Rosmarinus officinalis*, **Rosemary**
33. *Sedum* var. *Autumn Joy*, **Autumn Joy Sedum**
34. *Spiraea vanhouttei*, **Bridal Wreath Spirea**
35. *Spiraea japonica* var. *Anthony Japonica*, **Anthony Spirea**

36. *Symphoricarpos chenaultii* var. Hancock, **Hancock Snowberry**
37. *Symphoricarpos orbiculatus*, **Coralberry**
38. *Yucca filamentosa* var. Color Guard, **Color Guard Yucca**
39. *Yucca gloriosa* var. Variegata, **Variegated Spanish Dagger**
40. *Yucca pallida*, **Pale Leaf Yucca**
41. *Yucca recurvifolia*, **Softleaf Yucca**
42. *Yucca rigida*, **Blue Yucca**
43. *Yucca rostrata* var. Sapphire Skies, **Sapphire Skies Yucca**
44. *Yucca rupicola*, **Twisted Leaf Yucca**
45. *Yucca treculeana*, **Texas Bayonet Yucca**

### Ornamental Grasses:

1. *Carex buchananii* var. Red Rooster, **Red Rooster Sedge**
2. *Carex cherokeensis*, **Cherokee Sedge**
3. *Carex divulsa*, **Meadow Sedge**
4. *Carex oshimensis* var. Everest, **Everest Weeping Sedge**
5. *Carex oshimensis* var. Evergold, **Evergold Sedge**
6. *Carex perdentata*, **Webberville Sedge**
7. *Carex phyllocephala* var. Sparkler, **Sparkler Sedge**
8. *Chasmanthium latifolium*, **Inland Sea Oats**
9. *Cortaderia selloana* var. Pumila, **Dwarf Pampas Grass**
10. *Corynephorus canescens* var. Spiky Blue, **Spiky Blue Grass**
11. *Cyperus alternifolius*, **Umbrella Plant**
12. *Cyperus nanus*, **Compact Umbrella Plant**
13. *Dianella tasmanica* var. Variegata, **Variegated Flax Lily**
14. *Eragrostis curvula*, **Weeping Lovegrass**
15. *Eragrostis elliottii*, **Blue Lovegrass**
16. *Juncus inflexus* var. Blue Arrows, **Blue Arrows Rush**
17. *Juncus pallidus* var. Javelin, **Javelin Rush**
18. *Koeleria glauca* var. Coolio, **Coolio Blue Hair Grass**
19. *Koeleria glauca* var. Blue Sprite, **Blue Sprite Blue Hair Grass**
20. *Miscanthus sinensis* var. Adagio, **Adagio Miscanthus**
21. *Miscanthus sinensis* var. Gracillimus, **Maiden Grass**
22. *Muhlenbergia capillaris*, **Gulf Coast Muhly**
23. *Muhlenbergia capillaris* var. Lenca, **Regal Mist Pink Muhly**
24. *Muhlenbergia duboides*, **Weeping Muhly**
25. *Muhlenbergia dumosa*, **Bamboo Muhly**
26. *Muhlenbergia lindheimeri*, **Lindheimer Muhly**
27. *Panicum virgatum* var. Dallas Blues, **Dallas Blues Switchgrass**
28. *Panicum virgatum* var. Heavy Metal, **Heavy Metal Switchgrass**
29. *Schizachyrium scoparium*, **Little Bluestem**
30. *Stipa tenuissima*, **Mexican Feathergrass**

### Perennials:

1. *Achillea* var. Moonshine, **Moonshine Yarrow**
2. *Anisacanthus quadrifidus wrightii*, **Flame Acanthus**
3. *Aquilegia chrysantha* var. hinkleyana, **Texas Gold Columbine**
4. *Artemisia* var. Powis Castle, **Powis Castle Artemisia**
5. *Aster oblongifolius*, **Fall Aster**



6. *Astrolepis sinuata*, **Wavy Scaly Cloakfern**
7. *Buddleia davidii*, **Butterfly Bush**
8. *Callirhoe involucrata*, **Winecup**
9. *Calyptocarpus vialis*, **Horse Herb**
10. *Chrysactinia mexicana*, **Damianita**
11. *Coreopsis lanceolata*, **Lanceleaf Coreopsis**
12. *Datura wrightii*, **Datura Jimson Weed**
13. *Dyschoriste linearis*, **Snake Herb**
14. *Echinacea purpurea*, **Purple Coneflower**
15. *Eupatorium greggii*, **Greg's Mist Flower**
16. *Gaura lindheimeri*, **Pink Gaura**
17. *Lantana horrida*, **Texas Lantana**
18. *Lavandula intermedia* var. *Provence*, **Provence Lavender**
19. *Lippia graveolens*, **Mexican Oregano**
20. *Marsilea macropoda*, **Clover Fern**
21. *Melampodium leucanthum*, **Blackfoot Daisy**
22. *Nepeta faassenii* var. *Walker's Low*, **Walker's Low Catmint**
23. *Nierembergia gracilis* var. *Starry Eyes*, **Starry Eyes Nierembergia**
24. *Oenothera missouriensis*, **Fluttermills**
25. *Penstemon tenuis*, **Brazos Penstemon**
26. *Perovskia atriplicifolia*, **Russian Sage**
27. *Physostegia virginiana*, **Fall Obedient Plant**
28. *Rosmarinus officinalis* var. *Prostratus*, **Prostrate Rosemary**
29. *Rudbeckia fulgida*, **Black-eyed Susan**
30. *Rudbeckia fulgida* var. *Goldsturm*, **Goldsturm Rudbeckia**
31. *Rudbeckia maxima*, **Giant Coneflower**
32. *Salvia chamaedryoides*, **Gray Shrub Sage**
33. *Salvia farinacea* var. *Henry Duelberg*, **Henry Duelberg Sage**
34. *Salvia greggii* var. *Autumn Sage*, **Autumn Sage Salvia**
35. *Salvia hybrid*, **Nuevo Leon Sage**
36. *Salvia longispicata* var. *Indigo Spires*, **Indigo Spires Salvia**
37. *Salvia lyrata*, **Lyre Leaf Sage**
38. *Salvia roemeriana*, **Cedar Sage**
39. *Salvia* var. *May Night*, **May Night Salvia**
40. *Santolina chamaecyparissus*, **Gray Santolina**
41. *Santolina pinnata*, **Green Santolina**
42. *Scytellaria ovata*, **Heartleaf Skullcap**
43. *Scutellaria suffrutescens*, **Pink Skullcap**
44. *Sedum* var. *Autumn Joy*, **Autumn Joy Sedum**
45. *Stachys byzantine*, **Lamb's Ear**
46. *Tetranneuris scaposa*, **Four Nerve Daisy**
47. *Thelypteris kunthii*, **Southern Wood Fern**
48. *Verbena canadensis* var. *Homestead Purple*, **Homestead Purple Verbena**
49. *Wedelia texana*, **Orange Zexmenia**

### Vines and Groundcover:

1. *Bignonia capreolata* var. *Tangerine Beauty*, **Tangerine Beauty Crossvine**
2. *Campsis tagliabuana* var. *Madame Galen*, **Madame Galen Trumpet creeper**
3. *Campsis radicans* var. *Monbal*, **Balboa Sunset Trumpet creeper**
4. *Campsis radicans* var. *Flamingo*, **Flamingo Trumpet creeper**
5. *Campsis radicans* var. *Flava*, **Yellow Trumpet creeper**

6. Clematis paniculata, **Sweet Autumn Clematis**
7. Clematis var. Henryi, **Henry's Clematis**
8. Clematis var. Jackmanii, **Jackmanii Clematis**
9. Clematis var. Ramona, **Ramona Clematis**
10. Gelsemium rankinii, **Swamp Jessamine**
11. Gelsemium sempervirens, **Carolina Jessamine**
12. Ipomoea quamoclit, **Cypress Vine**
13. Ipomoea sinuate, **Alamo Vine**
14. Lonicera sempervirens, **Coral Honeysuckle**
15. Lonicera sempervirens, **Yellow Honeysuckle**
16. Mascagnia macroptera, **Butterfly Vine**
17. Mazus Reptans, **Mazus Reptans**
18. Parthenocissus quinquefolia, **Virginia Creeper**
19. Passiflora caerulea var. Blue Crown, **Blue Crown Passion Vine**
20. Passiflora incarnate cinnicata var. Incense, **Incense Passion Vine**
21. Phyla nodiflora, **Texas Frogfruit**
22. Sedum spp., **Sedum**
23. Vinca Major, **Vinca Major**
24. Vinca Minor, **Vinca Minor**
25. Wisteria frutescens, **Texas Wisteria**

