

Denton County
Juli Luke
County Clerk

Instrument Number: 33770

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DECLARATION

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Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

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STATE OF TEXAS
COUNTY OF DENTON

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

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:

Austin Lands, LLC
803 W. Southlake Boulevard, Suite 100
Southlake, Texas 76032
Email: ramesh@sr3systems.com

LAKESIDE ESTATES SANGER
DESIGN GUIDELINES

ADOPTED:

AUSTIN LANDS, LLC,
a Texas limited liability company

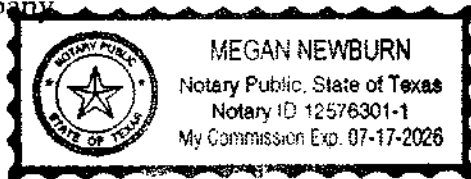
By: 
Ramesh Raavi, Manager

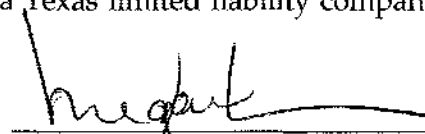
THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 17 day of February 2026, by Ramesh Raavi, Manager of Austin Lands, LLC, a Texas limited liability company, on behalf of said company.

(SEAL)




Notary Public Signature

Adopted by Declarant in accordance with *Section 6.4.2* of the Lakeside Estates Master Covenant, recorded under Document No. 2026 - 33403 Official Public Records of Denton County, Texas, as amended from time to time.

LAKESIDE ESTATES SANGER
DESIGN GUIDELINES

TABLE OF CONTENTS

I.	INTRODUCTION.....	1
	A. Background.....	1
	B. Property Subject To/Applicable Development Area Declaration	1
	C. Lakeside Estates Reviewer and Review Authority	1
II.	GOVERNMENTAL REQUIREMENTS	2
III.	INTERPRETATION.....	2
IV.	AMENDMENTS.....	2
V.	ARCHITECTURAL REVIEW OVERVIEW.....	2
	A. Objective	2
	B. Responsibility for Compliance	2
	C. Submittals, Approval and Review Fees	3
	D. Inspection	3
VI.	ARCHITECTURAL AND AESTHETIC STANDARDS	3
	A. Plan Repetition.....	3
	B. Brick Color and Masonry Stone Repetition	3
	C. Siding and Masonry.....	4
	D. Square Footage.....	5
	E. Temporary and Accessory Structures	7
	F. Building Height	7
	G. Roofs and Chimneys.....	8
	H. Foundations.....	9
	I. Driveways.....	9
	J. Sidewalks.....	Error! Bookmark not defined.
	K. Garages	10
	L. Exterior Lighting	10
	M. Window Coverings – Exterior	11
	N. Windows.....	11
	O. Gutters/Downspouts.....	11
	P. Setbacks.....	11
	Q. Impervious Cover.....	11

R.	Address Markers and Mailboxes	11
S.	Storm Doors	11
T.	Solar Energy Devices	12
U.	Satellite Dishes	12
V.	HVAC, Pool Equipment, and Noise-generating Equipment Screening	12
W.	Signage	12
X.	Decorations	12
Y.	Fencing and Walls	12
Z.	Pools, Spas and Hot Tubs	14
AA.	Basketball Goals and Sporting Equipment	15
BB.	Playscapes, Trampolines and Sport Courts	15
CC.	Aesthetic Appeal	15
VII.	LANDSCAPE GUIDELINES	15
A.	Landscape	15
B.	Tree Protection	17
C.	Irrigation	17
D.	Rainwater Harvesting Systems	18
E.	Landscape Inspection	18
F.	Drainage	18
VIII.	EROSION CONTROL AND CONSTRUCTION REGULATIONS	18
A.	Erosion Control Installation and Maintenance	18
B.	Security	19
C.	Construction Hours	19
D.	Noise, Animals, Children	19
E.	Material and Equipment Storage	19
F.	Insurance	19
G.	Site Cleanliness	20
H.	Sanitary Facilities	20
I.	Construction Parking & Construction Trailers	20
J.	Schedule of Construction Fines	21
IX.	PLAN REVIEW PROCESS	21
A.	Submittals	21
B.	Timing	21

I. Introduction

These Lakeside Estates Design Guidelines (these “**Design Guidelines**”), are adopted by **AUSTIN LANDS, LLC**, a Texas limited liability company (the “**Declarant**”), as the **LAKESIDE ESTATES SANGER REVIEWER**. Any notice or information required to be submitted to the Lakeside Estates Reviewer under these Design Guidelines will be submitted to the Lakeside Estates Reviewer:

Austin Lands, LLC

c/o Robert Leeper, Email: Robert.Paragon92@verizon.net , Phone: (817) 946-5933.

