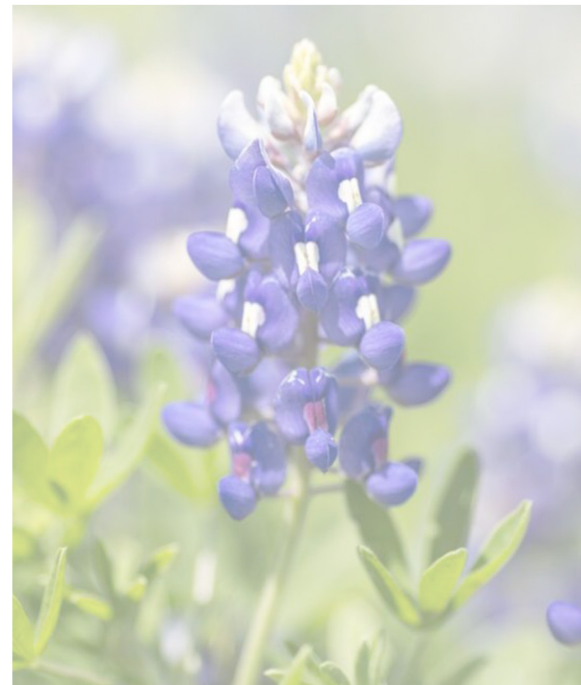




MONTRACHET



DESIGN GUIDELINES
JULY 2022 ISSUE

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SECTION I: MONTRACHET'S VISION



Montrachet will be the premier neighborhood in Fort Worth by providing the most naturally beautiful and scenic lots in the DFW area with a focus on security, community, spectacular homes, and unique amenities which promote a healthy outdoor lifestyle, all within the city limits.

The design objective of Montrachet is to preserve and enhance the natural features and views of this unique property by limiting the density of the lots, disturbing the land as minimally as possible, and letting the natural elements of the site guide the design choices. Likewise, the homes should be unique, utilize high-quality design and construction standards, and be tailored to each lot so as to blend seamlessly with the natural surroundings and other homes.

SECTION I: DESIGN REVIEW PROCESS



PURPOSE

The purpose of the Montrachet Architectural Control Committee (“ACC”) approval process is to ensure that the standards set forth in the Design Guidelines are consistently adhered to by each individual project. This review is essential to maintain the integrity and quality of the overall development, thus enhancing the value of individual properties.

PROCESS OVERVIEW

The intent of the Design Standards set forth in the Declaration and incorporated by the Design Guidelines as hereinafter described is to enhance and preserve the quality of the community while maintaining the natural beauty of the Development. Residences and structures should preserve the natural features of each Lot such as significant trees, views, and topography and be sited so as to minimize disruption of the site. Accordingly, a house plan, site plan, landscape plan for the entire lot, and any other documentation requested must be submitted for approval to the Committee in accordance with the Design Guidelines. Any changes or additions to the Lot after construction of the Residence is complete must also be approved by the Committee. The Committee may determine that what was found acceptable in one situation may not be acceptable in another as the intent is to ensure each design is appropriate to the specific Lot and does not dominate or contrast sharply with the surroundings. These Design Guidelines are intended to complement the Design Standards described in the Declaration of Covenants, Restrictions and Easements for Montrachet, as may be amended from time to time. Capitalized terms used in these Design Guidelines that are not defined have the meanings defined in the Declaration.

TOWN ARCHITECT

Cornerstone Projects Group, LLC (“Cornerstone”) will provide Town Architect services for the Project. The Town Architect is responsible for ensuring the compliance with the overall design intent for the Project, including establishing the Project as a recognizable neighborhood. The Town Architect’s responsibilities shall include but not be limited to: (i) approve all aspects of production and custom builders’ designs and layouts; (ii) attend all design review meetings with each home builder, (iii) make periodic site visits as reasonably necessary to each home while under construction, and (iv) approve the workmanship of all construction prior to occupancy.

Plans for all proposed site improvements shall be submitted to the Town Architect. The Town Architect will endeavor to review and respond to all submittals within 5 days, but no more than 10 days, after receipt.

Approval of each submittal will be provided in writing. Interior modifications to the building that do not affect the exterior appearance of the site improvements do not require resubmittal to the Town Architect.

A digital submittal is required through the online project management system. Submittals shall be made as one (1) multi-page PDF file. In addition to the digital submittal, hard copy submittals might be requested on a case by case basis by the Town Architect.

DESIGN REVIEW SCOPE OF WORK

1. Submittal One - Preliminary Submittal

The first submittal will be reviewed early in the design process, typically at the 20% construction document stage. Review will confirm that schematic design is consistent with that of the Montrachet Design Guidelines; and to avoid or correct any item that may require redesign. See page 1.2 for a list of the documents that will be required and reviewed at this stage.

2. Submittal Two - Final Design Submittal

The second submittal is the final review in the design process that occurs after the preliminary submittal and before construction can begin. Review will confirm that the final design is consistent with that of the Montrachet Design Guidelines. See pages 1.3 and 1.4 for a list of the documents that will be required and reviewed at this stage.

SECTION I: PRELIMINARY DESIGN SUBMITTAL

SUBMITTAL PROCESS



- ❑ FEE
 - o Please provide the following information, along with evidence of Design Review Fee been paid, to begin the Preliminary Design Review Submission for The Project.
 - o No grading of any kind to be started until all plans for the Lot including plans for drainage and any other Structures has been approved by the Town Architect . Limited brush removal is permitted pending approval by Town Architect.
 - o A \$2,500.00 fine will be imposed if construction begins before approval.
- ❑ ELECTRONIC SET SUBMITTED ON BASECAMP (PDF FORMAT)
- ❑ OWNER’S ADDRESS & CONTACT INFORMATION
- ❑ LOCATION MAP
 - o Indicate location of Lot within The Project, Street, Name of Owner
- ❑ SITE PLAN (min. scale 1” = 20’-0”)
 - o Existing topography and proposed grading and drainage (1’ contour interval). Proposed grading must show how it meets the existing grading at property line.
 - o Existing trees (6” cal or larger) if any. The plan should specifically denote which trees the builder plans to remove and which ones will remain.
 - o Building footprint(s) with finished floor grades, proposed driveway, turnarounds, fences, walls, patio, decks, porches, pool location (if any), location of landscape beds, utility meters and any other site amenities.
- ❑ PLANS - SCHEMATIC FLOOR AND ROOF (min. 1/8” = 1’-0”)
 - o All floor plan layouts of the first and second floors, including any proposed attics, basements and accessory structures
 - o Gross building square footage and Air-conditioned square footage
 - o Roof plan with notations indicating roof slope(s) and materials
- ❑ ELEVATIONS - SCHEMATIC (min. scale 1/8” = 1’-0”)
 - o Architectural elevations of all four sides of the proposed structure(s)
 - o Maximum height dimension of each façade
 - o Existing and finish grades
 - o Notation of exterior materials

*Any variance request will be submitted to the Town Architect for approval.
*Submittals may be electronically transmitted in PDF form via Basecamp.

SECTION I: FINAL DESIGN SUBMITTAL

SUBMITTAL PROCESS



- ❑ APPROVAL - APPROVED PRELIMINARY DESIGN REVIEW
 - o One (1) Digital PDF Copy (11" x 17") of the Approved Preliminary Design Review submission; to include comments or suggested corrections
 - o Submittals may be electronically transmitted in PDF form via Basecamp <https://basecamp.com/>
- ❑ SUBMITTED DRAWINGS
 - o Architectural Plans shall be designed and sealed by a Currently Registered Architect with the Texas Board of Architectural Examiners.
 - o Electronic Set submitted on Basecamp (PDF Format)
- ❑ SITE PLAN (minimum scale 1" = 20'-0")
 - o Legal description of Lot number, street address and lot square footage
 - o Dimensioned property lines, slopes, easements and building setbacks.
 - o Existing topography with proposed grading and drainage (1' contour interval) showing existing large trees with its size noted. **Proposed grading must show how it meets the existing grading at the property line.**
 - o Proposed grading and drainage to be professionally done and engineered. **Proposed grading must show how it meets the existing grading at the property line.**
 - o All retaining walls over 36" on Site Plans shall be designed and sealed by a currently registered Civil Engineer.
 - o The builder must notify the Town Architect of any trees expected to be removed (6" cal tree or larger).
 - o Building footprint(s) with finished floor elevations.
 - o Driveway, parking areas and turnarounds with surface materials noted.
 - o Site amenities; fences/walls, patios, decks, pool/spa, recreational facilities, etc. to include height and materials selection.
 - o Indicate location of all mechanical, electrical, satellite, pool/spa equipment and utility meters. If final location changes, an amendment should be submitted showing the location and screening.
 - o If available, show how this plan relates to improvements on adjoining lots.
- ❑ FLOOR PLANS (min. scale 1/4" = 1'-0")
 - o All rooms noted with dimensions, door/window locations and sizes.
 - o Exterior lighting fixtures, fireplaces and kitchen appliances.
 - o Floor plans of all accessory buildings.
 - o Total square footage(gross) and Air-conditioned square footage(net) for all floor levels, basement and usable attic spaces.
 - o Square footage of all accessory buildings, patios, decks and porches.
- ❑ ROOF PLANS (min. scale 1/8" = 1'-0")
 - o Roof plan noted to indicate roof slopes, gutters/downspouts, plumbing/mechanical vents, satellite equipment, fireplace chimneys, dormers, roof windows and skylights.
 - o Roofing materials and color selection.

SECTION I: FINAL DESIGN SUBMITTAL



- ❑ ELEVATIONS (min. scale 1/4" = 1'-0")
 - o Architectural elevations of all four sides of the proposed structure(s) with elevations of final grades, finish floors and plate heights.
 - o The vertical dimensions of the highest roof ridge, midspan of roof, all other ridge heights, roof slopes and roof overhangs.
 - o Material legend, including color, pattern, and material specification. Color to be approved by Town Architect per Monotony Rule
- ❑ SECTIONS (min. scale 1/4" = 1'-0")
 - o Building sections as required to illustrate the building interior/exterior.
 - o Vertical dimensions indicating final grade, floors, ceilings and ridge of roofs.
 - o Site section as required to describe the building's relationship to adjoining lots.
- ❑ LANDSCAPE PLANS (min. scale 1" = 20'-0")
 - o Prepared and sealed by a currently Registered Landscape Architect. This requirement is excluded for the Parks section.
 - o Landscape plan to include irrigation, site lighting, plant materials and sizes.
 - o Irrigation System plan shall be submitted along with the Final Landscape Plans for review and approval 90 days prior to installation.
 - o All Irrigation Plans must be sealed by a Texas Licensed Irrigator.
 - o Fence and mailbox specifications
- ❑ CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS
 - o Drawings that may be required to illustrate the exterior design features of the main dwelling and accessory building(s). Drawings necessary for review of compliance with the Design Guidelines.
- ❑ MOCKUP SAMPLE MATERIALS BOARD
 - o A sample of the exterior building materials and colors for roofing, walls, door, trim, etc. that allow a clear understanding of the final product.
 - o Prior to Construction the Owner will provide a mockup of proposed materials.
 - o The mockup shall be at full scale and a minimum of five (5') feet wide by ten (10') feet high which accurately conveys all proposed exterior materials, colors, window, corner and trim details and/or details of areas where one material changes to another and/or roofing material. The Mockup is to house the portable toilet if that is located within public view.
 - o The Mockup shall be completely finished with no exposed plywood or building wrap.

*Any modification or change to the approved set of plans must be submitted to Town Architect for Approval.

SECTION I: DESIGN REVIEW APPLICATIONS



Lot No.: _____

Montrachet Architectural Review Application

The Lot Owner and Building Team must submit this application in its entirety along with a copy of the property's **Settlement Statement**.

Upon submitting the Architectural Review Application, please contact Nancy Najera (817-887-9139, ext 106 Nancy@cornerstoneprojectsgroup.com) to initiate the Architectural Review Process. You will be set up with an account for our online project management database (basecamp), which you will use for all Architectural Review submittals. Please refer to Montrachet's Architectural Review Process for further information.

Assure that all items are accounted for, including a signature from the design team.

Attached forms required for Montrachet's Architectural Review Process:

- Owner/Client
- Registered Architect
- Approved Builder
- Approved Landscape Architect

4770 Bryant Irvin Ct., Ste 200 | Fort Worth, TX 76107
817-887-9139



Lot No.: _____

Montrchet Architectural Review Process Contact List (cont.)

Owner/Client

<u>Owner/Client</u>		
<u>Mailing Address</u>	Street:	
	City, State:	
	Zip Code:	
<u>Telephone Number(s)</u>	Home:	
	Office:	
	Cell:	
<u>Email Address</u>	Professional:	
	Personal:	

(please print legibly)

4770 Bryant Irvin Ct., Ste 200|Fort Worth, TX 76107
817-887-9139

The above form is for illustration purposes only. For a current and accurate form please contact the Town Architect.

SECTION I: DESIGN REVIEW APPLICATIONS



Lot No.: _____

Montrachet Architectural Review Process
Contact List (cont.)

Registered Architect

Name		
Architectural Firm		
Texas Registration Number		
Mailing Address	Street:	
	City, State:	
	Zip Code:	
Telephone Number(s)	Office:	
	Cell:	
Email Address	Professional:	

(please print legibly)

4770 Bryant Irvin Ct., Ste 200 | Fort Worth, TX 76107
817-887-9139



Lot No.: _____

Montrachet Architectural Review Process Contact List
(cont.)