**Canopy Trees:**



**Caddo Maple**



**Trident Maple**



**Bigtooth Maple**



**Ashleaf Maple**



**Pecan**



**White Ash**



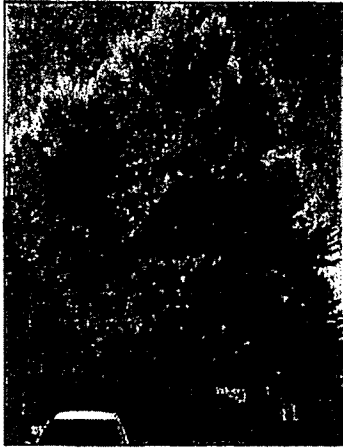
**Green Ash**



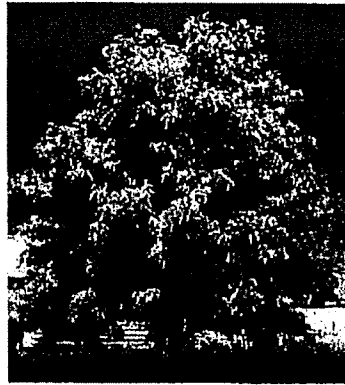
**Urbanite Ash**



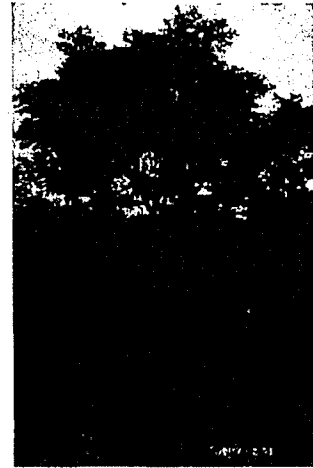
**Texas Ash**



**Ginkgo**



**Inermis Thornless  
Honeysuckle**



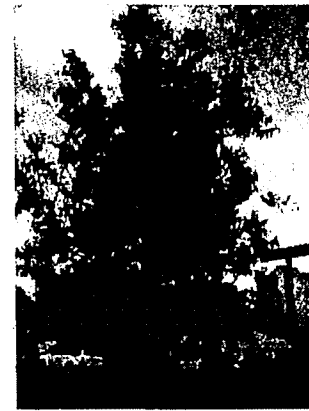
**Kentucky Coffeetree**



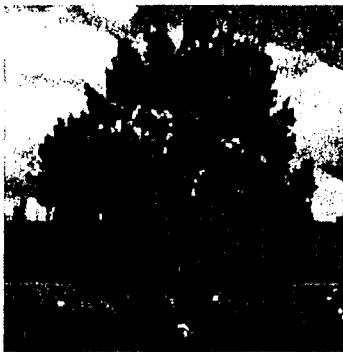
**Texas Black Walnut**



**Goldenrain Tree**



**Chinese Pistache**



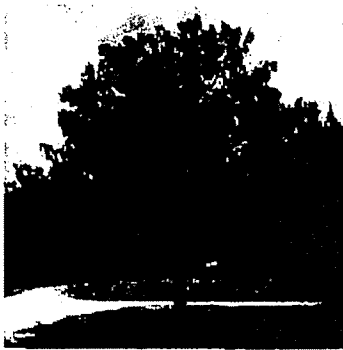
**Sawtooth Oak**



**Texas Red Oak**



**Durand Oak**



**Lacey Oak**



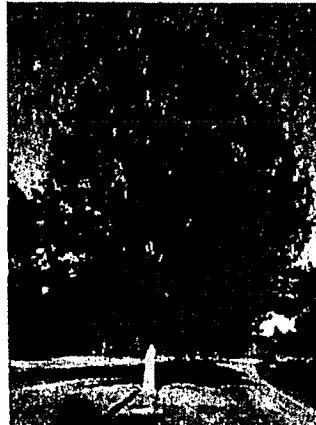
**Bur Oak**



**Chinquapin Oak**



**Chestnut Oak**



**Shumard Red Oak**



**Live Oak**



**Western Soapberry**



**Chittamwood**



**Pond Cypress**



**Bald Cypress**



**Shawnee Brave Bald Cypress**



**Winged Elm**



**Valley Forge American Elm**



**Cedar Elm**



**Lacebark Elm**



**Allee Elm**



**Japanese Zelkova**

**Accent Plants:**



**Red Buckeye**



**Bottlebrush Buckeye**



**American Beautyberry**



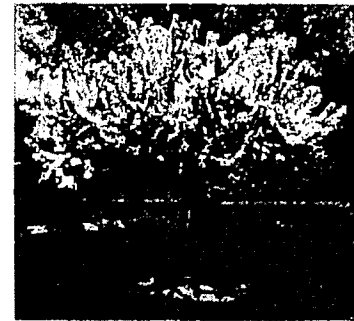
**Profusion Beautyberry**



**Early Amethyst Beautyberry**



**European Hornbeam**



**Button Bush**

**Redbud**

**White Redbud**



**Texas Redbud**



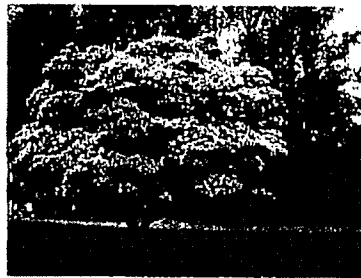
**Mexican Redbud**



**Oklahoma Redbud**



**Desert Willow**



**White Fringe Tree**



**Roughleaf Dogwood**



**American Smoketree**



**Arizona Cypress**



**Italian Cypress**



**Texas Persimmon**



**Elbow Bush**



**Arkansas Witch Hazel**

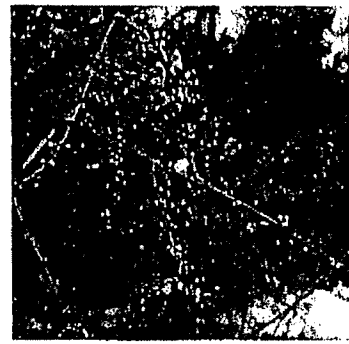




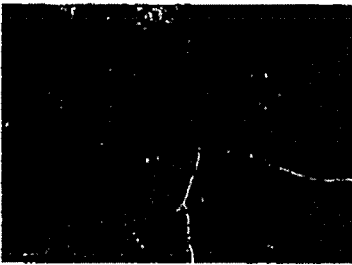
**Common Witch Hazel**



**Possumhaw Holly**



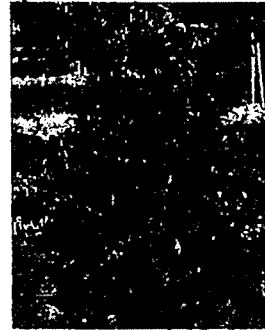
**Finch's Gold Possumhaw Holly**



**Paco Possumhaw Holly**



**Warren's Red Possumhaw Holly**



**Mary Nell Holly**



**Nellie R. Stevens Holly**



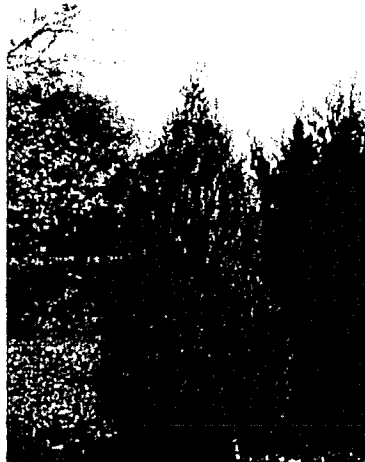
**Pride of Houston Yaupon Holly**



**Will Fleming Yaupon Holly**



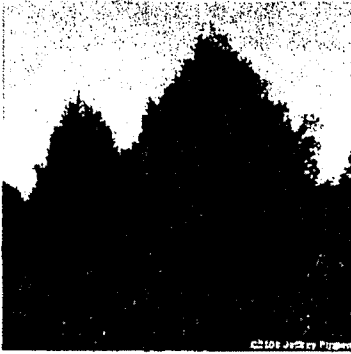
**Ash Juniper**



**Blue Point Juniper**



**Spartan Juniper**



**Eastern Red Cedar**



**Acoma Crape Myrtle**



**Party Pink Crape Myrtle**



**Muskogee Crape Myrtle**



**Natchez Crape Myrtle**



**Sioux Crape Myrtle**



**Tonto Crape Myrtle**



**Tuscarora Crape Myrtle**



**Tuskegee Crape Myrtle**



**Goldenball Lead Tree**



**Spice Bush**



**Alta Magnolia**



**Claudia Wannamaker Magnolia**



**Little Gem Magnolia**



**Star Magnolia**



**Saucer Magnolia**



**Pinion Pine**



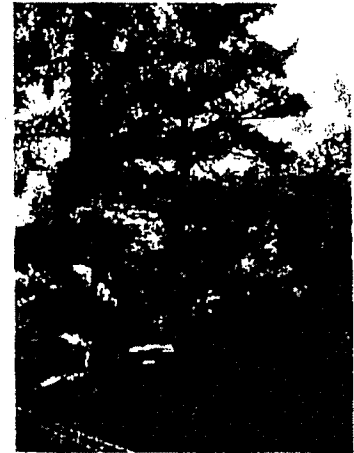