A. **Background**

Lakeside Estates is a residential community located in Denton County, Texas. The community consists of Development Areas which are subject to the terms and provisions of the Lakeside Estates Sanger Master Covenant, recorded under Document No. 2026 - 33403 in the Official Public Records of Denton County, Texas, as amended from time to time (the “**Covenant**”), and may be subject to a Lakeside Estates Development Area Declaration, pursuant to the Recording of one or more Notices of Applicability in accordance with *Section 9.5* of the Covenant. The Covenant and each Development Area Declaration include provisions governing the construction of Improvements and standards of maintenance, use and conduct for the preservation of the Lakeside Estates community.

B. **Property Subject To/Applicable Development Area Declaration**

The Development Area made subject to that certain Lakeside Estates Development Area Declaration, recorded under Document No. 2026 - 33535 in the Official Public Records of Denton County, Texas, as amended from time to time (the “**Development Area Declaration**”), through one or more Notices of Applicability, is subject to the terms and provisions of these Design Guidelines.

C. **Lakeside Estates Reviewer and Review Authority**

Article 6 of the Covenant includes procedures and criteria for the construction of Improvements within the Lakeside Estates community. *Section 6.3* of the Covenant and *Section 3.1* of the Development Area Declaration provide that no Improvements may be placed, maintained, erected or constructed within the Development without the prior written approval of the Lakeside Estates Reviewer.

During the Development Period (as such term is defined in the Covenant), the Lakeside Estates Reviewer shall be the Declarant, or its designee and/or assignee. Until expiration or termination of the Development Period, the Association does not administer the review and approval of Improvements within the Development.

II. Governmental Requirements

Governmental ordinances and regulations are applicable to all Lots within Lakeside Estates, including, but not limited to federal, state, county and local requirements, universal building codes, if adopted.

Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to the Lakeside Estates Reviewer for approval. Furthermore, approval by the Lakeside Estates Reviewer should not be construed by the Owner that any Improvement complies with the terms and provisions of all encumbrances that may affect the Owner's Lot.

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

III. Interpretation

In the event of any conflict between these Design Guidelines, the Covenant or the Development Area Declaration, the Covenant and the Development Area Declaration (in that order) shall control. Terms used but not defined in these Design Guidelines shall have the meaning subscribed to such terms in the Covenant and the Development Area Declaration.

IV. Amendments

The Lakeside Estates Reviewer, acting alone, may amend these Design Guidelines. All amendments shall become effective upon recordation in the Official Public Records of Denton County, Texas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or approved and in progress. It is the responsibility of each Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto.

V. Architectural Review Overview

A. Objective

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

B. Responsibility for Compliance

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines and all requirements imposed by the Lakeside Estates Reviewer as a condition of approval.

C. Submittals, Approval and Review Fees

Requests for approval of proposed new construction, landscaping, or exterior modifications must be made by submitting the information and materials outlined in the Plan Review Process, set forth herein. No Improvements may be commenced until the Owner has received a written "Approval" from the Lakeside Estates Reviewer. The Lakeside Estates Reviewer may adopt a schedule of fees for plan review.

D. Inspection

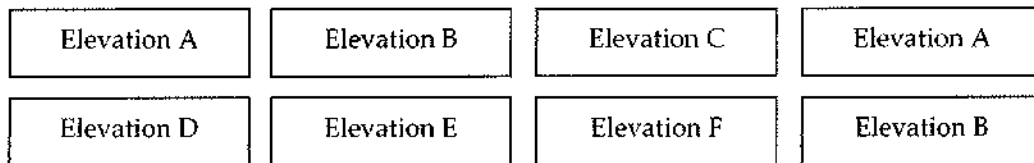
Upon completion of all approved work, the Owner must notify the Lakeside Estates Reviewer. The Lakeside Estates Reviewer may, but shall in no event be obligated, to inspect the work at any time to verify conformance with the approved submittals.

VI. Architectural and Aesthetic Standards

A. Plan Repetition

The Lakeside Estates Reviewer may, in its sole and absolute discretion, deny a plan or elevation proposed for a particular Lot if a substantially similar plan or elevation exists on a Lot in close proximity to the Lot on which the plan or elevation is proposed. The Lakeside Estates Reviewer may adopt additional requirements concerning substantially similar plans or elevations constructed in proximity to each other. For example:

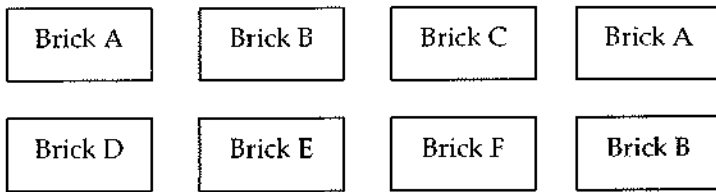
- *Plans with the same elevation can be repeated every third Lot (example: Elevation A, Elevation B, Elevation C, and Elevation A).*



- *Across the Street: Plans with the same elevation cannot be placed on a Lot across the street or diagonal from any other plan (example above: Elevation B).*

B. Brick Color and Masonry Stone Repetition

The Lakeside Estates Reviewer may, in its sole and absolute discretion, deny proposed brick or masonry for a particular Lot if substantially similar brick or masonry exists on a Lot in close proximity to the Lot on which the brick or masonry is proposed. The Lakeside Estates Reviewer may adopt additional requirements concerning substantially similar brick or masonry constructed in proximity to each other. For example:



Similar brick or masonry can be repeated every third Lot (example: Plan A, Plan B, Plan C, and Plan A)

- *Across the Street: Same brick or masonry cannot be placed on a Lot across the street or diagonal from any other brick or masonry (example above: Brick B).*

C. Siding and Masonry

All building materials must be approved in advance by the Lakeside Estates Reviewer, and only new building materials (except for used brick if approved in writing) may be used for constructing any Improvements.