Approved Landscape Architect

Name		
Landscape Architecture Company		
Texas License Number		
Mailing Address	Street:	
	City, State:	
	Zip Code:	
Telephone Number(s)	Office:	
	Cell:	
Email Address	Professional:	

(please print legibly)

4770 Bryant Irvin Ct., Ste 200 | Fort Worth, TX 76107
817-887-9139

The above form is for illustration purposes only. For a current and accurate form please contact the Town Architect.

SECTION I: DESIGN REVIEW APPLICATIONS



Lot No.: _____

Montrachet Architectural Review Process
Contact List (cont.)
Approved Builder

<u>Name</u>		
<u>Building Firm</u>		
<u>Mailing Address</u>	Street:	
	City, State:	
	Zip Code:	
<u>Telephone Number(s)</u>	Office:	
	Cell:	
<u>Email Address</u>	Professional:	

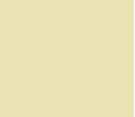


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4770 Bryant Irvin Ct., Ste 200 | Fort Worth, TX 76107
817-887-9139

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SECTION II: MASTER PLAN



-  THE GROVE
-  THE TERRACE
PHASE I AND II
-  THE PARKS

Montrachet is an approximately 250-acre development located along Team Ranch Road in Fort Worth. Designed around eco-friendly new urbanist principles, the development will feature a variety of high-quality residential options, including luxury single family homes and ranchettes. The neighborhood will include an amenity system comprised of hike and bike trails and many spaces for communal gathering. All told, 169 lots are planned for this community.

SECTION III: REGULATING PLAN-THE PARKS

REGULATING PLAN

The regulating plan is a color-keyed plan indicating the building placement requirements for every lot in regards to lot size, lot disposition, and any special conditions that apply based on the location or visibility of the homes. Its purpose is to assure a consistent look and feel for all lots within a phase and for all phases of the project. It also controls the way the architecture sits on the site, although it will be designed by different architects and home builders.

All measurements are from property line, not back of curb (add approx 10' to get measurement to curb).
The maximum building ground coverage (entire building footprint) must be applied as follows:

- A) 40% of the lot area for parcels less than 0.5 acre
- B) 25% of the lot area for parcels over 0.5 acre.

House sizes in terms of air conditioned square footage ranges (not including garages) may be applied as follows:

- A) 2,500 SF minimum to 4,500 SF maximum for parcels less than 0.5 acre.
- B) 4,000 SF minimum for parcels over 0.5 acre.

BUILDING SETBACKS

- Front Setback: 25' Min.
30' Min for lots 10 & 11 (Block 2),
13-16 (Block 1) and 22-24 (Block 3).
- Side Setback: 5' Min.
10' Min for lots 10 & 11 (Block 2),
13-16 (Block 1) and 22-24 (Block 3).
- Rear Setback: 10' min.
10' for a 1 story structure on lots 10 & 11 (Block 2), 13-16 (Block 1) and 22-24 (Block 3).
20' for a 2 story structure on lots 10 & 11 (Block 2), 13-16 (Block 1) and 22-24 (Block 3).

Any rear or side yards which face a common area or street may be subject to upgraded fence and landscape requirements.



REGULATING PLAN

The regulating plan is a color-keyed plan indicating the building placement requirements for every lot in regards to lot size, lot disposition, and any special conditions that apply based on the location or visibility of the homes. Its purpose is to assure a consistent look and feel for all lots within a phase and for all phases of the project. It also controls the way the architecture sits on the site, although it will be designed by different architects and home builders.

All measurements are from property line, not back of curb.

The maximum building ground coverage (entire building footprint) must be applied as follows:

A) 25% of the lot area for parcels over 0.5 acre.

House sizes in terms of air conditioned square footage ranges (not including garages) may be applied as follows:

A) 4,000 SF minimum for parcels over 0.5 acre.

BUILDING SETBACKS

- Front Setback: 35' Min.
As illustrated on Regulating Plan.
- Side Setback: 10' Min.
As illustrated on Regulating Plan
- Rear Setback: 20' for a 2 Story structure.
10' for a 1 Story structure.

Finished floor elevations in the Terrace section should be limited in height variance between neighbors and will require Town Architect approval.

Primary facades shall contain the primary entry and must be street facing.

NATIVE LANDSCAPE SETBACKS & SLOPE EASEMENT

Vegetation beyond blue line to be preserved and not to be altered on lots 1-13 (nothing may be disturbed beyond this line in order to protect the steepest slopes from erosion) without the expressed written consent of the town architect.

* Certain lots will require a water well if the finished floor elevation exceeds 824' above sea level. Please inquire for additional information and required location.



SECTION III: REGULATING PLAN: THE TERRACE PHASE II

REGULATING PLAN

The regulating plan is a color-keyed plan indicating the building placement requirements for every lot in regards to lot size, lot disposition, and any special conditions that apply based on the location or visibility of the homes. Its purpose is to assure a consistent look and feel for all lots within a phase and for all phases of the project. It also controls the way the architecture sits on the site, although it will be designed by different architects and home builders.

All measurements are from property line, not back of curb.

The maximum building ground coverage (entire building footprint) must be applied as follows:

- A) 25% of the lot area for parcels over 0.5 acre.
- B) Block 7 lots to be reviewed on a case-by-case basis by Town Architect

House sizes in terms of air conditioned square footage ranges (not including garages) may be applied as follows:

- A) 4,000 SF minimum, with the exception of Block 7 (2,500 SF min)

BUILDING SETBACKS

- Front Setback: 35' Min.
As illustrated on Regulating Plan.
30' Min on lots 1-8 (Block 7) and 30-32 (Block 6).
- Side Setback: 10' Min.
As illustrated on Regulating Plan
- Rear Setback: 20' for a 2 Story structure.
10' for a 1 Story structure.

Finished floor elevations in the Terrace section should be limited in height variance between neighbors and will require Town Architect approval.

Primary facades shall contain the primary entry and must be street facing.

NATIVE LANDSCAPE SETBACKS & SLOPE EASEMENT

Vegetation beyond blue line to be preserved and not to be altered on lots 15-26 (nothing may be disturbed beyond this line in order to protect the steepest slopes from erosion) without the expressed written consent of the Town Architect.



- OPEN AREAS
 - Private Front Yard
 - Private Rear and Side Yard
 - Buildable Footprint
 - Common Area
- LOT CONDITIONS
 - 10'-0" Rear and Side Setback
 - 20'-0" Rear Setback
 - Lots with multiple frontage options
 - Water well required*
 - Water well may be required*
 - Lots with native landscape setbacks
 - Requires elevated consideration regarding site design

*Certain lots will require a water well if the finished floor elevation exceeds 824' above sea level. Please inquire for additional information and required location.

NEW SHEET.
PLEASE
REVIEW ALL
INFORMATION
THOROUGHLY

For sewer line map, see Appendix

SECTION III: REGULATING PLAN: THE GROVE

REGULATING PLAN

The regulating plan is a color-keyed plan indicating the building placement requirements for every lot in regards to lot size, lot disposition, and any special conditions that apply based on the location or visibility of the homes. Its purpose is to assure a consistent look and feel for all lots within a phase and for all phases of the project. It also controls the way the architecture sits on the site, although it will be designed by different architects and home builders.

All measurements are from property line, not back of curb.

The maximum building ground coverage (entire building footprint) must be applied as follows:

A) 25% of the lot area for parcels over 0.5 acre.

House sizes in terms of air conditioned square footage ranges (not including garages) may be applied as follows:

A) 4,000 SF minimum for parcels over 0.5 acre.

BUILDING SETBACKS

- Front Setback: 35' -50' Min.
As illustrated on Regulating Plan.
- Side Setback: 10' Min.
As illustrated on Regulating Plan
- Rear Setback: 20' for a 2 Story structure.
10' for a 1 Story structure.

Primary facades shall contain the primary entry and must be street facing.

Block 1, lots 27-34. All fencing materials, heights, and location must match existing fencing.

*Disclaimer: No grading or construction may be performed beyond this line without the proper floodplain permit from the City. See pg 6.10 for specific fence allowed in the floodplain



LOT CONDITIONS

- 10'-0" Rear and Side Setback
- - - 20'-0" Rear Setback
- . - . - . Approx. 100-Year Floodline*
- ▲ Lots with optional water wells

OPEN AREAS

- Common Open Space
- Private Front Yard
- Private Rear and Side Yard
- Buildable Footprint

SECTION IV: ARCHITECTURAL STYLES



TUDOR



TEXAS REGIONAL



MEDITERRANEAN



COLONIAL REVIVAL



FRENCH ECLECTIC



CRAFTSMAN

SECTION IV: ARCHITECTURAL STYLE -TUDOR

TUDOR STYLE

Tudor architecture is the final evolution of Medieval architecture in England. Everything from folk cottages to early Renaissance palaces. The style may also incorporate details from America’s contemporaneous Craftsman houses.

The Tudor and English Cottage style is notable for its steeply pitched, cross-gabled roof. Decorative half timbering is common in the gable and second story. The windows are relatively tall and slender with multi-pane glazing separated by either wood or mullions. Chimneys are very large and commonly decorated with ornate chimney pots.

MASSING AND FACADE COMPOSITION

This style is usually one-and-one-half to two stories with an asymmetrical plan. In general, the second-floor overhangs over the first floor. The material used for Tudor-style homes are solid. Slate is used for roofs, and brick or stucco for walls.

The façade is dominated by one or more prominent front-facing gables, usually steeply pitched. A distinguishing feature of the Tudor house was the steep gabled roof, often punctuated with small dormers and clad with slate.

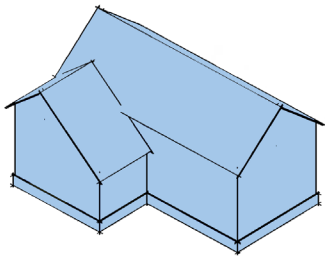
The entries for Tudor-style homes are designed to represent an asymmetrical assemblage of architectural elements, some decorative and some meant to provide protection. Protection came from a thick masonry wall that allowed the door to be recessed or from a projecting bay window or a small roof over the door. Renaissance adornments included arched openings, board and batten doors, luxurious black metal door hardware, and tabs of cut stone set into the brick wall, giving a quoin-like effect.

Windows are usually tall, narrow and grouped with multi-pane glazing, generally gathered into series of three or more. They can also have small transoms delineated with cast-stone mullions. Windows on decorative half-timbering walls typically mimic Medieval infilled timber framing.

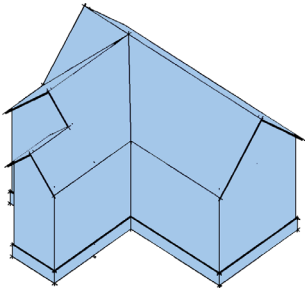
Massing and facade composition must intrude and/or disrupt every 30’-0”.



Massing Options

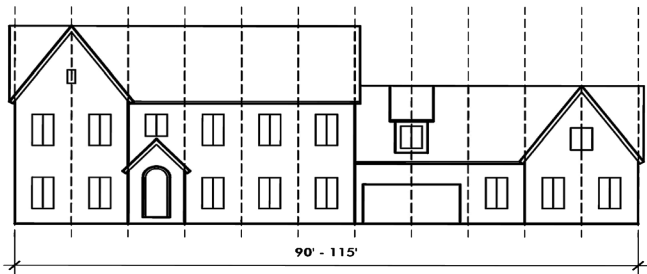
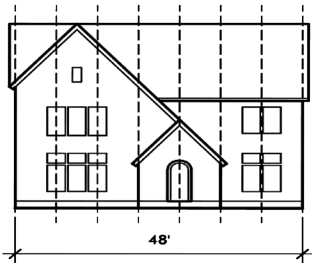


Side gable with front gable extension



Side gable with front gable extensions

Elevation Options



Note: Elevation options are for illustration purposes and may be modified to fit lot size frontage dimensions

SECTION IV: ARCHITECTURAL STYLE-MEDITERRANEAN



MEDITERRANEAN STYLE

Most Italian Renaissance homes have strong classical elements seen in columns, molded cornices, arched entries, and many fine details. The houses are most often symmetrical with low-pitched, hipped tile roofs. Mediterranean-style homes, which resemble the aesthetic of Mediterranean villas, originated in the 1920s.

There are three main styles of Mediterranean homes;

- Italian Renaissance; This style is marked by columns and rounded arches. This style of Mediterranean home is generally more ornate than other styles of Mediterranean homes.
- Spanish Revival: This is an extremely eclectic style. Many Mediterranean touches are combined to create an interesting, but harmonious appearance. This style is usually simple with clean lines and little or no eave overhangs.
- Modern Mediterranean: Modern Mediterranean homes are influenced by either Italian Renaissance or Spanish Revival. They combine the aesthetic qualities of traditional Mediterranean homes with the comforts of modern living.



Massing Options

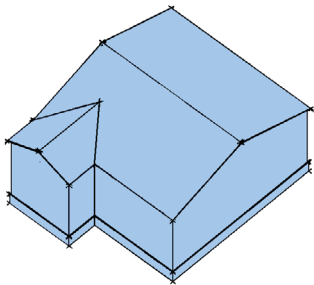
MASSING AND FACADE COMPOSITION

The exterior walls are usually coated with stucco (often in pastel hues) with ornamental trim or other decorative elements. Typically, the first floor is rusticated and finished with exaggerated stonework courses, while the second-floor walls are smothered and simply ornamented. Massing composition must disrupt every 30ft.