**Afghan Pine**



**Austrian Pine**



**Italian Stone Pine**



**Japanese Black Pine**



**Honey Mesquite**



**Mexican Plum**



**Carolina Buckthorn**



**Fragrant Sumac**



**Prairie Flameleaf Sumac**



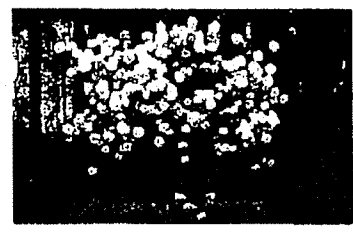
**Littleleaf Sumac**



**Eve's Necklace**



**Mexican Buckeye**



**Chinese Snowball Viburnum**



**Rusty Blackhaw**

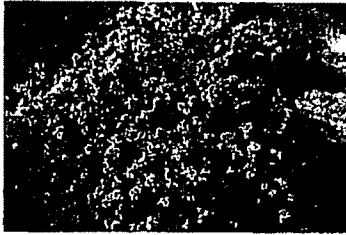


**Vitex**



**Cooke's White Vitex**

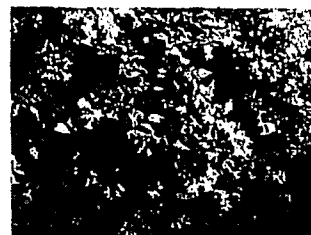
**Shrubs:**



**Rose Creek Abelia**



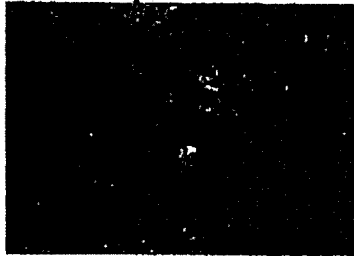
**Kaleidoscope Abelia**



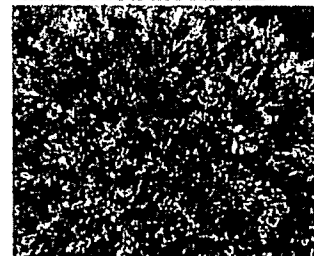
**White Prostrate Abelia**



**Agave**



**Wintergreen Boxwood**



**Winter Gem Boxwood**



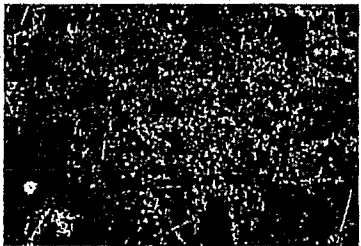
**New Jersey Tea Plant**



**Texas Scarlet Flowering Quince**



**Gray Cotoneaster**



**Feather Dalea**



**Greg's Mist Flower**



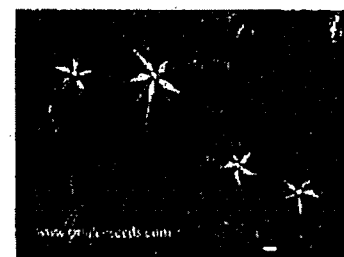
**Giant Red Yucca**



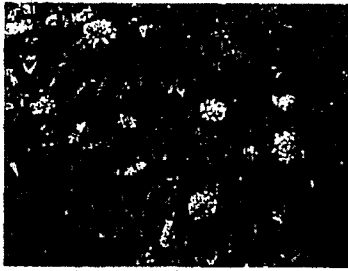
**False Red Yucca**



**False Yellow Yucca**



**Texas Star Hibiscus**



**Oakleaf Hydrangea**



**Dwarf Yaupon Holly**



**Bordeaux Dwarf Yaupon Holly**



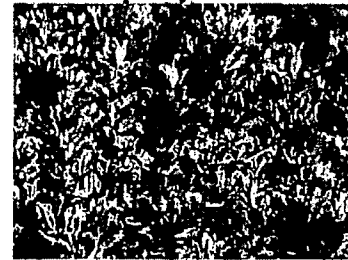
**Dwarf Crape Myrtle**



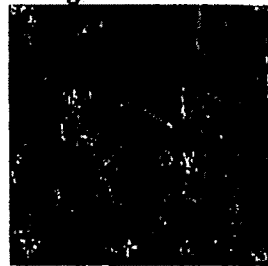
**Texas Sage**



**Greencloud Texas Sage**



**Silverado Texas Sage**



**Turk's Cap**



**Fragrant Mimosa**



**Dwarf Wax Myrtle**



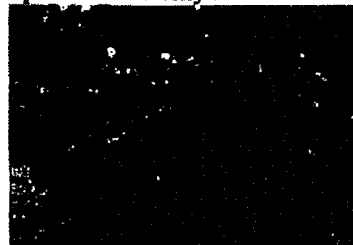
**Spineless Prickly Pear**



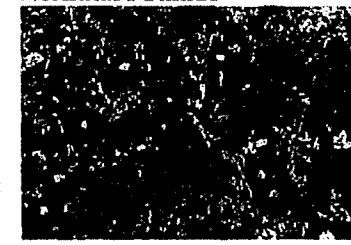
**Michaux's Sumac**



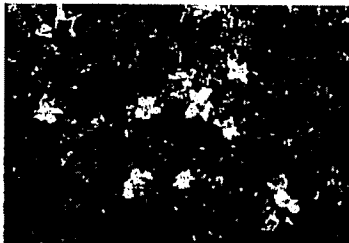
**Belinda's Dream Rose**



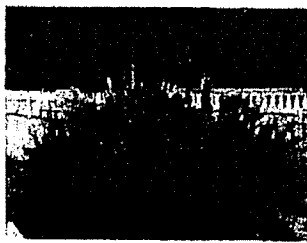
**Knockout Rose**



**Martha Gonzalez Rose**



**Mutabilis Rose**



**Rosemary**



**Autumn Joy Sedum**



**Bridal Wreath Spirea**



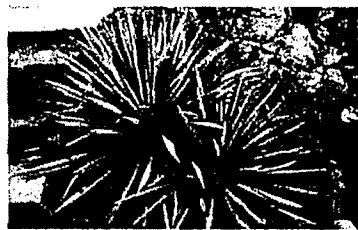
**Anthony Spirea**



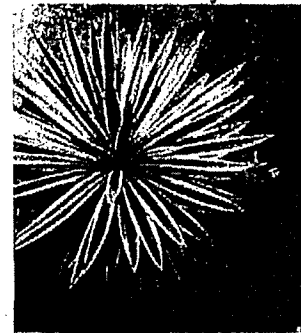
**Hancock Snowberry**



**Coralberry**



**Color Guard Yucca**



**Variegated Spanish Dagger**



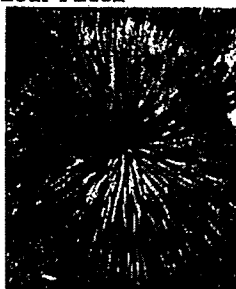
**Pale Leaf Yucca**



**Softleaf Yucca**



**Blue Yucca**



**Sapphire Skies Yucca**



**Twisted Leaf Yucca**



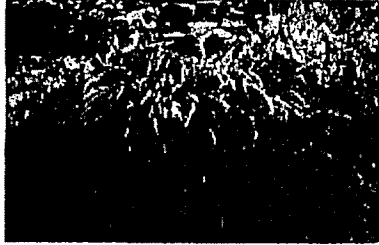
**Texas Bayonet Yucca**



**Ornamental Grasses:**



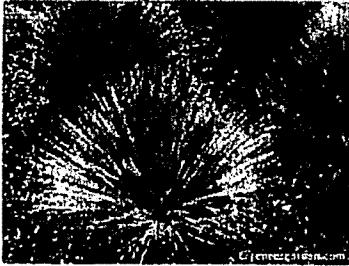
**Red Rooster Sedge**



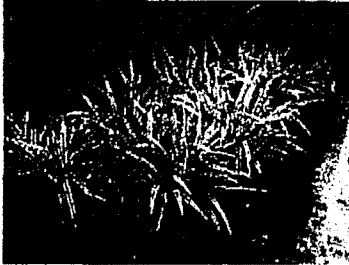
**Everest Weeping Sedge**



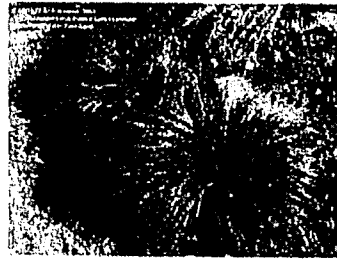
**Sparkler Sedge**



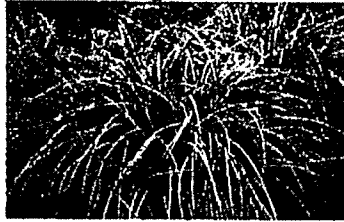
**Spiky Blue Grass**



**Variegated Flax Lily**



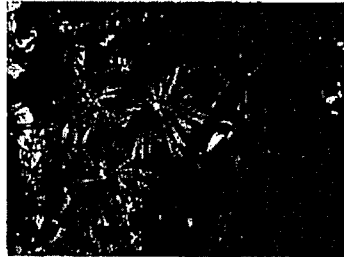
**Cherokee Sage**



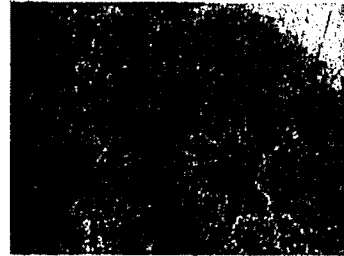
**Evergold Sedge**



**Inland Sea Oats**



**Umbrella Plant**



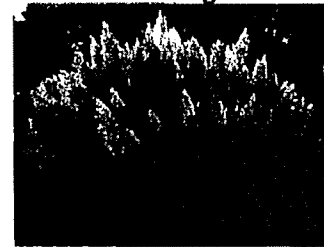
**Weeping Lovegrass**



**Meadow Sedge**



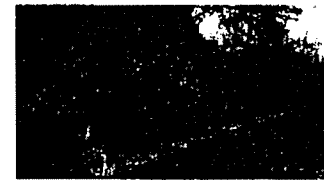
**Webberville Sedge**



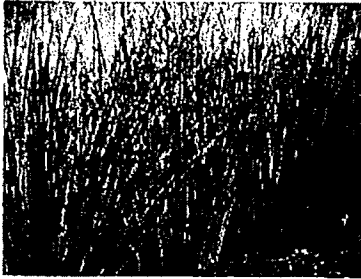
**Dwarf Pampas Grass**



**Compact Umbrella Plan**



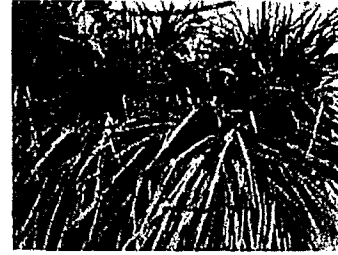
**Blue Lovegrass**



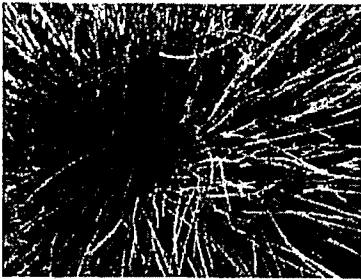
**Blue Arrows Rush**



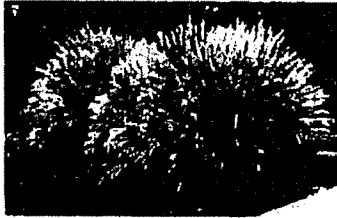
**Javelin Rush**



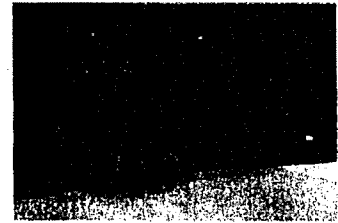
**Coolio Blue Hair Grass**



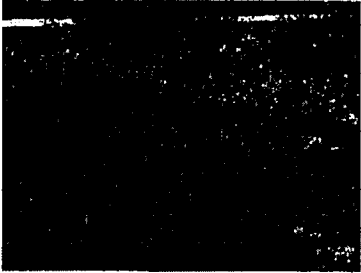
**Blue Sprite Blue Hair Grass**



**Adagio Miscanthus**



**Maiden Grass**



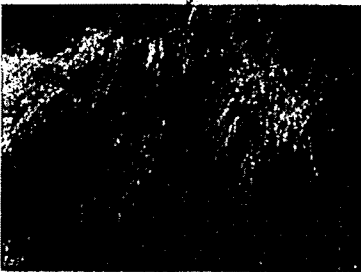
**Gulf Coast Muhly**



**Regal Mist Pink Muhly**



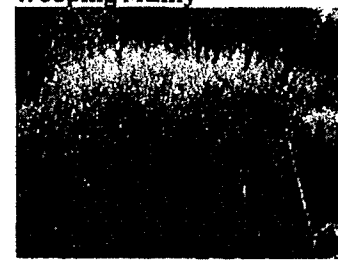
**Weeping Muhly**



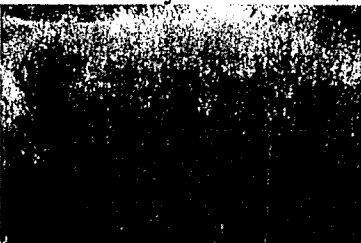
**Bamboo Muhly**



**Lindheimer Muhly**



**Dallas Blue Switchgrass**



**Heavy Metal Switchgrass**



**Little Bluestem**

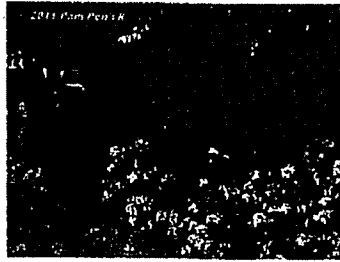


**Mexican Feathergrass**

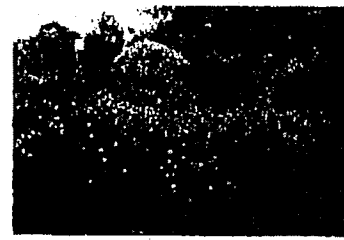
**Perennials:**



**Moonshine Yarrow**



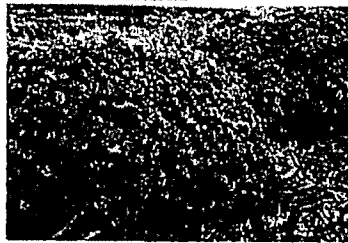
**Flame Acanthus**



**Texas Gold Columbine**



**Powis Castle Artemesia**



**Fall Aster**



**Wavy Scale Cloakfern**



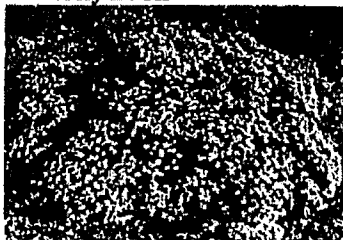
**Butterfly Bush**



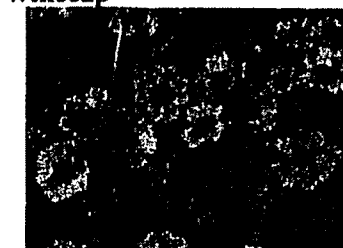
**Winecup**



**Horse Herb**



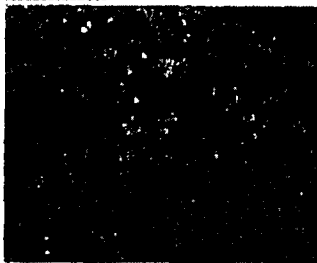
**Damianita**



**Lanceleaf Coreopsis**



**Datura Jimson Weed**



**Snake Herb**



**Purple Coneflower**



**Greg's Mist Flower**



**Pink Gaura**



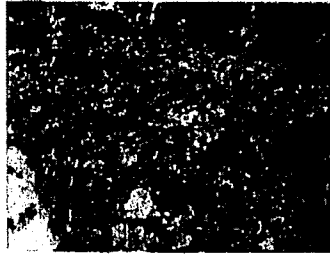
**Texas Lantana**



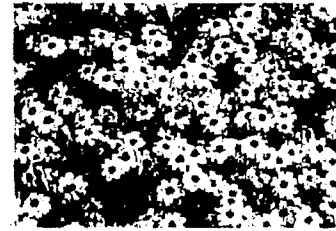
**Provence Lavender**



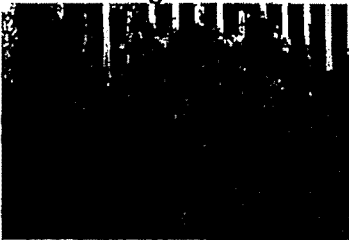
**Mexican Oregano**



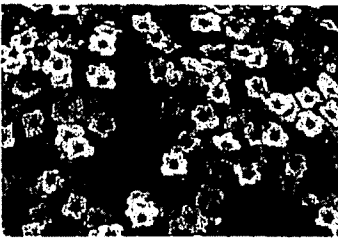