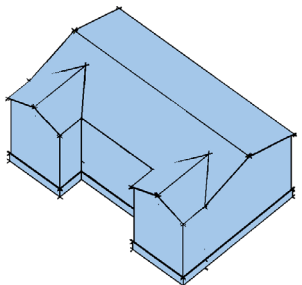
Entrance areas are normally accented by small classical columns or pilasters. Majority of Mediterranean houses have small balconies to provide an extra outdoor living space. Some examples of interior open spaces are courtyards and patios. Mediterranean houses will usually have an open-plan interior in the main living area.

The roof is typically covered by ceramic tiles (barrel or terracotta). The typical roof tiles are of two basic shapes: Mission tiles, which are shaped like half cylinders, and Spanish tiles, which have an S-curve shape. Many Italian Renaissance houses have flat and low-pitched roofs, usually with prominent, dentiled cornice and roof-line balustrade.

Windows and doors are typically arched with wrought iron grills. Both windows and doors are intended to be large to encourage the breeze to flow through the house. Exterior doors are generally made of wood and windows are mostly decorated with wood shutters to put an accent on the house.

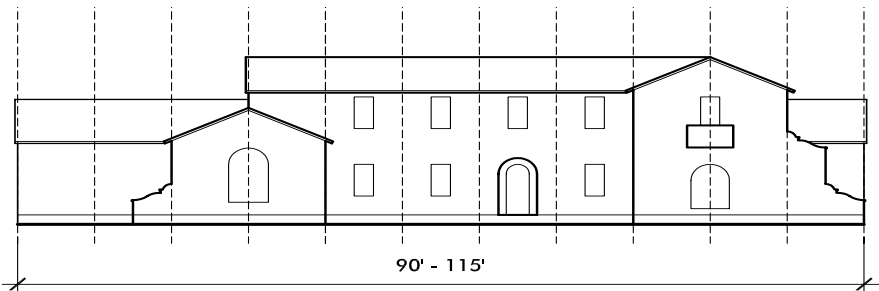
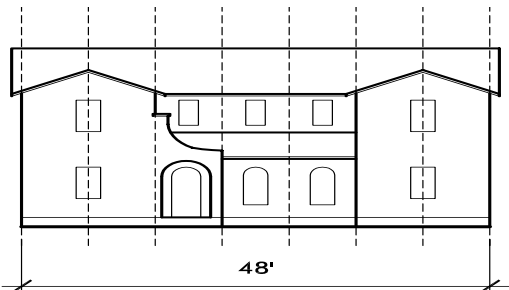


Side gable with front gable extension



Side gable with front gable court extensions

Elevation Options



Note: Elevation options are for illustration purposes and may be modified to fit lot size frontage dimensions

SECTION IV: ARCHITECTURAL STYLE-FRENCH ECLECTIC

FRENCH ECLECTIC STYLE

The French Eclectic style embraces the various regional styles found across France as well as American adaptations and interpretations in a more vernacular way which made it suitable for single family homes. Earlier versions (1900–1915) were more likely influenced by the elaborate Beaux Arts and Chateausque styles.

MASSING AND FACADE COMPOSITION

This style may be either symmetrical and quite formal, or asymmetrical and somewhat rambling as are many French farmhouses. This style is most easily distinguished from the Tudor by the absence of a front-facing cross gable.

The most telling feature of French Eclectic is its roof. It is steep, tall, pitched, hipped, and the eaves are often flared upward. Tile, slate, and shingle are favored roof materials.

Rounded Norman towers with conical roofs are frequent, especially in asymmetrical design forms. Dormers are common; gabled, hipped, and arched dormers are seen through the cornice creating a unique facade.

Entry is recessed or enclosed. No porch or veranda, but balustraded terraces off first floor rooms are seen.

Massive chimneys are common. Front half-rounded covered porches and porticos are typically ornamented with details or simply undecorated to create a clean composition.

Masonry exterior includes stone, brick, stucco.

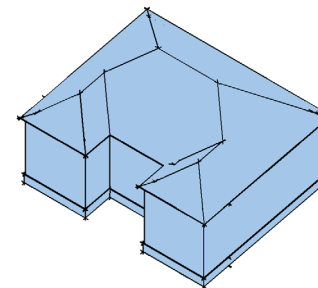
Windows are often casements with transoms and minimal wood trim.

Design elements include paired French doors, shutters for both doors and windows and restrained wrought iron.

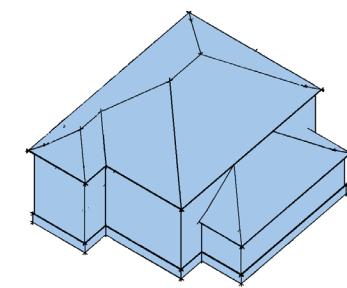
Massing and facade composition must disrupt every 30ft.



Massing Options

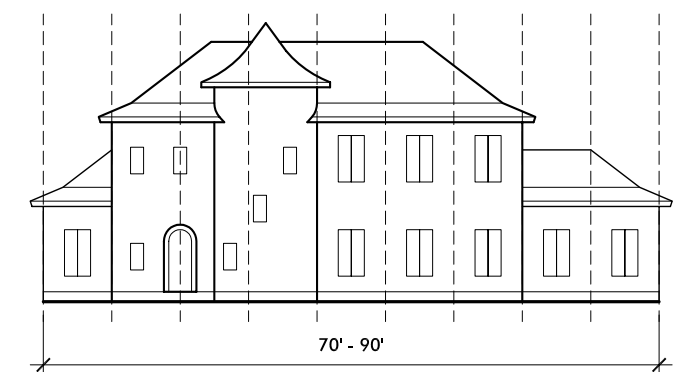
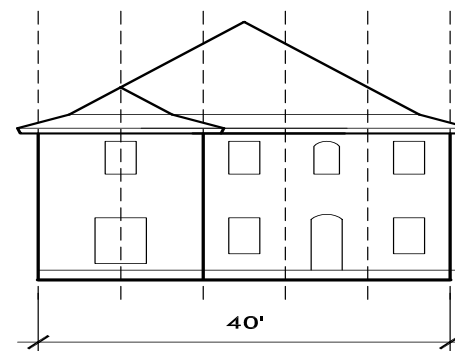


Side hip with front hip court extensions



Front hip with front hip extension and side hip extension

Elevation Options



Note: Elevation options are for illustration purposes and may be modified to fit lot size frontage dimensions

SECTION IV: ARCHITECTURAL STYLE-TEXAS REGIONAL

TEXAS REGIONAL VERNACULAR STYLE

Texas Regional Vernacular represents an active architectural tradition. It developed in the last 200 years and it symbolizes the blend of German creativity and the rough climate of the Texas Hill Country. This combination leads into geometrical, simple, efficient, and functional architecture.

The primary characteristic of this style is that the buildings are composed through simple contrast of pure geometric forms in a variety of combinations. Rectangular and L shape compositions are common architectural shapes, which represent the local culture as well as a response to the local climatic conditions.

MASSING AND FACADE COMPOSITION

The Texas Regional Vernacular combines symmetrical and asymmetrical facades in a well-organized composition. The two principal components of the house are the main space and the porch. The porches are an essential architectural component in the hot Texas climate.

Texas Regional Vernacular homes are typically one story with low roof pitches and standing-seam metal roofing. Flat and shed roofs are also used. The elevations show symmetrical and asymmetrical compositions.

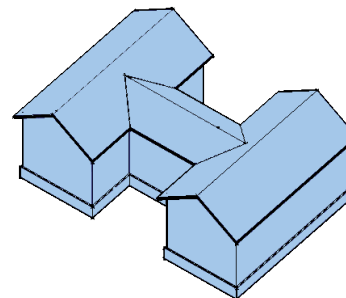
Large picture windows without divided lights are a common character of this style.

The main wall materials for this style are Texas limestone, stucco, painted brick, concrete blocks, wood and rough stonewalls.

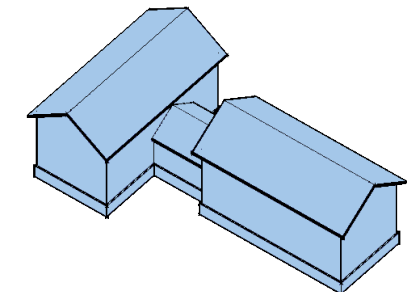
Massing and facade composition must disrupt every 30ft.



Massing Options

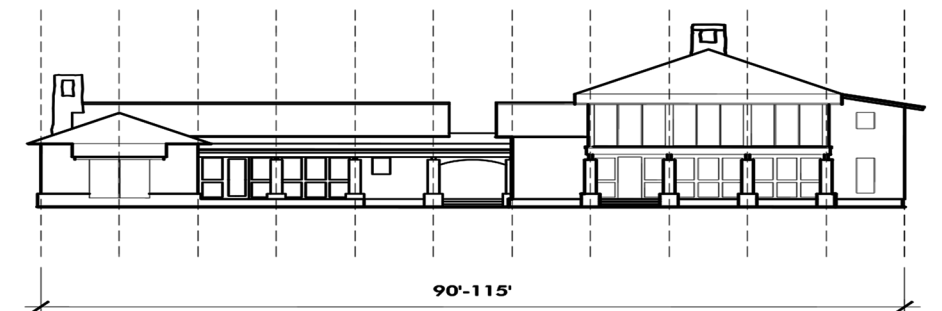
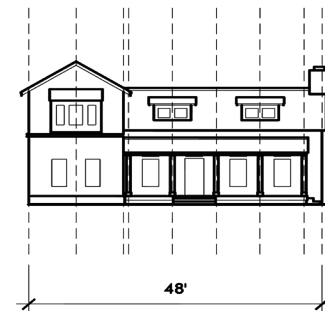


Front gable frontage



Side and front gable

Elevation Options



Note: Elevation options are for illustration purposes and may be modified to fit lot size frontage dimensions

SECTION IV: ARCHITECTURAL STYLE-COLONIAL REVIVAL

COLONIAL REVIVAL STYLE

The Colonial Revival style was inspired by the 1876 Philadelphia Centennial, America's first World Fair. This event stirred up a new interest in the American colonial past and with its simple elegant lines and traditional form, its traditional American roots and its flexibility, the Colonial Revival style became the most popular home style in the United States.

The style is based on simple, classical and versatile shapes making it very easy to modify.

There are five subtypes of this style:

- Classical Revival; this style is inspired by the classical architecture found in ancient Rome and Greece.
- American Foursquare; this style was popular for rural settings and on small city lots. It is a simple cubic form with a low pitched, hipped roof and a large hipped central dormer.
- Dutch Colonial Revival; this style is distinguished by its gambrel roof, with or without flared eaves, and the frequent use of dormers.
- Garrison Colonial; this style is rectangular in form and is distinguished by its 2nd-story overhang in the front.
- Cape Cod; this style has a rectangular footprint but with a steeper gabled roof. It is plainer in ornamentation and is known for its simplicity and charm.

MASSING AND FACADE COMPOSITION

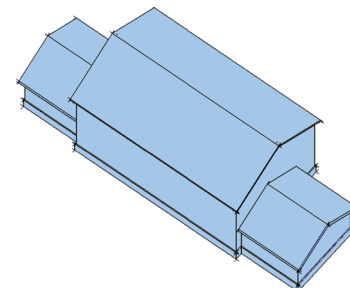
This style has a rectangular footprint and can be one, one-and-a-half or two stories with medium pitched roof. Gable roofs are the typical roof form for this style but can also have a hipped roof with a low overhang. Wood shingles or slate tile are the common materials used for the roof. Massing composition must disrupt every 30ft.

The façade is generally symmetrical, often with side porch. Brick and siding are the common materials used on Colonial Style homes along with cedar and pine cladding. Other design elements that can be seen and incorporated are dormers, classical columns, two-story pilasters or dentils under eaves.

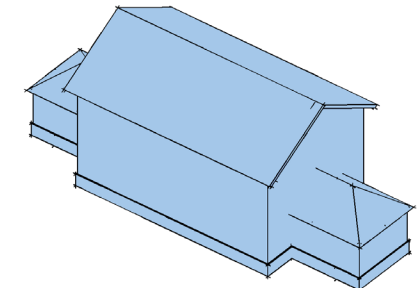
An identifying feature of Colonial Revival homes is the accentuated front entry. The front door is centered on the symmetrical façade and is decorated with ornamentation such as sidelights flanking the entry, a broken pediment above, a portico with columns or a pediment supported by pilasters. Another identifying features are the symmetrically balanced windows. Windows are rectangular in shape with double-hung sashes, typically with multi-pane glazing in one or both sashes and are frequently in adjacent pairs.



Massing Options

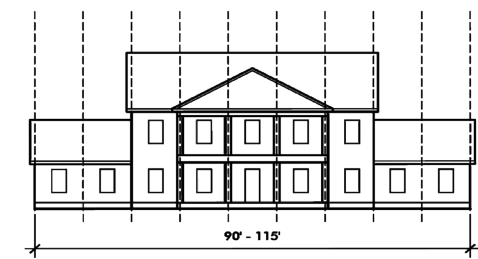
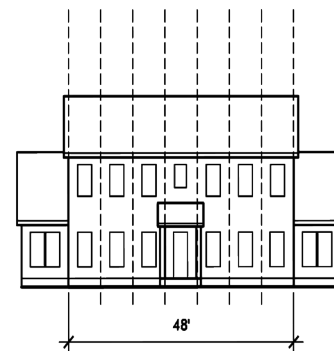


Side gable with extension wings



Side gable with side hip extensions

Elevation Options



Note: Elevation options are for illustration purposes and may be modified to fit lot size frontage dimensions

SECTION IV: ARCHITECTURAL STYLE-CRAFTSMAN

CRAFTSMAN STYLE

The Craftsman Style was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. It originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it quickly spread throughout the country through pattern books and popular magazines.