**Clover Fern**



**Blackfoot Daisy**



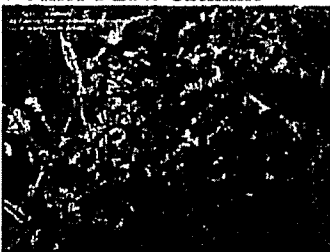
**Walker's Low Catmint**



**Starry Eyes Nierembergia**



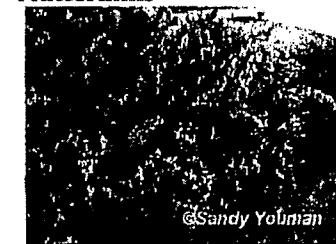
**Fluttermills**



**Brazos Penstemon**



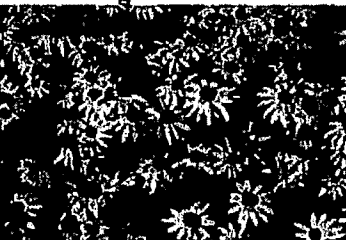
**Russian Sage**



**Fall Obedient Plant**



**Prostrate Rosemary**



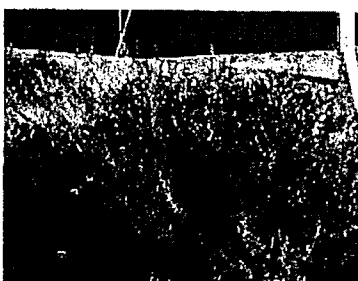
**Black-eyed Susan**



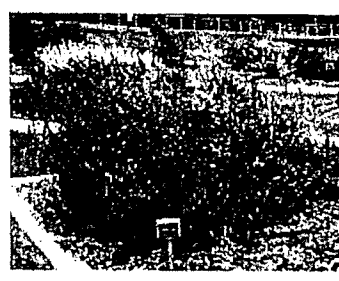
**Goldsturm Rudbeckia**



**Giant Coneflower**



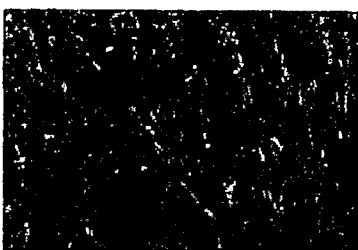
**Gray Shrub Sage**



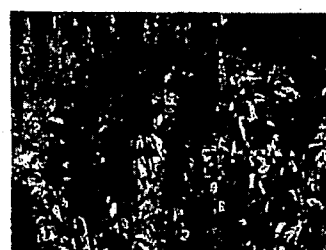
**Henry Duelberg Sage**



**Autumn Sage Salvia**



**Nuevo Leon Sage**



**Indigo Spires Salvia**



**Lyre Leaf Sage**



**Cedar Sage**



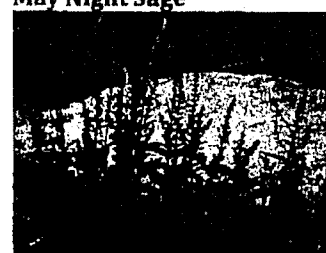
**May Night Sage**



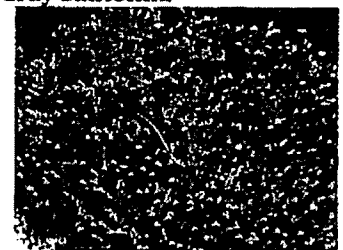
**Gray Santolina**



**Green Santolina**



**Heartleaf Skullcap**



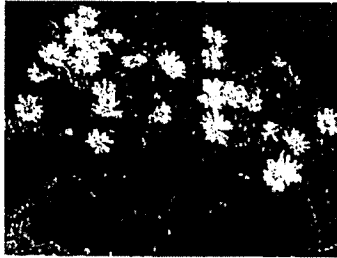
**Pink Skullcap**



**Autumn Joy Sedum**



**Lamb's Ear**



**Four Nerve Daisy**



**Southern Wood Fern**



**Homestead Purple Verbena**



**Orange Zexmenia**

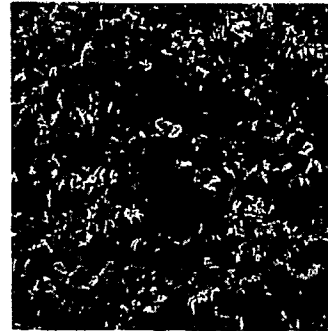
**Vines and Groundcover:**



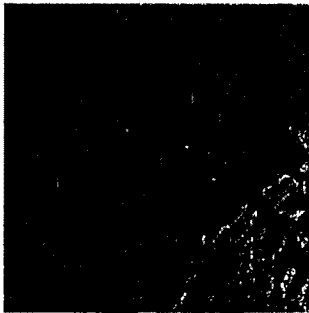
**Tangerine Beauty Crossvine**



**Madame Galen  
Trumpet creeper**



**Balboa Sunset  
Trumpet creeper**



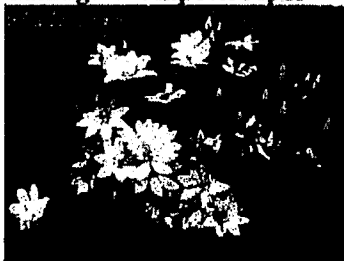
**Flamingo Trumpet creeper**



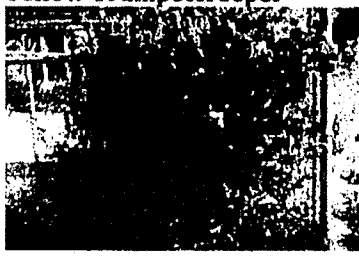
**Yellow Trumpet creeper**



**Sweet Autumn Clematis**



**Henry's Clematis**



**Jackmanii Clematis**



**Ramona Clematis**



**Swamp Jessamine**



**Carolina Jessamine**



**Cypress Vine**



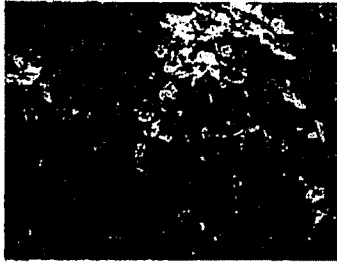
**Alamo Vine**



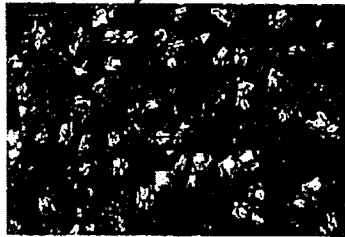
**Coral Honeysuckle**



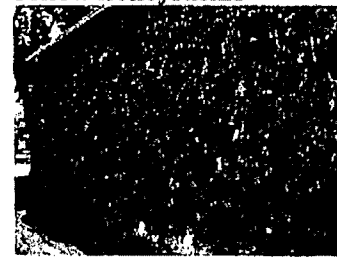
**Yellow Honeysuckle**



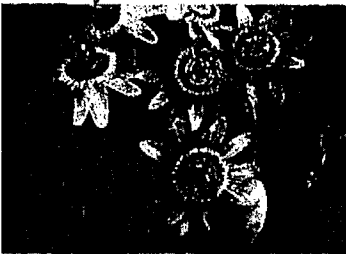
**Butterfly Vine**



**Mazus Reptans**



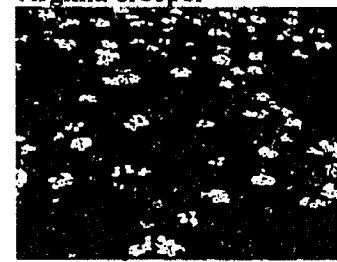
**Virginia Creeper**



**Blue Crown Passion Vine**



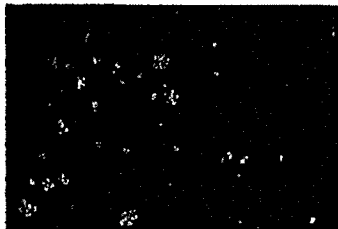
**Incense Passion Vine**



**Texas Frogfruit**



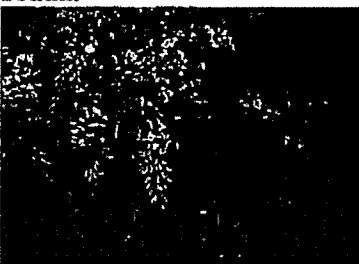
**Sedum**



**Vinca Major**



**Vinca Minor**



**Wisteria**



## EXHIBIT D

### street tree spacing

Street trees not only provide shade and shelter but also play a part in a healthy streetscape. A uniform streetscape and tree planting is mandatory and critical to The Union Park development.

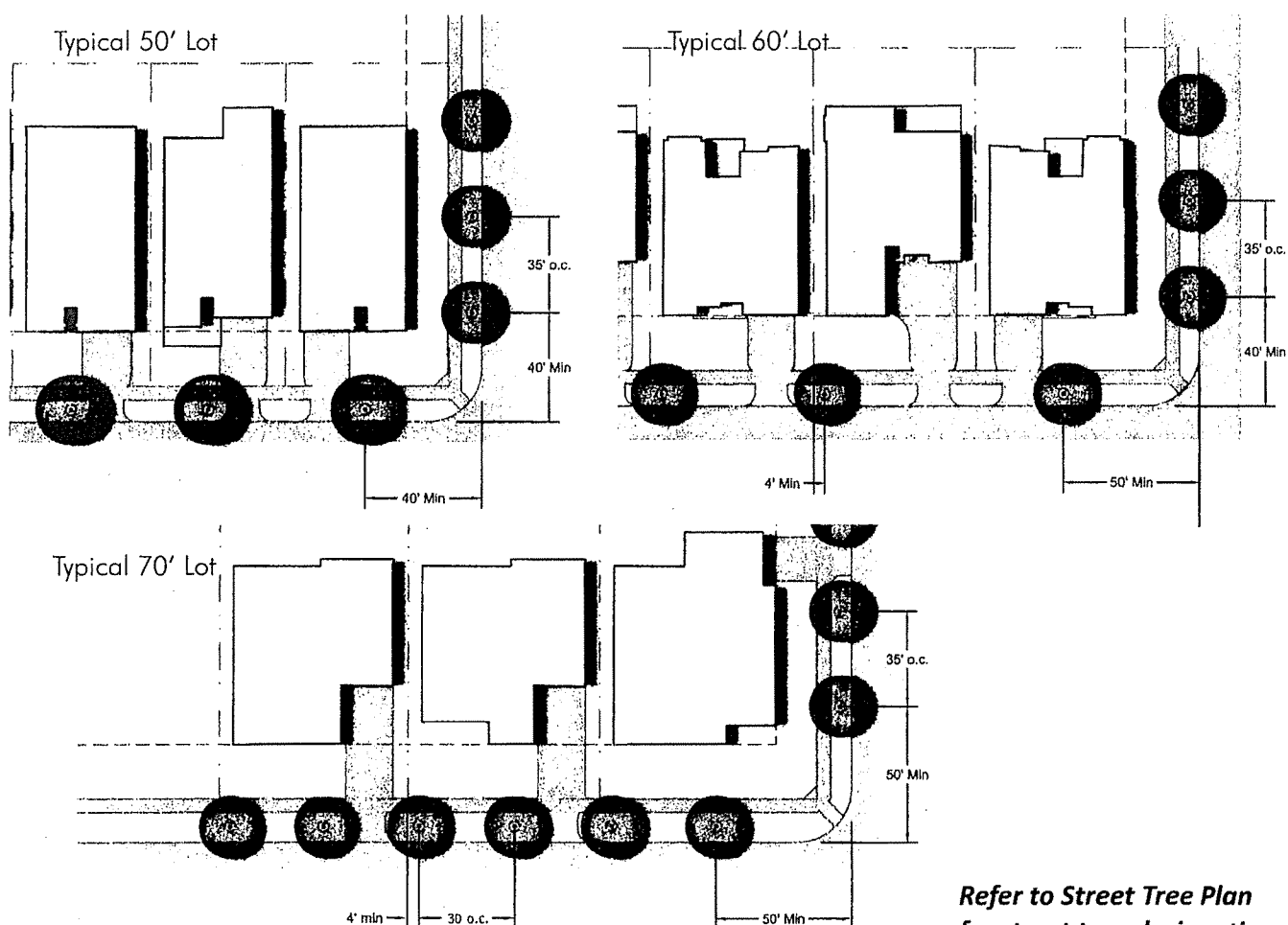
**Decorative above ground tree rings (masonry, plastic, wood, or other material) between the street and sidewalk are prohibited.**

### Spacing

Builder must reference the appropriate Neighborhood Street Tree Plan to determine the approved street tree, general location, and spacing for each street. Street trees must follow the requirements below and be spaced as follows along all streets:

- 50' Lots..... 30' O.C. : 1 four inch (4") parkway street trees per lot: 40' min. from intersection
- 60' Lots..... 30' O.C. : 1 four inch (4") parkway street trees per lot: 50' min. from intersection
- 70' Lots..... 35' O.C. : 2 three and a half inch (3.5") parkway street trees per lot: 50' min. from intersection

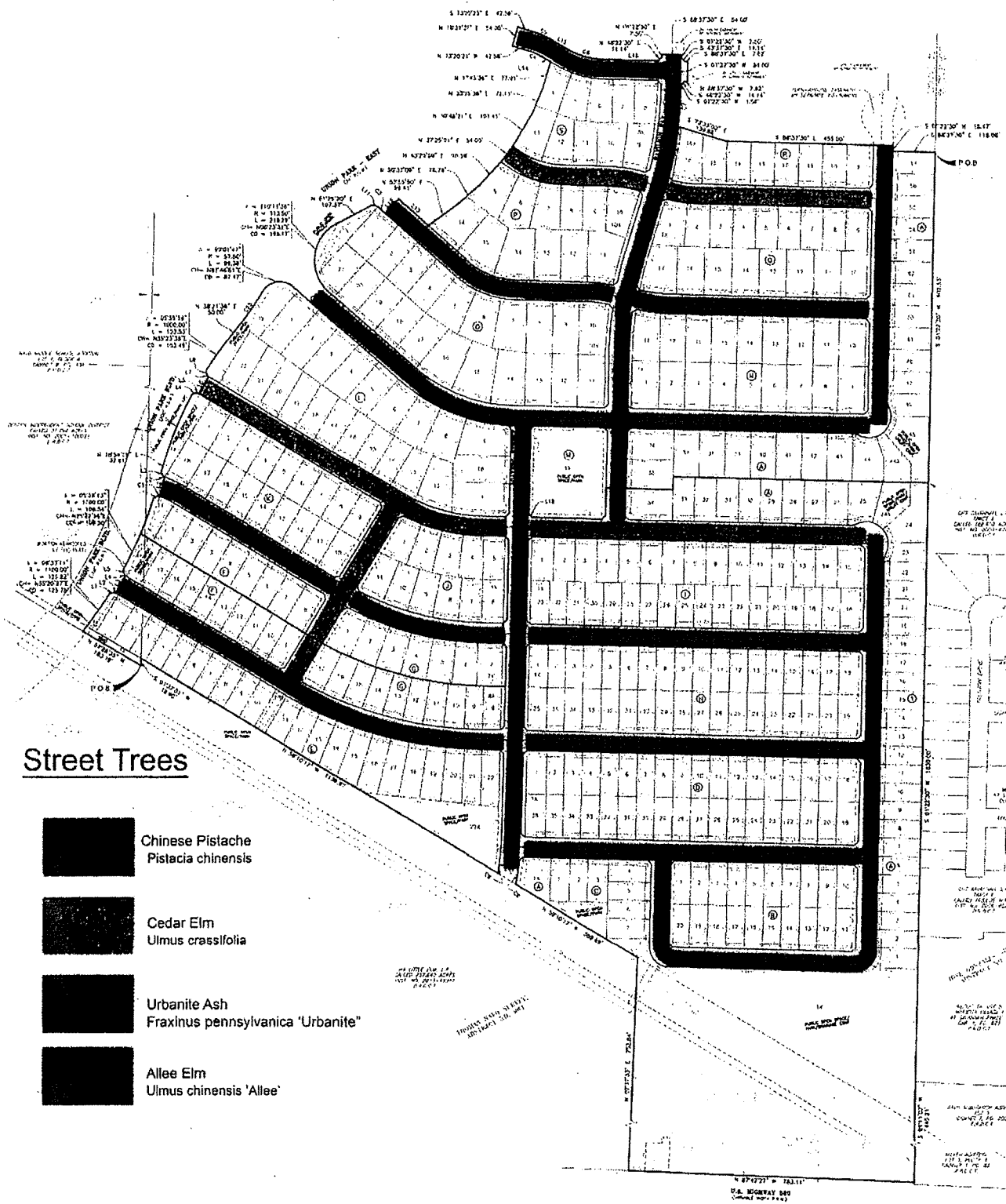
On side streets, smaller canopy trees shall be spaced 35' O.C. with 40' min. from intersections except on 70' Lots—trees must be 50' min from intersections.