MASSING AND FACADE COMPOSITION

The Craftsman style is defined by its low-pitched gabled roofs (occasionally hipped) with broad eaves and roof rafters usually exposed. Decorative false beams or braces are commonly added under gables. Large front porches supported by exposed wooden structural elements. Columns and pedestals are frequently extended to ground level. Houses were typically 1-1½ stories and of wood construction.

The exterior of a craftsman home typically resembles heavy, tapered columns, with patterned paned windows. Its exterior colors are reflective of nature. Muted tones, including green, brown, and taupe shades. Craftsman style homes should always be painted at least two tones. Common exterior building materials range from brick and stone to stucco and wood siding. Massing composition is expected to disrupt every 30ft.

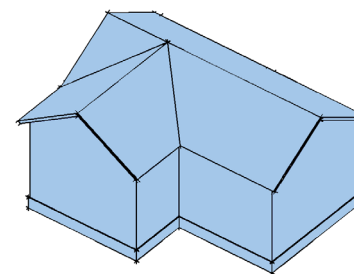
Porches themselves vary in composition but have certain similarities. Columns are usually square and can be full height. In each instance the porch will be articulated by heavy columns, often sitting on piers that support an articulate roof structure. The desired effect is to have a porch column that appears to be able to hold the weight of the house and may often even look largely over-scaled. Open trellis, or Pergolas, are found as an addition or extension of a porch. The minimum porch depth is 8 ft. Balconies are not a feature of the Craftsman house.

The most distinctive feature of a Craftsman style home is the use of natural materials. Chimneys, porch posts and foundations are usually left exposed. Roofing material can be wood shingle, or tile. Decorative wood patterns are often found above the porch area in the pediment. Open framing, vertical siding and a lattice-like trim are common features.

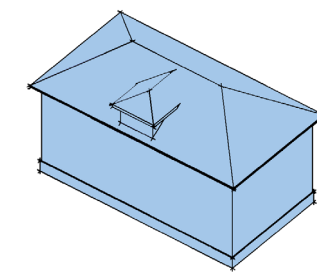
Windows and doors are typically surrounded by large 4" to 6" molding which set them apart from the plane of the wall. Doors are often natural in color and always are punctuated with a glass opening. All design work, in the form of glass openings and panels, are rectilinear or square in shape. Windows are usually double hung with various patterns of glazing. Windows are often found in-groups of two or three.



Massing Options

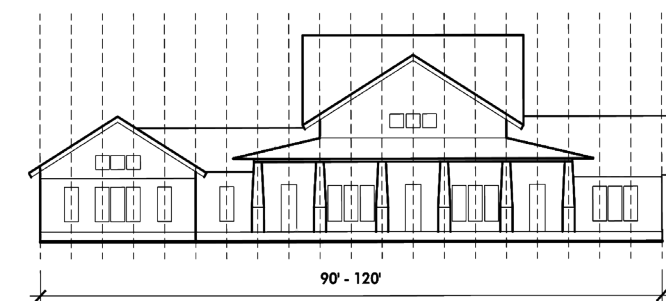
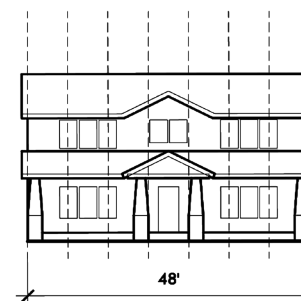


Side gable with front gable extensions



side hip frontage

Elevation Options



Note: Elevation options are for illustration purposes and may be modified to fit lot size frontage dimensions

SECTION V: ARCHITECTURAL STANDARDS

MONOTONY RULE

The Montrachet monotony rule is designed to guide material and color pallet placement in order to create a diverse and varied streetscape throughout the development. Materials, colors, and styles should not replicate nearby homes.

Final decisions and exceptions to the monotony rule are subject to review by the Town Architect. The monotony rule will apply to all Lots submitted for Final Design Review after 7.15.2022.

NEW SHEET.
PLEASE
REVIEW ALL
INFORMATION
THOROUGHLY

MOCKUP

- Mockup must be built per the approved plan to recieve approval from TA.
- Mockup may begin once the final design submittal is complete and approved by TA.
- Mockup to be 100% complete (i.e. material applied correctly, soffit painted, etc.).
- Mockup must house the portable bathroom to screen from public view
- Mockups can be removed 30 days after all materials indicated on the mockup have been applied to the home.
- Once final materials have been chosen and applied to the mockup, please contact Town Architect via Basecamp for approval.



SECTION V: ARCHITECTURAL STANDARDS

MASONRY

BRICK

Montrachet will feature predominantly masonry exteriors. For the purpose of this pattern book, masonry is defined as stone, brick, or stucco.

Depending on the Architectural style of the home, the brick may be placed in one of the following patterns:

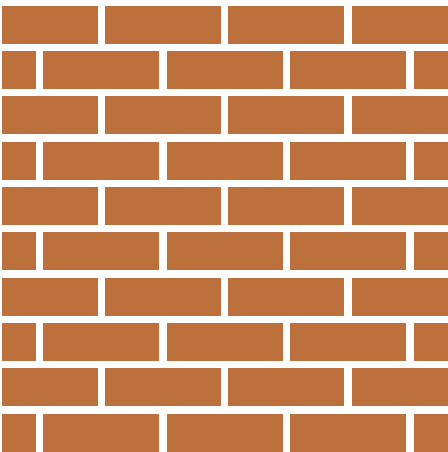
- Running Bond
- Basket weave
- Herringbone
- English Bond
- Header Bond
- Flemish Bond

* Note: No Stack Bond Patterns are allowed.

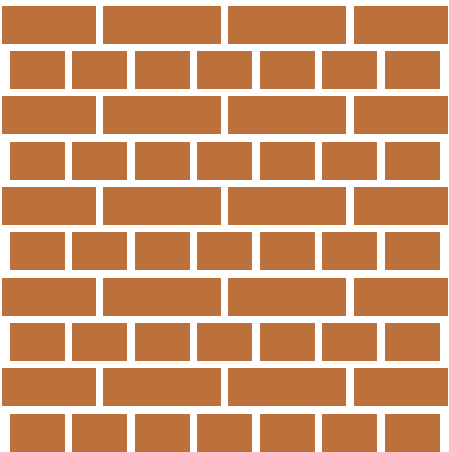
- No cement bricks are allowed. All bricks must be a clay fired brick.
- Brick size and selection must match architectural style of the home and be approved by Town Architect.
- Reclaimed bricks are permitted with the Town Architect’s prior approval and will depend on the architectural style of the home.
- Glazed bricks may be permitted with the Town Architect’s prior approval and will depend on the architectural style of the home.
- Brick may be painted if the architectural style of the home warrants and with written approval from the Town Architect.



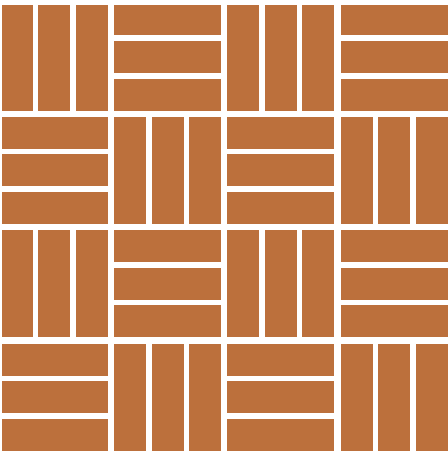
Brick Patterns



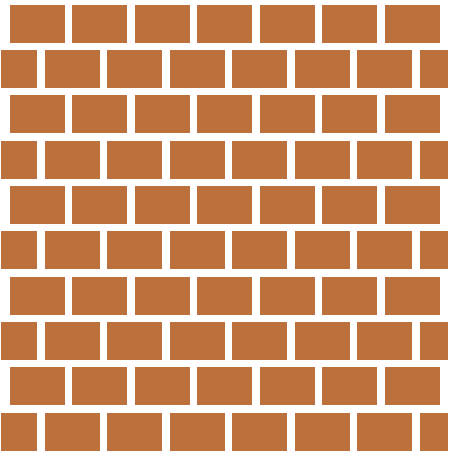
Running Bond



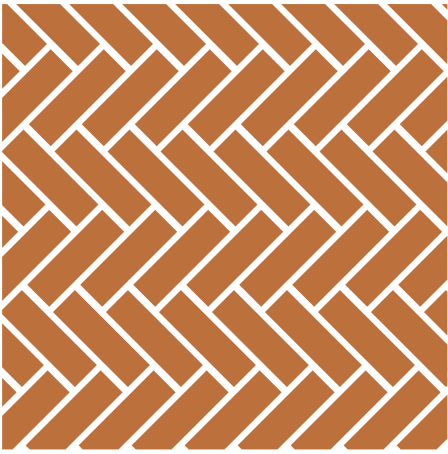
English Bond



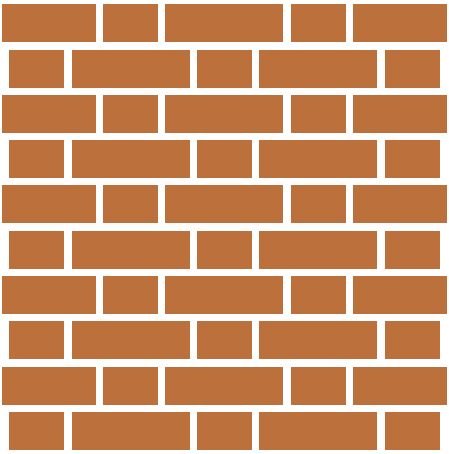
Basket Weave



Header Bond



Herringbone



Flemish Bond

SECTION V: ARCHITECTURAL STANDARDS

MASONRY

STONE

Montrachet will feature a heavy use of stone within the community’s facilities. Builders are encouraged to utilize stone within their designs as much as possible.

Builders may use stone on any element of the home. Stone can be used on gables both full and partial, columns, patios, wainscotting or water table, etc. Cast stone may be used as an accent or topping material.

Stone can be installed (laid) on any of the following patterns:

- Ashlar
- Biltmore
- Cobblestone
- Fieldstone
- Ledge
- Stack
- Random

Patterns others than those listed above may be used with prior written consent of the Town Architect and depending on the architectural style of the homes.

Cultured stone may be used with prior written approval from the Town Architect.

***Note: River rock and Bedrock may not be used.**

GROUT PATTERNS

Grout patterns should compliment the profile of the stone. Flush grout detailing is only permitted on cut stone assembly. Recessed or concave grout detailing is generally preferred.

STONE SELECTIONS

- | | | |
|-----------------------------|--------------------|----------------------|
| • Oklahoma Fieldstone | • Grandbury Stone | • Milsap Stone |
| • Moss Builders Old Hickory | • Leuders | • Oklahoma Builders |
| • Black & Tan | • Red River Blend | • Desert Brown Blend |
| • Blanco Blend | • Vaquero Blend | • Rhinestone Chopped |
| • Country French Blend | • Cave Rock Blend | • Millcreek Blend |
| • Savannah Stone | • Tumbleweed Stone | • Rattlesnake Stone |

Note: stone selections not listed above may be permitted subject for review



Stone Patterns



Ashlar



Biltmore



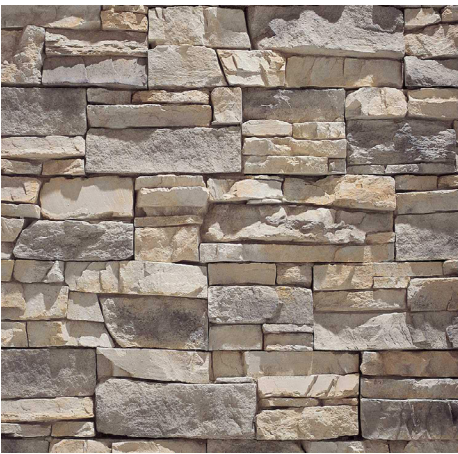
Cobblestone



Fieldstone



Ledge



Stack

SECTION V: ARCHITECTURAL STANDARDS

MASONRY

STUCCO

Applied over a wood or metal stud frame.

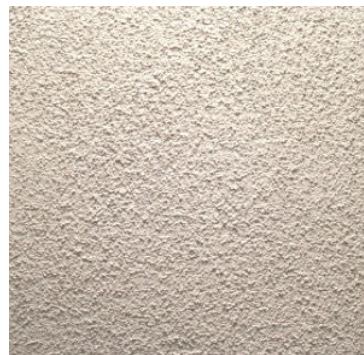
- Must be applied correctly in the standard 3-coat process; comprised of the scratch coat, brown coat and finish coat. Stucco must be applied over a metal lath adhered to the exterior wall membrane.

Applied over concrete or masonry wall with joints struck flush.

- Stucco is applied in 2 coats over a suitable masonry or concrete surface.

STUCCO FINISHES

- The finish coat may have a float, stippled, smooth or pebbled texture. The finish may be natural or integrally colored through the use of pigment, colored sand or stone chips.
- The use of Styrofoam or PVC is strictly prohibited. Form work shall be detailed out of 100% masonry.



Float



Pebbled



Stippled



Smooth

SECTION V: ARCHITECTURAL STANDARDS

ROOFS AND ROOFING MATERIALS



ROOFING MATERIALS

All roofs shall be

- Constructed of slate, concrete, clay tile, tile or standing-seam metal.
- Wood or composition shingles won't be allowed.
- The color of materials must be approved by the Town Architect.
- In compliance in all respects with applicable City of Fort Worth, Texas ordinances.
- The Town Architect may consider other, superior roofing products on a case-by-case basis.