***Refer to Street Tree Plan  
for street tree designation.***

# EXHIBIT E

## Street Tree Planting Plan



## EXHIBIT F wood fencing details

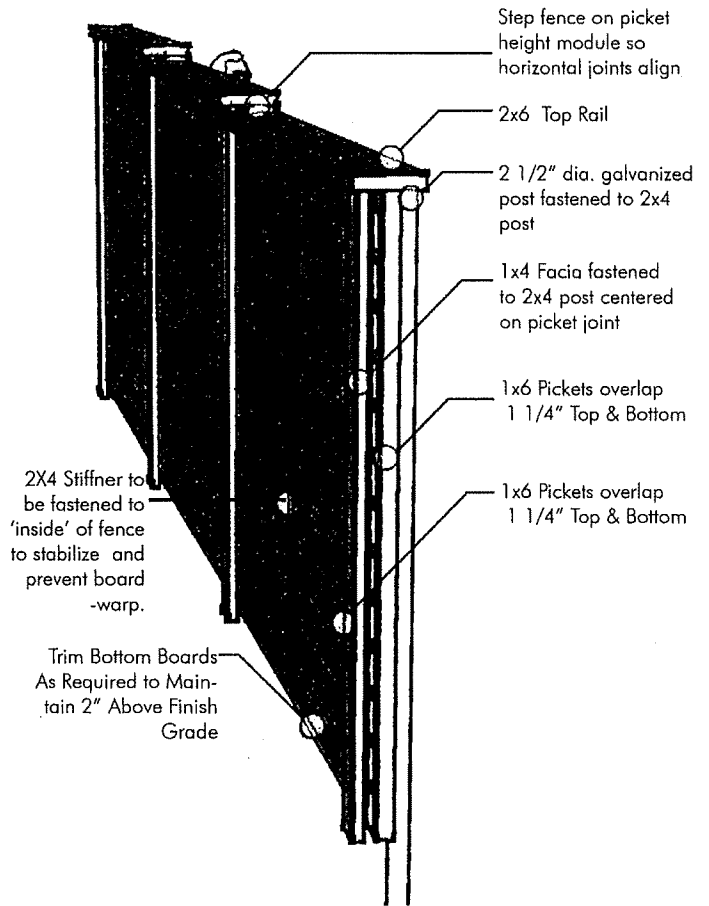
### The "Union Park" Wood Fence

Fence is to be 6' height #1 grade rough cedar. **All Wood to be pre-dipped with ACE FENCING: UNION PARK GREY (call: 972-578-5775)** All connections to be galvanized, bottom picket to be field cut to slope with grade at 2" above finish grade. 2x4 cedar post @ 6' o.c. fastened to 2 1/2" galvanized post set in concrete foundation. 1x6 pickets to overlap 1 1/4" with 2x6 top rail and 1x4 fascia centered on 2x4 post. At property corners and shared corners, 2x6 posts are to be used with 1x6 fascias. Every 3' a 2x4 stiffener to be fastened on the 'inside' of the fence to prevent board-warp. Any fence facing public street or area should always show the non intermediate post or "good side" towards the street or public area.

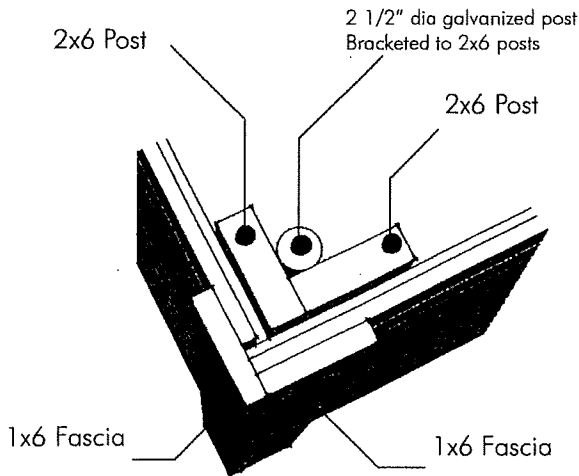
Given the horizontal nature of the fencing planks special care should be taken when joining a new fence with an existing one. Construction should always begin from the existing fence to ensure that the existing and new horizontal planks line up and create a seamless transition.

All fences shall be constructed with the finished side facing out on key lots, side lots and window lots See Exhibit D for fencing orientation.

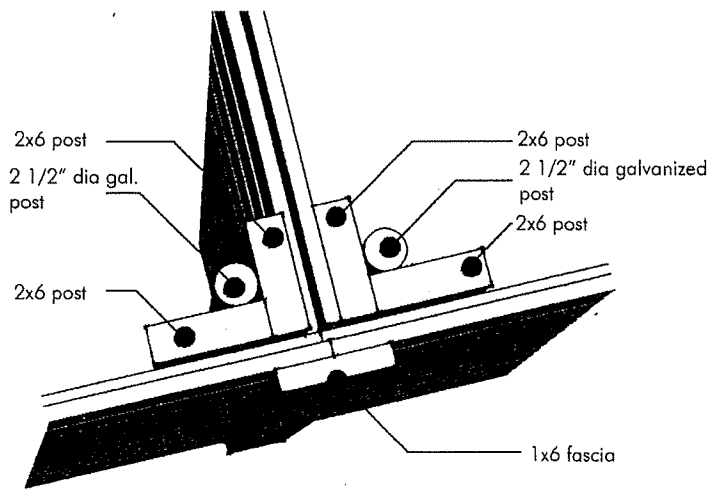
No post shall be visible from any street, alley, open space or within the community of the home being constructed