ROOF NOTES

Gable roofs and hip roofs are permitted, flat roofs may be used as accents with prior written approval, whereas mansard and gambrel roofs are not permitted in the Parks Area. Roofs may have a kicked eave.

For larger homes, roof volumes must be contained through combining simple forms, rather than containing the volume in a single, giant form.

- Homes are preferred to have one roof pitch throughout. Two slopes may be permitted on a case-by-case basis but never combined on the front elevation. The Town Architect's approval is required if the home exceeds two slopes.
- One nested gable is allowed on the home if the primary gable of the home is facing the street and no part of the roof ridge on the front of the house is facing the street.
- Nested gables are not permitted in any other location or circumstance.
- Ridges on hipped roofs must be a minimum of 30 percent the length of the roof.
- Roof slopes within the same roof volume must match on all sides. No portion of the home may have a roof slope higher than the slope of the main roof. Wings may have roof slopes that are lower than the main roof.
- All roofs will have a consistent color throughout.
- All other roof types require the Town Architect's approval prior to installation.
- Roof products are to have a minimum 30-year lifetime per the manufacturer.
- Roof material must remain consistent throughout the entirety of the home.
- Accent roof material may be submitted for the Town Architect's approval.

A maximum of three roof elements are permitted on the side of the house facing the street.

This includes hips and gables resulting from steps in the plan, as well as roofs over tower elements; this does not include porch roofs or balconies engaged with the roof line. Also, excluded are one story wings on a two story house.

Minimum roof pitch may be no less than 6:12 unless style permits and requires approval by the Town Architect.

ROOF VENTS & GUTTERS

- All roof vents must be painted to match roof color.
- All exposed flashing shall be painted the same color as the roof or adjacent material, as appropriate, so as to best camouflage the flashing.
- The colors of the gutters and downspouts must blend with the fascia and soffit. If copper gutters and downspouts are specified, prior written approval is required.
- Roof vents and hardware should be located away from public view and kept to a minimum.
- Ridge vents are encouraged.
- Gutters and downspouts must extend away from the foundation a minimum of 1' and shall be directed towards the center of the side yard swale in the direction of the flow, as shown on the grading plan.
- Discharge may not encroach on neighboring properties.
- All gutters are to be decorative in nature and shown on the plans and specifications.
- Standard rolled and crimped gutter systems are not permitted.
- Roof drainage which will ultimately create erosion or run across pedestrian walks is not permitted.
- Gable end vents that are not functional must appear to be functional.

SECTION V: ARCHITECTURAL STANDARDS

ACCESSORY MASSING ELEMENTS

Accessory elements are those elements which are not included in the primary massing of the home. They include: towers, crow's nests, cupolas and dormers. These elements are typically found on corner lots and in locations of importance throughout the development.

TOWERS

Tower elements may be conditioned spaces or open towers. Roofs on a tower may be either gabled or hipped, with slopes ranging between 3:12 and 6:12, with eaves matching the main body of the house. The materials of the towers may differ from the materials of the home.

VERTICAL ENTRANCES

Vertical double height entrances with a ratio greater than 1:1.5 are prohibited. Entrances through tower elements are permitted subject to the Town Architect's review.

DORMERS

Shed, hip, and gable dormers are permitted. The slope of the roof on the dormer must be equal to the slope of the roof on the home, but not less than 6:12 unless the specific style permits.

- Eaves of the dormers should match the eaves of the home, and roof material of the dormer should match the roof material of the roof on which it is located.
- Dormers with single windows may not have cheek walls wider than 5".
- Dormers must not be over 25 % of the roof area, when viewed in elevation.
- Dormers shall be no wider than the window or windows plus required corner casing.

CHIMNEYS

- All prefabricated fireplaces will have an architecturally compatible terminus cap approved by the Town Architect.
- Chimneys shall be constructed of brick, stucco or stone and embody the character of the home.
- Broad massive chimneys are encouraged.
- Chimneys must be capped in a style that suits the home

SECTION V: ARCHITECTURAL STANDARDS

LOT ELEMENTS



LOT ELEMENTS (DRIVEWAY, FIXTURES, SEWER CLEANOUT)

This portion of the design guidelines addresses the massing and composition of sidewalks, garages and lead walks, driveway, mailboxes, fixtures, and sewer cleanouts.

SIDEWALKS

The pedestrian and recreation circulation system includes bicycle and pedestrian pathways within street right-of-way, interior pathways and trails, and sidewalks. This circulation system is integral to the community’s plan for parks and open space.

The size requirement and general strategy for parks and open space is outlined within the community Master Plan, as approved by the City of Fort Worth. This section outlines general specifications for implementation of the pedestrian and recreation circulation system, which is paramount to the success of the community.

The pedestrian and recreation circulation system will also be required to meet the requirements in the following sections:

- All lead walks will be concrete broomed or an approved alternate per the Town Architect’s approval. Pavers and salt finish will be permitted.
- Sidewalks will be a part of the overall master plan trail system.
- All lead walks must be a minimum of 5’ wide, stone or brick banding along the lead walk is encouraged.
- Manholes and valve boxes located within sidewalks shall be flush with the concrete paving that will extend to the curb.
- Sidewalks and meandering pathways will be provided within the street right-of-way and throughout the interior portions of the project to provide connections between the residences, parks and open space areas.
- All intrusions, such as utility poles, fire hydrants, valves and other impediments will be placed outside of the sidewalk.
- All other public sidewalks will be concrete and built to the widths shown on the plan using a medium broom finish to reduce glare.

*Builders are responsible for curb returns, driveways and walkways within their lots. Minor walkway connections may be required from alleys to adjacent sidewalks or trails.

DRIVEWAYS

- Front entry driveway cuts are to be horizontal curb cut.
- All front entry driveways will be broom finished concrete and drives may be enhanced by a band of stone, brick or other material that is compatible with the architecture of the home.
- Turn arounds or governor drives are encouraged but not allowed on lots less than 100’ wide without prior approval from the Town Architect.
- All apron/approach should be standard gray concrete. Decorative material allowed only beyond sidewalk (or beyond apron if no sidewalk).
- Site Plan to identify parking for all users. See Declaration for specific rules regarding street parking.
- Driveway to be standard concrete in the Parks Planning Area. No stain or salt finish permitted.
- Stain permitted in the Grove and Terrace Planning Area subject for review.

***Note: Variances must be approved by the Town Architect prior to installation.**

SIDEWALKS DIAGRAM



SECTION V: ARCHITECTURAL STANDARDS

LOT ELEMENTS



DRIVEWAY LAYOUT

- Driveways serving two-car side-loaded garages are limited to 10'-0"-18'-0" in width.
- Driveway approach widths to be 12' in the Park section of Montrachet.
- The maximum backing distance for a side-loaded garage is 25'-0" feet of pavement from the garage door.
- Driveways must be separated from any building element (front porch, building wall, courtyard wall, etc.) by a minimum 2-foot planting area.
- All driveways shall be set back from the side and any property line by a minimum of 2 feet.
- In the case where two driveways are side-by-side, there will be a minimum of a 10' planting area between the driveways.
- Driveway grades shall not exceed a 14% slope and shall not be less than 2% positive slope.

OUTDOOR LIGHTING

- All outdoor lighting will be either gas or warm white electric light, with illumination not to exceed property lines. No commercial lighting or bright white light will be allowed. All outdoor lighting must be pre-approved by the Town Architect.
- All lanterns on the front of the home shall be gas or electric.
- "Dark Sky" lighting is preferred. Alternative lighting may be considered on a case by case basis with the Town Architect's approval.
- Under no circumstances should a light fixture project light or glare onto the street or adjacent property.
- Eave flood lights are NOT allowed.
- Shields will be required on any eave light and on uplights.
- Sport courts require box or down lights and will be reviewed on a case-by-case basis to evaluate the impact on neighboring lots. View lots will be taken into special consideration.

OUTDOOR FIREPLACE

All outdoor fireplaces must comply with the ordinances of the City of Fort Worth, Texas. Their design, location and materials must be pre approved by the Town Architect.

SEWER CLEANOUTS

- All sewer clean-outs are to be located and screened within the shrub bed and painted black or dark brown with the exception of terrace lots.
- All clean-outs shall extend 3-4 inches above grade.
- Clean outs for all Terrace lots are located on the rear property line

SECTION V: ARCHITECTURAL STANDARDS

HOME ELEMENTS

HOME ELEMENTS (PORCHES, GARAGES, TRASH RECEPTACLES, SHUTTERS, OPENINGS, DISH/ANTENNAS) PORCHES

- Massing of the home shall contain a minimum of 10'-0" for first floor and 9'-0" for the second floor.
- Porches may be single or two story.
- Porches may have a shed roof or a hip roof with gable inset over the door, if desired.
- Front porches shall be a minimum of 8' in depth. Railings are also encouraged unless the architectural design of the home dictates something different. Subject to the Town Architect's approval.
- It is encouraged that porch flooring material shall be enhanced and compliment the character of the home.
- The roof slope of the porch, if not a direct extension in the roof of the home is to be between 3:12 and 6:12.
- Balconies, if accessible, must project a minimum of 4' from the face of the home.
- Exposed second floor decks may be approved on a case-by-case basis and submitted for Town Architect approval.

SHUTTERS

- Shutters must be sized to fully enclose the windows even if the shutters are non-functional.
- Shutters must have operable hardware even if the shutters are ornamental.

OPENINGS

- The percentage of window openings facing the street must be between 15% to 35%.
- All windows and doors must be vertically proportioned. Awning or Transom windows are the exception to this rule.
- Openings are required on all sides of the home.
- Picture windows and windows without mullions are prohibited on street facing elevation, unless approved by Town Architect.
- Windows are required to have muntins.
- Wood, wood clad, and metal windows will be permitted.
- The use of vinyl and aluminum windows is prohibited.
- No reflective glass or tinting will be allowed.
- Windows shall be energy efficient and will conform with Fort Worth's energy code.
- When visible from any street or open space storm shutters or storm windows may be installed only with Town Architect prior approval.
- Sliding glass doors may not be utilized on any elevation visible from a street, with the exception of the rear yard on corner lots.
- Skylights will be subject to design review approval by Town Architect.

OUTBUILDINGS

- Outbuildings, including detached garages, shall be compatible with the overall design and materiality of the house.
- No outbuildings shall exceed the residence in height, unless there is written approval.

SECTION V: ARCHITECTURAL STANDARDS

HOME ELEMENTS

GARAGES

- Front facing garages shall be setback a minimum of 20' from front elevation of house.
- All internal garage depths will be a minimum of 25 feet.
- All front entry garages must have two (2) min. 8' garage doors, any other submittals will be approved on a case by case basis by Town Architect.
- Front facing garage doors shall be of natural wood, wood clad or glass material. No synthetic material permitted.
- All garages shall be sheet rocked and painted.
- Garages shall comply with the following elements:
 1. Garage door recessed min. of 12" from garage face
 2. Cedar / wood clad doors
 3. Decorative windows
 4. Reveals / texture

FRONT DOORS

- High quality, long lasting materials that complement architectural style of home.
- Doors must be made of either wood or metal.
- Doors are encouraged to have windows/glass detail.
- All homes shall have a minimum 8' tall front door.



GARAGE DOORS



GARAGE DOORS



FRONT DOOR



FRONT DOOR

SECTION V: ARCHITECTURAL STANDARDS

TRASH RECEPTACLES

- A concrete pad shall be provided for two (2) trash receptacles located adjacent to the garage doors, behind fence shall be screened with landscape and must not be visible from street or public areas.
- On front entry garages, the trash receptacles must be located within the garage or behind the side fence screened from view.

MAIL BOXES

- All mail boxes will be permanently placed in the ground and comply with all applicable laws and ordinances.
- All mail boxes in the Parks section to be similar to Figure 1.
- All mail boxes in the Terrace and Grove section must match style of home.
- Mail boxes in the Terrace and Grove will be submitted to Town Architect for approval.
- Addresses shall be permantly affixed to the mailbox without the use of adhesive vinyl numbering
- All mailboxes are subject to Town Architect review and approval. Submit mailbox manufacturer and model number at time of landscape review.

DISPLAY OF CERTAIN RELIGIOUS ITEMS

- An Owner or Resident may display or attach one or more religious items to the entry to their dwelling. Such items include anything related to any faith that is motivated by the resident’s sincere religious belief or tradition.
- Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.
- The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.

SATELLITE DISH/ANTENNA

- Roof mounted hardware may not be visible from public view.
- Pole-mounted hardware in lawn must be screened by landscape or fence and be located in the rear yard.

SPORTS/TENNIS COURTS & PLAY STRUCTURES

- Sports or tennis courts will only be allowed on certain lots. The determination will be based on factors such as size and the placement will be determined by the placement and visibility of the sports court from adjoining lots.
- Any Home Owner desiring to construct sports court must submit plans and specifications in writing to Town Architect for approval.
- Basketball goals, backboards and nets will only be permitted if they are of high quality and permanent in nature and if the placement has been approved by the Town Architect.
- No play structure or court should be directly visible from any street or common property.
- Sport courts require box or down lights. All lighting, fencing and netting will be reviewed on a case-by-case basis to evaluate the impact on neighboring lots. View lots will be taken into special consideration.

ACCEPTABLE



FIG.1

PROHIBITED

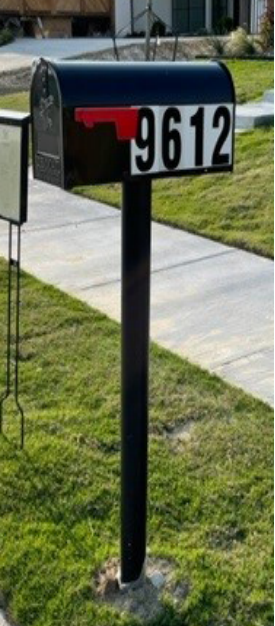


FIG.2

SECTION V: ARCHITECTURAL STANDARDS

HOME ELEMENTS



RENEWABLE ENERGY/SOLAR ENERGY DEVICES

- Solar panels require a South and West exposure. Great care must be taken in how the arrays are designed such that solar panels are not visible from public view. Arrays must be fastened to the roof and conform to the existing roof slope within 10 degrees. Variances may be granted in the event of hardship and approved by the Town Architect.
- Geothermal energy may be harvested and approved on a case-by-case basis by the Town Architect. The plans must be designed and sealed by licensed engineers.
- Wind energy may be harvested on individual lots. The Town Architect shall approve location and size of the hardware. Hardware must be screened from public view.
- Solar Energy Devices may be installed with prior approval of the Town Architect subject to these guidelines. Device must be installed on land or structures owned by the Owner and may not encroach on adjacent properties or common areas.
- Such devices may only be installed (1) on the roof of the main residential dwelling, (2) on the roof of any other approved structure or (3) within a fenced yard or patio.
- All Devices must be maintained in good repair. Unused or inoperable Devices must be removed if they can be seen from any street or common area.
- For Devices located in a fenced yard or patio, no portion of the Device may extend above the fence. If the fence is not a solid fence which blocks view of the Device, the Town Architect may require the Device be placed in a location behind a structure or otherwise require visual screening.
- The Town Architect may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
- All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties.
- Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.

SECTION VI: LANDSCAPE CRITERIA



LANDSCAPE OVERVIEW

- Each Residence shall be fully landscaped within ninety (90) days after the date on which the main structure is ninety-five (95%) percent complete. A landscaping plan for the entire Lot(s) upon which a Residence is constructed shall be submitted to and approved by the Town Architect before implementation of the plan.
- Each lot will be required to comply with the Urban Forestry Ordinance of the City of Fort Worth.

The landscape character was established from native habitats, which include rolling landforms, textured ground plane, and native plant materials. Land forms and street orientations are used to create vistas and interest throughout the community, and native planting conditions are recreated in open spaces.

Builders in Montrachet will be responsible for maintaining a consistent aesthetic in the landscape design, and the landscape design must take into consideration sustainable resource management principles and water-wise design.

These principles include:

- Considering both the regional and micro-climate of the site.
- Considering existing topography; where applicable.
- Grouping plants by water needs.
- Minimizing turf use by creating practical and usable areas.
- Minimizing narrow landscape areas and steep slopes.
- Using specified “green” mulches, ground covers and rocks.

SECTION VI: LANDSCAPE CRITERIA

FRONT YARD LANDSCAPE

Residential landscapes are to be designed to be usable, sustainable and complementary to the architectural style of the house. Each area should be designed to “flow” from one yard to the next, enhancing the feeling of openness.

Front yards shall be fully landscaped and irrigated by the builder and may use a combination of turf grass, trees, shrubs, perennials, ground covers, mulch, and permeable hard scape elements.

Front yard landscapes must be installed prior to the transfer of property from the builder to the homeowner.

- All residential streets shall have a minimum of one 5” caliper tree or greater (see specific lot type for details), planted approximately every 30’ feet of lot frontage between house and sidewalk.
- Landscaped areas on local streets shall not be planted with any plant material that will impede or injure pedestrians, or block sight lines of automobiles, now or in the future, per the City of Fort Worth requirements.
- All front yard trees shall be planted between house and sidewalk.
- Landscape beds located away from the foundation of the home are required at minimum of five feet (5’-0”) wide.

Front Yard Requirements:

- Five (5) shrubs (5 gallon minimum size) per 750 sq. ft. of building area
- Ten (10) shrubs (1 gallon minimum size) per 750 sq. ft. of building area
- Ten (10) ground cover (4 inch minimum size) per 750 sq. ft. of building area
- Existing saved trees over 6” caliper can be calculated as (1) one tree

REAR YARD AND SIDE YARD LANDSCAPE

- All rear yard and side yard landscaping will be irrigated and sodded to the full perimeter of the lot, except where lots are subject to slope easement or floodplain/floodway or otherwise as approved. Native planting is encouraged.
- Within the slope easement, improvements may not be made without prior consent of Town Architect.
- The Terrace and Grove Planning Areas are encouraged to preserve and utilize well-maintained natural vegetation.
- Natural vegetation is required on slope easement and where applicable due to Urban Forestry, floodway requirements, etc.
- Landscape plan requirements at the rear of the home is to be established by quantities and sizes.
- Rear and side yard landscape plans need to be adequate based on location and visibility to common area and neighboring homes.

PLANT VARIETIES AND DIVERSITY

- All plant material must conform to the plant list of approved species for Montrachet, as shown on pages 6.5 - 6.7
- Planting beds should extend toward the front property line (street) to provide a more lush appearance to the development.



FRONT YARD LANDSCAPE
70% TURF / 30% PLANTING BED

SECTION VI: LANDSCAPE CRITERIA

SHRUBS AND GROUND COVERS

The use of water-wise shrubs and ground covers are encouraged in place of turf grass. Shrubs and ground cover must be situated to screen any visible portion of the front elevations of exposed concrete house foundations, utility structures, irrigation controls, heating, ventilation, and air conditioning (HVAC), electrical and gas equipment, and downspouts.

TURF GRASS

- Turf grass is limited to no more than 70% of the front yard landscape area.
- Turf grass areas shall be designed to be usable for play areas. Avoid small strips and unusable shapes of turf.
- Turf grass species are limited to those listed on the approved plant list, as shown on the Plant Material list.
- Artificial turf is allowed in the backyard only and subject for review and approval on a case by case basis. Artificial turf in the front or side yard is not permitted.
- Xeriscape must be approved by Town Architect prior to installation.

EDGING: UPGRADED LANDSCAPE EDGING



UPGRADED LANDSCAPE EDGING SAMPLE



UPGRADED LANDSCAPE EDGING SAMPLE

SECTION VI: LANDSCAPE CRITERIA



CORNER LOTS AND PUBLIC SPACE

- A minimum of (1) 5 gallon shrubs shall be planted every 3’ feet along, and adjacent to, any fence facing any street or public space, except where precluded by Slope Easements, floodway restrictions, or where natural vegetation is deemed to be sufficient.
- Side yards on corner lots, or rear yards facing a street, shall also have one (1) 5” caliper tree every 30’-0”, located between fence and the right-of-way.
- All motor-courts opening to a public space shall be screened.
- Corner lot side yards, or side yards not adjacent to another home, shall treat both exposed faces of the home as front yards, and meet the minimum requirements outlined above for front yard landscapes on both faces.
- Side yard fences on corner lots, or rear yard fences facing a street, shall maintain the front setback of the adjacent property.

Driveways will be located on the inside lot lines of the property, or opposite the street side, so fences are adjacent to the streets. Note, this may result in a driveway next to driveway condition on two lots within a block. See regulating plan for driveway locations.

PLANT PALETTE

The planting palette within Montrachet has been carefully developed to establish a native character and feel, while minimizing exotic species and plants which are not water wise. Please refer to the Plant Material List for the complete list of plant materials.

GRASS TYPES

Front yard to be Bermuda 419 or Zoysia. St. Augustine is not permitted unless approved by Town Architect.

BOULDERS

When using rocks and boulders, the setting must appear natural, including burying at least 35% of the rock or boulder mass below grade. The use of boulders should be consistent with and reminiscent of the natural geology of the area by utilizing native stone and laying the stone in patterns which are naturally occurring.

Stone Materials to be approved by Town Architect.

SECTION VI: LANDSCAPE CRITERIA

PLANT MATERIAL LIST



SHADE TREES

* - Indicates Suitable Street Tree
T - Indicates Species with Tap Root
N - Indicates Native Species

1	Shantung Maple	Acer truncatum small shade
2	Caddo Maple*	Acer saccharum ‘Caddo’
3	Chittamwood	Bumelia lanuginosa
4	Pecan ^{T N} *	Carya illinoensis
5	October Glory ^{*N}	Acer rubrum
6	Chinese Pistache	Pistacia chinensis
7	Chinkapin Oak ^{*N}	Quercus muchlenbergii
8	Shumard Red Oak ^{*N}	Quercus shumardii
9	Durand Oak ^{TN}	Quercus durandi
10	Live Oak	Quercus virginiana
11	Autumn Blaze ^{*N}	Acer x freemanii
12	American Elm ^{*N}	Ulmus americana
13	Cedar Elm ^{*N}	Ulmus crassifolia
14	Black Hickory ^{*T N}	Carya texana
15	Sycamore ^N	Platanus occidentalis
16	Texas Red Oak ^{*T N}	Quercus buckleyi
17	Plateau Live Oak ^N	Quercus fusiformis
18	Retama ^N	Parkinsonia aculeata
19	Urbanite Ash ^{* T}	Fraxinus pennsylvanica

ORNAMENTAL TREES

N - Indicates Native Species

1	Woollybucket Bumelia ^N	Bumelia lanuginosa
2	Texas Redbud ^N	Cercis canadensis var texensis
3	Mexican Redbud	Cercis canadensis var. mexicana
4	Downy Hawthorn ^N	Crataegus mollis
5	Cockspur Hawthorn ^N	Crataegus crus-galli
6	Green Hawthorn ^N	Crataegus viridis
7	Possumhaw Holly ^N	Ilex decidua
8	Crape Myrtle	Lagerstroemia indica
9	Mexican Plum ^N	Prunus mexicana
10	Eve’s Necklace ^N	Sophora affinis
11	Mexican Buckeye ^N	Ungnadia speciosa
12	Rusty Blackhaw Viburnum ^N	Viburnum rufidulum
13	Roughleaf Dogwood ^N	Cornus drummondii

ALL TREES WILL BE CONTAINER GROWN TREES, GRADE A AND MEASURED 12” ABOVE GRADE.
NO BALL AND BURLAP WILL BE ALLOWED.

SECTION VI: LANDSCAPE CRITERIA

PLANT MATERIAL LIST



SHRUBS

1	Agarita	Berberis trifoliolata
2	Agave	Agave spp.
3	Boxwood	Buxus spp.
4	Burford Holly	Ilex cornuta “Burfordii”
5	Chinese Juniper	Juniperus chinensis
6	Chinese Privet	Ligustrum sinense
7	Dwarf Buford Holly	Ilex cornuta ‘Burfordii Nana’
8	Dwarf Chinese Holly	Ilex cornuta ‘Rotunda’
9	Dwarf Yaupon Holly	Ilex vomitoria ‘Nana’
10	Elaeagnus	Elaeagnua x ebbingei
11	Evergreen Sumac	Rhus virens
12	False Holly	Osmanthus x fortunei ‘Fruitlandii’
13	Indian Hawthorn	Raphiolepis indica
14	Italian Jasmine	Jasminum humile
15	Japanese Yew	Podocarpus macrophyllus v
16	Mediterranean Fan Palm	Chamaerops humilis
17	Red Autumn Lace Smooth Sumac	Rhus glabra ‘Red Autum Lace’
18	Red Yucca	Hesperaloe parviflora
19	Rosemary	Rosmarinus officinalis
20	Savannah Holly	Ilex x attenuata ‘Savannah’
21	Softleaf Yucca	Yucca recurvifolia
22	Sotol (Desert Spoon)	Daslyrion wheeleri
23	Viburnums	Viburnum spp.
24	Winter Jasmine	Jasminum nudiflorum
25	Yucca	Yucca spp.