**Fencing Detail and Section**



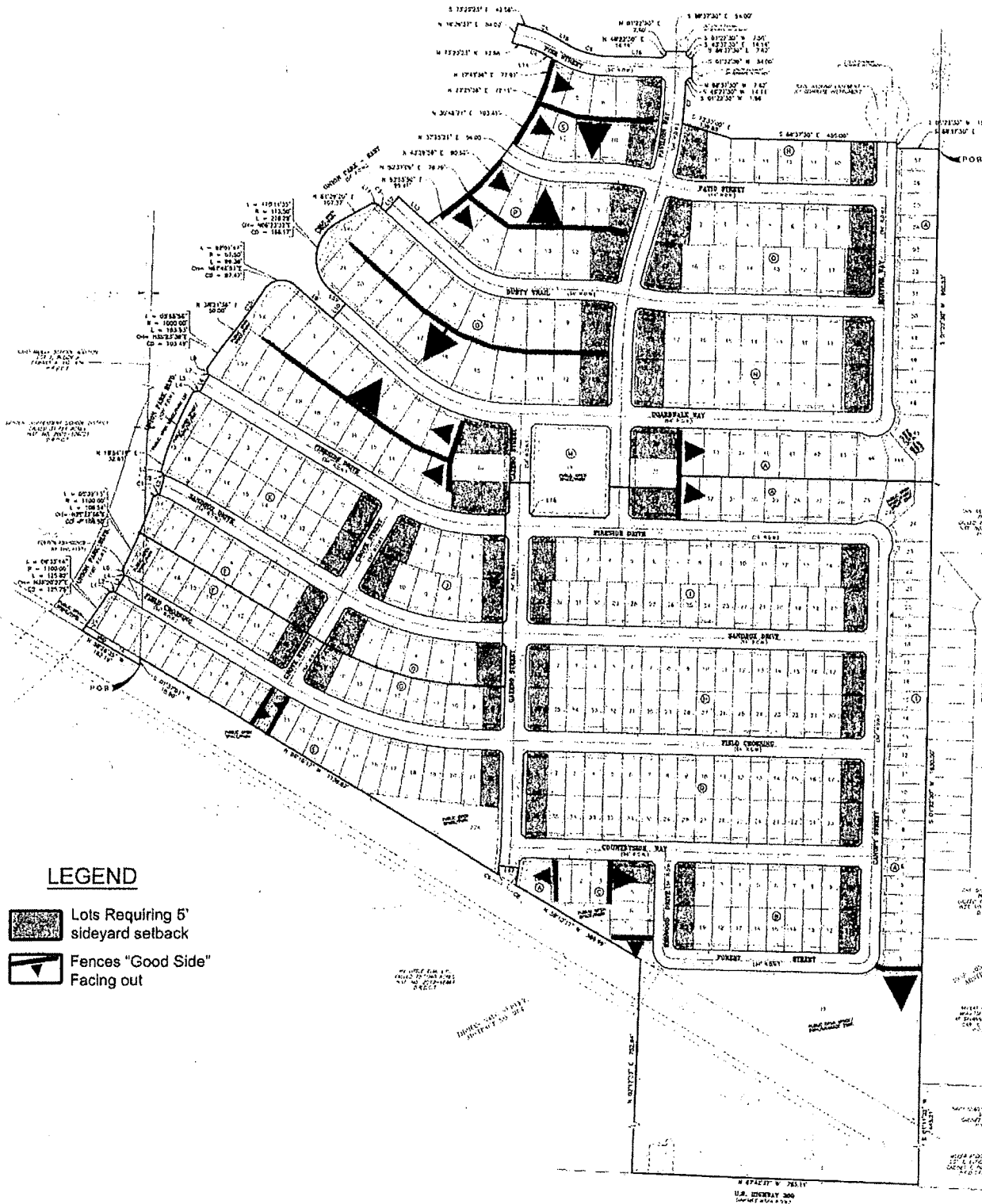
**Fencing Corner Detail**



**Fencing Top Detail For Corner at Shared**

# EXHIBIT G

## Fence Locations & Corner Setbacks

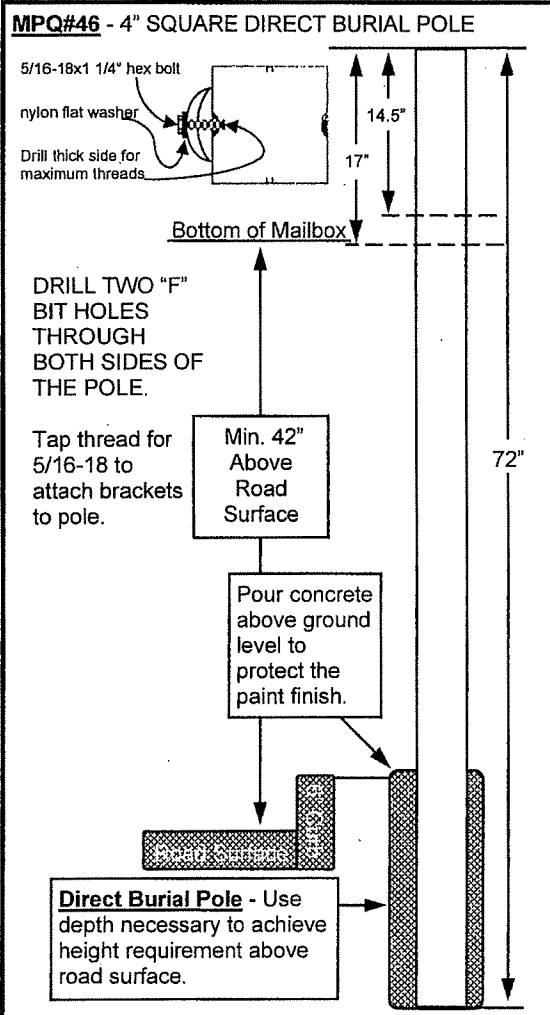


# EXHIBIT H

## Mailbox Spec

### DEQ46-28Q1-8X

CUSTOMERS ARE REQUESTED TO CONTACT THE LOCAL POST OFFICE BEFORE ERECTING THE BOX TO ENSURE ITS CORRECT PLACEMENT AND HEIGHT AT THE STREET.



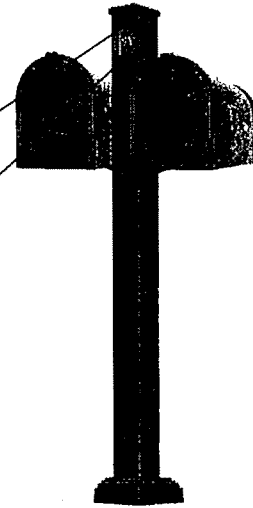
#### Attach Kit:

- 4 - 5/16-18X1 1/4" Hex Bolt
- 4 - Nylon Flat Washer .3171D .750D T.062
- 4 - 1/4-20x1 1/2" phil truss bolt
- 4 - 1/4-20 keps nut
- 8 - #8 x 1" lath screw
- 1 - 5/32 hex key
- 1 - General Installation Instructions

**U/P LOGO** - 3.5" Dia.  
White Vinyl



Located 4" from top of post to center of logo, centered on post



#### **FINQ-E4** - End Cap Finial (for 4" square pole)

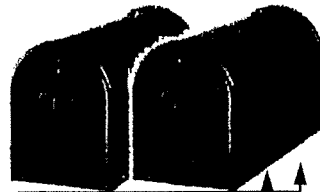
One 5/16-18x5/16" set screw to attach to pole.



#### **(2) M8** - Mailbox

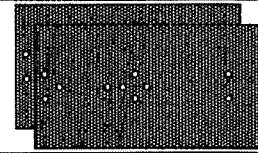
Includes Flag Kit

Mounting holes for attaching to pan



#### **(2) PAN SG2**

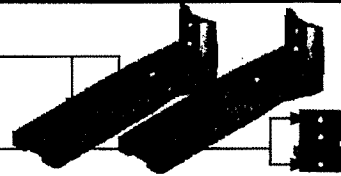
Use two 1/4-20x1 1/2" phil truss bolts to mount to top of bracket.  
Use four #8x1" lath screw to attach mailbox through the side.



#### **(2) DB-28** - Brackets

Two holes for mounting the pan

Two 3/8" holes to align with holes in pole



#### **SBQ-14** - Slip Over Base

Slip over pole and rest on concrete footing to protect the finish.



# EXHIBIT I

## Site Lighting Standards

### Site Lighting Standards

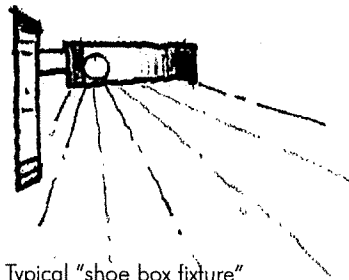
Light sources should be unobtrusive or concealed with all light in shades of white (no colored lights). No spillover of light should occur on neighboring properties and lighting must be shielded to prevent a glare. Tree lights should be concealed underground or in shrub masses. Exterior flood lights are to be directed away from neighboring homes and yards. Carriage or Coach lighting provides property security.

Two (2) Coach Lights are required on each elevation

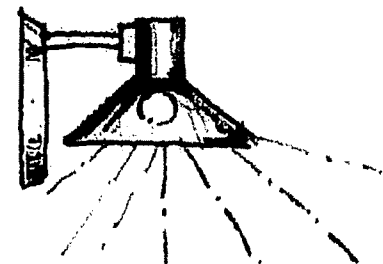
Three (3) Coach Lights are required on a 70' Lot

Spotlights and/or floodlights cannot be mounted to the front elevation of the house (may be allowed if mounted discretely under the eave).

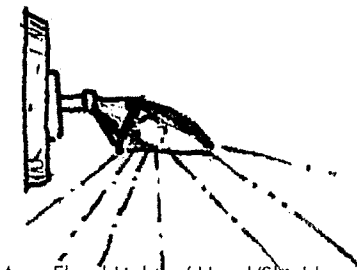
#### Permitted



Typical "shoe box fixture"

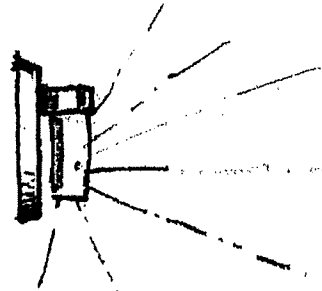


Opaque Reflector - lamp inside

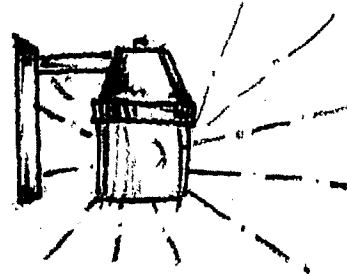


Area Flood Light w/ Hood/Shield

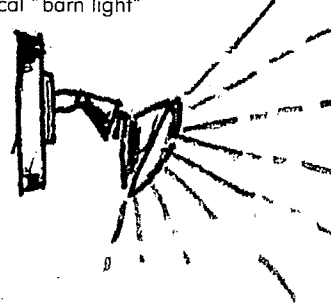
#### Prohibited



Typical "wall pack fixture"



Typical "barn light"



Area Flood Light