DECIDUOUS SHRUBS

1	Althea	Hibiscus syriacus
2	American Beautyberry	Callicarpa americana
3	Blue Sapphire Ceanothus	Ceanothus x ‘Blue Sapphire’
4	Brillancy Rock Rose	Cistus x ‘Brilliancy’
5	Bumald Spirea	Spiraea x bumalda
6	Burningbush	Euonymus alatus
7	Buttonbush	Cephalanthus occidentalis
8	Carolina Buckthorn	Rhamnus caroliniana
9	Chinese Fringe Flower	Loropetalum chinense
10	Coralberry	Symphoricarpus orbiculatus
11	Flameleaf Euonymus	Euonymus alatus
12	Glossy Abelia ‘Little Richard’	Abelia x grandiflora
13	Hancock’ Coralberry	Symphoricarpos orbiculatus ‘Hancock’
14	Hummingbird Bush	Anisacanthus spp.
15	Japanese Flowering Quince	Chaenomeles japonica
16	Lady Banks Rose	Rose banksiae Vine
17	Pomegranate	Punica granatum
18	Spice Rose	Rosa ‘Spice’
19	Vanhoutte Spirea	Spiraea x vanhouttei

SECTION VI: LANDSCAPE CRITERIA



GROUND COVERS

All herbaceous species listed below are native and may be utilized:

1	Elliott’s bluestem	Andropogon ellottiisyransashevan gyrans	32	Deergrass	Muhlenbergia rigens
5	Silver beardgrass	Andropogon saccharoides	33	Switchgrass	Panicum virgatum
6	Splitbeard bluestem	Andropogon ternarius	34	Virginia creeper	Parthenocissus quinquefolia
7	Broom sedge	Andropogon virginicus	35	Passionflower	Passiflora incarnata
8	Sideoats grama	Bouteloua curtipendula	36	Drummond’s phlox	Phlox drummondii
10	Cherokee sedge	Carex cherokeeensis	37	Black eyed Susan	Rudbeckia hirta
12	Partridge pea	Chamaecrista fasciculata	38	Violet ruellia	Ruellia nudiflora
13	Northern sea oats	Chasmanthium latifolium	39	Scarlet sage	Salvia coccinea
14	Drummond’s rain lily	Cooperia drummondii	40	Swordleaf blue-eyed grass	Sisyrinchium chilense
15	Golden tickseed	Coreopsis tinctoria	41	Indiangrass	Sorghastrum nutans
16	Clasping-leaf coneflower	Dracopis amplexicaulis	42	Big cordgrass	Spartina cynosuroides
17	Slender spikerush	Eleocharis acicularis	43	Prairie corders	Spartina pectinata
18	Flatstem spikerush	Eleocharis compressa	44	Dropseed	Sporobolus pyramidatus
19	Canada wild rye	Elymus canadensis	45	Sacaton grass	Sporobolus wrightii
20	Virginia wild rye	Elymus virginicus	46	Eastern gamagrass	Tripsacum dactyloides
21	Leavenworth’s Eryngo	Eryngium leavenworthii	47	Prairie verbena	Verbena bipinnatifida
22	Flowering spurge	Euphorbia corollata	48	Common blue violet	Viola sororia
23	Showy prairie gentian	Eustoma grandiflorum	49	Mustang grape	Vitis mustangensis
24	Maximilian sunflower	Helianthus maximiliani			
25	Globeberry	Ibervillea lindheimeri			
27	Standing cypress	Ipomopsis rubra			
28	Horsemint	Monarda citriodora			
29	Muhly	Muhlenbergia			
30	Scratchgrass	Muhlenbergia asperifolia			
31	Dwarf muhly	Muhlenbergia capillaris			

PROHIBITED PLANT MATERIALS LIST

The following plants are prohibited to be planted within MONTRACHET:

- | | |
|------------------|-----------------------------|
| • Bradford Pears | Pyrus calleryana ‘Bradford’ |
| • Blackthorn | Prunus spinosa |
| • Mesquite | Prosopis Spp. |

SECTION VI: LANDSCAPE CRITERIA

IRRIGATION SYSTEMS

- All Irrigation Plans must be sealed by a Texas Licensed Irrigator.
- Irrigation system to comply with all City of Fort Worth water ordinances.
- All turf and landscape must be irrigated.
- All valve boxes (& controllers, etc.) should be screened.
- No water irrigation system shall be designed to be sprayed directly onto roadways, walkways, or other paved surfaces.

METERS AND AIR CONDITIONING COMPRESSORS

- All utility meters, equipment, air conditioning compressors, evaporative coolers and similar items must be noted on the plans and screened from view.
- Final location changes during construction will need an amended plan and screening submitted to the Town Architect.

POOL EQUIPMENT

No pool may be erected, constructed or installed without the prior written consent of the Town Architect. Above-ground pools are expressly prohibited. All pool, spa and air-conditioning equipment shall be fenced or screened and located in either (1) a side yard between the front and rear boundaries of the dwelling, or (2) in the rear yard adjacent to the dwelling; and shall not be visible from any residential street or public area or any Adjoining Lot. Solid noise absorbing covers for equipment may be required if the equipment is audible from adjacent properties.

- Pool enclosures shall be located in the rear yard or the main house structure.
- A pool enclosure fence is required to comply with existing jurisdiction codes. The fence shall be constructed of material consistent with the materials of the home.
- Pool equipment must be screened from any view, public and private.

SECTION VI: LANDSCAPE CRITERIA

WALLS



RETAINING WALLS

The maximum height of site retaining walls is four feet (4') unless incorporated into the house foundation (basements). Retaining walls shall be built to extend and/or blend with the existing topography.

Where grade changes exceed four feet (4'), stepped-back or terraced wall structures with ample planting terraces (four feet (4') minimum width) are to be used.

Walls are to be designed with a 2:12 batter if the overall wall height exceeds two feet (2'). Higher walls may be necessary due to topography and may be approved when such a solution would significantly reduce overall impact to the site.

- All retaining walls must match Montrachet's retaining wall material and design, unless otherwise approved by Town Architect.
- Retaining walls where they occur at property line may not exceed 4'-0" in height unless approved by Town Architect.

WALLS

The wall concept for Montrachet includes a family of walls which combine a cohesive appearance for the community, while also contributing to the individual identity of the different planning areas and adhering to a "green" community theme.

- Spacing between a retaining wall and adjacent pathway, alley or curb is a minimum of 4' ft. and shall be planted with 5 gallon shrubs spaced every 3' feet, not always along the sidewalk.
- Walls within courtyards attached to the home should be constructed of materials to match those of the building exterior.
- All walls where they meet the front face of the home shall be 6' in height, measured from the finish floor of the home. Should the style of the home warrant a deviation in height, approval from the Town Architect is required.
- Where walkways are located between residential lots, any retaining walls along both sides of walkways should be located and designed to make the walkway appear as open and spacious as possible. This can be accomplished by minimizing continuous wall lengths through the use of low walls along property lines and landscaping.
- Residential walls shall join development walls at the same top of wall elevation, or lower. Residential walls higher than development walls shall step down to the same top of wall elevation as development walls at least 15' feet prior to point of connection.

PLANTER WALLS

Retaining or flower bed walls located within a residential lot are not to be higher than 30 inches. If additional height is needed, walls shall be terraced with a minimum 4 foot wide planter as measured from front face of wall to rear face of wall. Retaining walls above 30 inches must have a fence or continuous, dense shrub bed at the top of the wall and at the base of the wall.

SECTION VI: LANDSCAPE CRITERIA

FENCES

NEW SHEET.
PLEASE
REVIEW ALL
INFORMATION
THOROUGHLY

FENCES

- All yard fences are to be a standard 6'-0" high from the finish grade.
- Side yard gates are to reflect the fence style and be fabricated of selected fence material.
- All side yard gates and fencing will need to meet all health and safety codes.
- All side yard gates and fencing will need to be well maintained.
- The front side yard fence shall be setback from the front elevation of the home a maximum of 5 feet.
- All fences to be wrought iron. Materials can also match the materials used on the house. For all lots adjacent to Marys Creek, additional fence materials may be considered.
- No chain link, wire, or wood fences will be allowed.
- Block 1 lots 27-34 in the Grove fences must match existing fencing. The fences will be 6'-0" along the side of the lot and drop to 54" at the bottom of the slope and rear property line. Fencing will follow grade of slope and terminate at the same height of existing rear fences. See example images below.

FENCE SPECIFICATIONS

- Fence specification must be sent during the landscape review.
- Minimum: 5/8" pickets, 1-1/2" rails, and 2" posts, but no pre-fab panels.
- Preferred : 3/4" pickets, 1-1/2" rails or greater, and 2-1/2" posts
- No 1" pickets permitted



Example fencing for block 1, lots 27-34 in the Grove.



SECTION VI: LANDSCAPE CRITERIA

DRAINAGE



RAINWATER RECOVERING SYSTEM

1. Rainwater Recovery Systems may be installed with advance approval of the Town Architect subject to these guidelines.
2. All such Systems must be installed on land owned by the Owner. No portion of the System may encroach on adjacent properties or common areas.
3. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - a. Placement behind a solid fence, a structure or vegetation; or
 - b. Burying the tanks or barrels; or
 - c. Placing equipment in an outbuilding otherwise approved by the Town Architect.
4. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - a. The barrel must not exceed 55 gallons; and
 - b. The barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - c. The barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - d. Any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
5. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
6. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed; however, where space allows and where appropriate, ponds may be used for water storage.
7. Harvested water must be used and not allowed to become stagnant or a threat to health.
8. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed if they can be seen from any street or common area.

GRADING AND DRAINAGE

Slopes shall not exceed 4:1 unless it can be determined that a steeper slope will not erode. All slopes are to be re-vegetated as soon as possible with planting appropriate to the site. A drainage plan for the entire Lot(s) upon which the residence is constructed shall be prepared by a professional engineer or licensed landscape architect and submitted to the Committee before implementation of the plan. The Town Architect will verify that a drainage plan has been submitted but will not approve the plan. Drainage design is the responsibility of the Owner and is required to reduce erosion and water run-off to adjacent property.

* NO grading of any kind is to be started until all plans for the lot including plans for drainage have been approved by Town Architect.

SECTION VII: GENERAL ARCHITECTURAL PROVISIONS

DISPLAY OF FLAGS



PERMITTED FLAGS

These Guidelines do not apply to any flags other than the Permitted Flags listed below:

1. The flag of the United States
2. The flag of the State of Texas
3. The official flag of any branch of the United States armed forces
4. Schools, sports, holiday, and other flags not deemed offensive.

* Additional Policies regarding the display of flags as may be attached to the Declaration or otherwise adopted by the Association.

- Permitted Flags may be displayed subject to these guidelines. Prior approval from Town Architect is required for any free-standing flagpole associated with the display of Permitted Flags.
- Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
- Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
- Permitted Flags may be up to three foot (3') by five foot (5') in size.
- Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall and up to twenty feet (20') tall.

FLAG POLES

- Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
- A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
- Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the property between the main residential structure and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.
- Free-standing flagpoles may not be installed in any location described below:
 1. In any location other than the Owner's property
 2. Within a ground utility easement or encroaching into an aerial easement
 3. Beyond the side or rear setback lines
 4. Beyond the front building line
 5. Closer to a dwelling on an adjacent lot than the height of the flagpole
- Flagpoles are allowed solely for the purpose of displaying Permitted Flags and must be maintained in good condition.

SECTION VII: GENERAL ARCHITECTURAL PROVISIONS

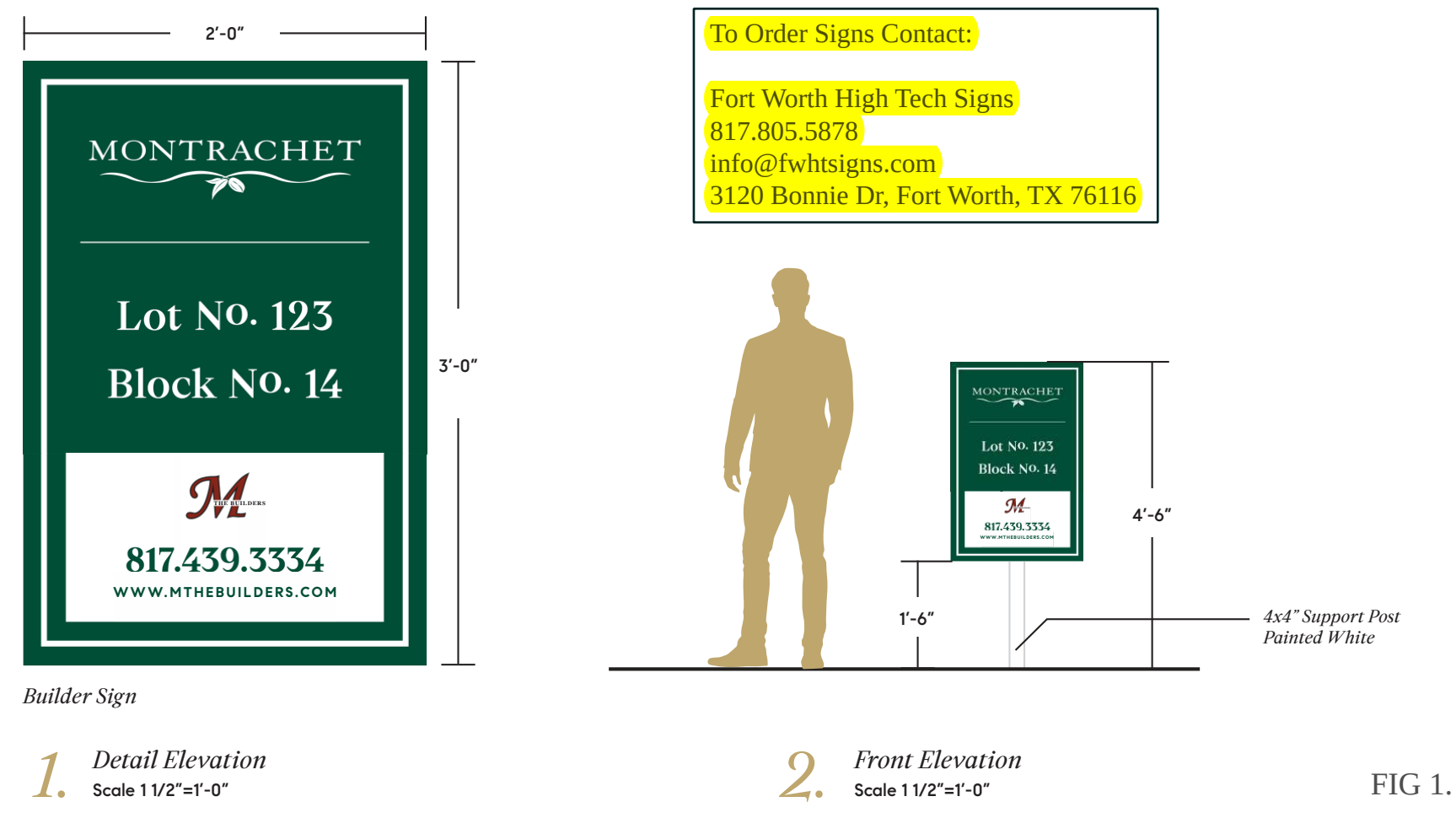
SIGNAGE



PERMITTED SIGNAGE

No sign or signs shall be displayed to the public view on any lot except:

- Sales and construction signs, including material boards, will be permitted only at initial period of construction. All builders signs/material boards will be submitted to Town Architect for approval.
- “For Sale” signs by the home owner (not to exceed 9 sf in size).
- Development-related signs.
- Builder signs to meet with the requirements shown on Fig 1



Please refer to the Declaration of Covenants, Restrictions, and Easements for additional policies, procedures, and guidelines applicable to Montrachet.

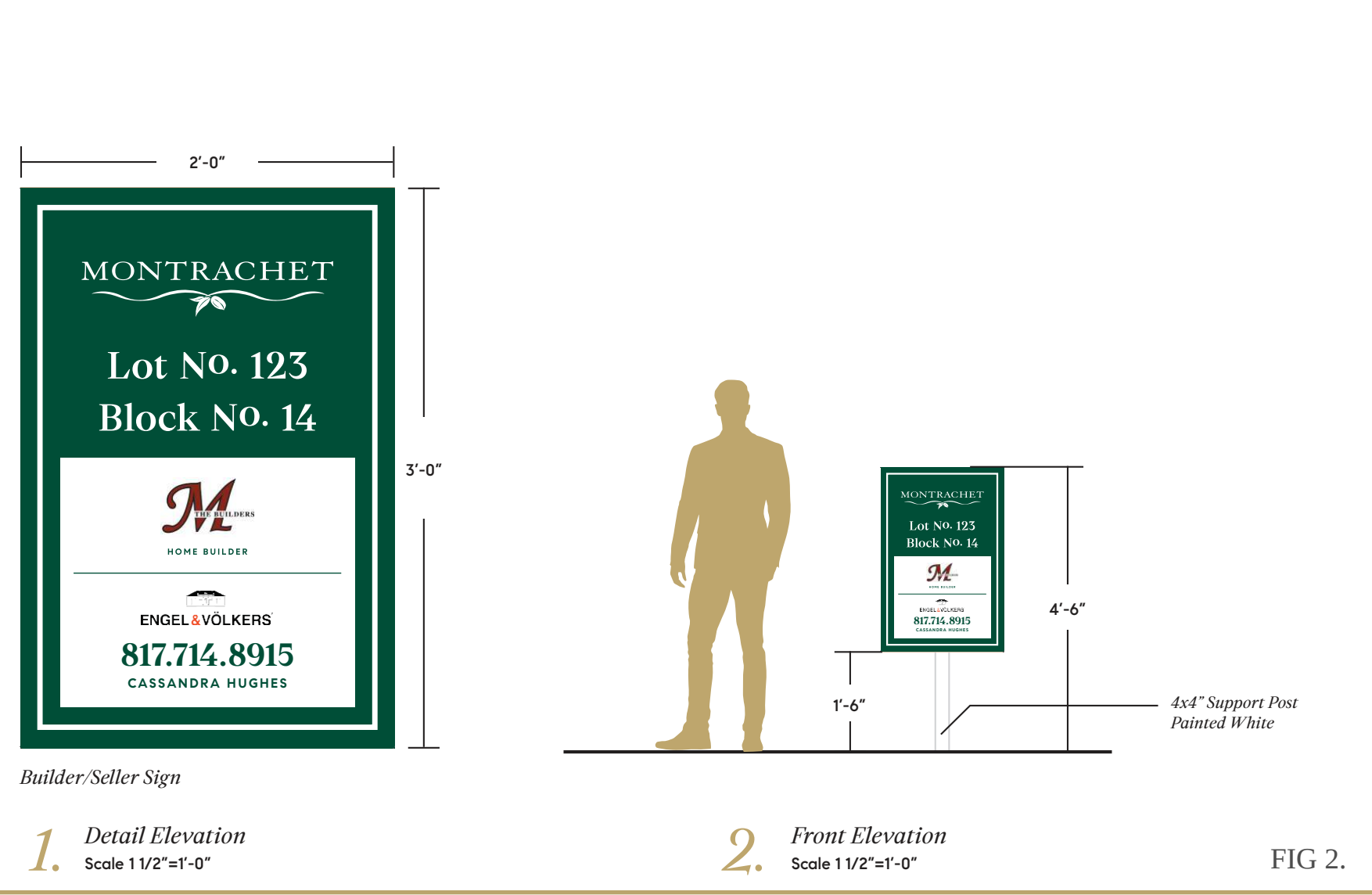
SECTION VII: GENERAL ARCHITECTURAL PROVISIONS

SIGNAGE



PERMITTED SIGNAGE

- Builder/seller signs to meet with the requirements shown on Fig 2



Please refer to the Declaration of Covenants, Restrictions, and Easements for additional policies, procedures, and guidelines applicable to Montrachet.

SECTION VII: GENERAL ARCHITECTURAL PROVISIONS

SIGNAGE



PERMITTED SIGNAGE

- Builder/owner signs to meet with the requirements shown on Fig 3



Please refer to the Declaration of Covenants, Restrictions, and Easements for additional policies, procedures, and guidelines applicable to Montrachet.

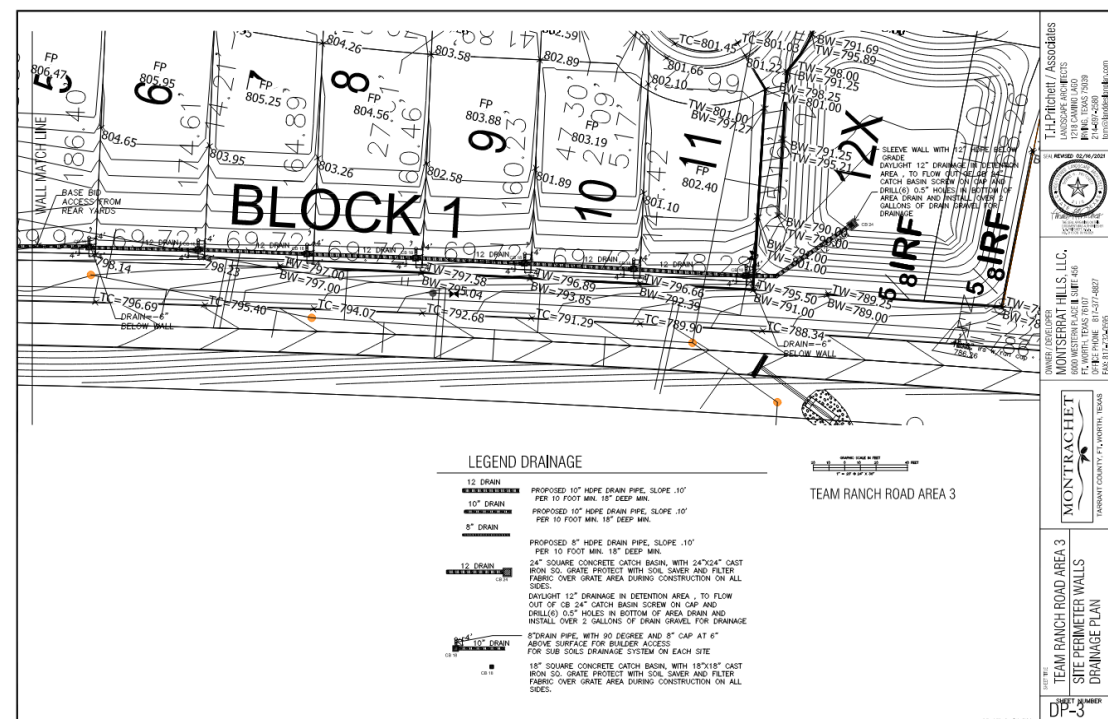
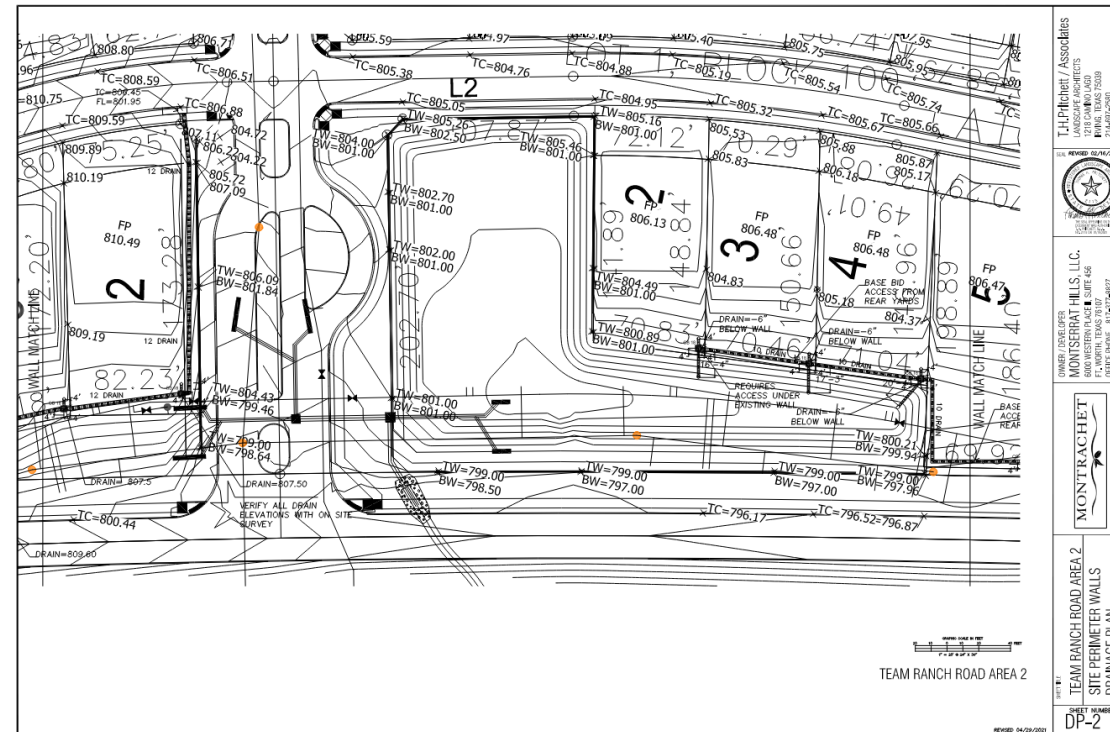
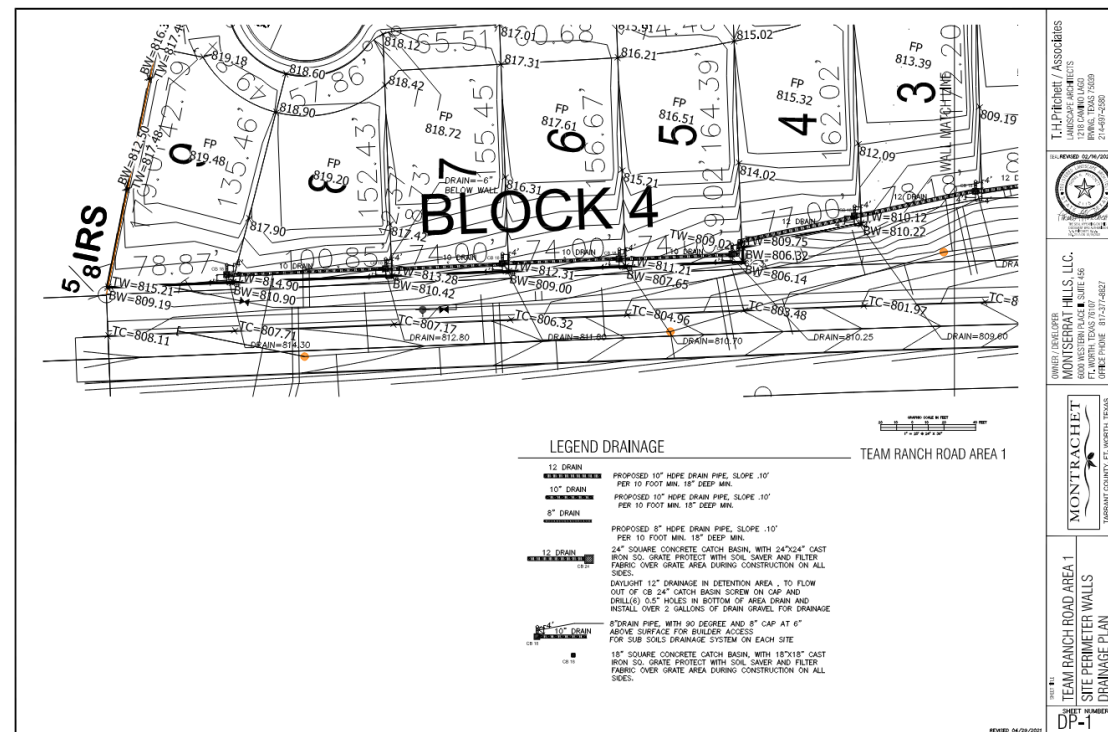
APPENDIX

SANITARY SEWER MAP

Clean outs for all terrace lots are located on the rear property line.



PARKS DRAINAGE ADDENDUM



NEW SHEET.
PLEASE
REVIEW ALL
INFORMATION
THOROUGHLY



Developer
Montserrat Hills, LLC
6000 Western Place, Suite 110
Fort Worth, Texas 76107
(817) 377-8827



Town Architect
Cornerstone Projects Group, LLC
4770 Bryant Irvin Ct, Suite 200
Fort Worth, Texas 76107
(817) 887-9139