- **Exteriors.** The exterior of each primary residence on a Lot shall be constructed of a certain minimum of masonry construction as set forth on the Design Guidelines table below. Masonry calculations shall be shown on each proposed plan submitted to the Lakeside Estates Reviewer.

Masonry Requirements	
Front Façade	85%
Second floor – side & rear	50% In addition, second floor sides of a residence shall have the masonry turn the corner and return down the sides a minimum of five feet (5'), unless the sidewall is over a roof.
All sides	All residences on, abutting, or adjacent to collector level streets shall have 85% masonry on all four sides, residences on, abutting or adjacent to open space or arterial roads shall have 85% masonry.

- **Material Choice:** Masonry, as used herein, consists of brick, stone, cultured stone or stucco (Note: EFIS or synthetic stucco is not allowed) or other similar products approved by the Lakeside Estates Reviewer. Hardi-Plank and other cementitious materials are not considered masonry; however, in areas where it is not structurally feasible to support brick, stone or stucco, then cementitious siding products may be used only if approved in writing by the Lakeside Estates Reviewer, and so long as such materials are no greater than 15% of the total masonry square

footage. Only new building materials (except for used brick) shall be used for constructing Improvements.

- Exclusions. Roofs, eaves, dormers, soffits, windows, gables, doors, garage doors, decorative trim, and trim work are not required to be constructed of masonry.
- Trim/Paint. An Owner is permitted to repaint his or her residence the same color as it was painted previously without the prior approval of the Lakeside Estates Reviewer. Any change in the color/stain of any of the trim, siding, front door, or shutters located on a residence must be approved in advance by the Lakeside Estates Reviewer. Doors shall be permitted to be painted or stained with dark red, black, dark green, or dark blue, white, tan, grey, and earthtones.
- Projections. All projections from a dwelling or other structure, including but not limited to chimney flues, vents, gutters, downspouts, porches, railings and exterior stairways must be painted to match the color of the surface from which they project, unless otherwise approved by the Lakeside Estates Reviewer. If a chimney or fireplace chase is located on the side of a residence, then it is required to be constructed of masonry. If the chimney is internal, then it shall not be required to be constructed of masonry.
- Prohibited Elements:
 - Vertical siding or wood shake siding (wood siding accents may be permitted if approved by the Lakeside Estates Reviewer).
 - Highly reflective finishes on exterior surfaces (other than non-mirrored glass or on surfaces of hardware fixtures).
 - Mirrored glass.
 - No vivid/bright colors, including but not limited to yellow, pink, purple, red, blue, or orange.
 - Gray brick.
 - Concrete block.
 - Exposed metal roof decks such as galvanized steel sheets.

D. Square Footage

All single-story residences are required to be a minimum of 4300 sq ft of air conditioned and heated space and two-story residences are required to be a minimum of 4600 sq ft of air conditioned and heated space.

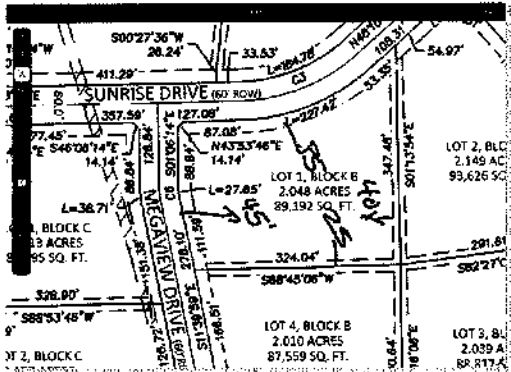
- Calculation. For the purpose of calculating total square footage, open, covered, or screened porches, terraces, patios, decks, driveways, garages, storage facilities and walkways shall be excluded. Other detached accessory uses such as cabanas or garages are permitted, but will not count toward the minimum square footage requirement. The calculation of square feet shall be measured from outside surface to outside surface.
- Unless otherwise approved in advance and in writing by the Lakeside Estates Reviewer, the minimum living square footage for each residence, defined as finished, heated and air-conditioned

living space, exclusive of open or screened porches, terraces, patios, decks, driveways, and garages, is as follows:

The maximum living square footage of each residence is unlimited as long as the setback and other items herein are followed. Per Lakeside Estate, Denton County, LAKE RAY ROBERTS PLANNING AND ZONING REQUIREMENTS (TYPICAL LOT). THESE PROPERTIES ARE LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND ARE SUBJECT TO THE ORDINANCE. THIS PROPERTY IS ZONED R-2.

The Lakeside Estates lots must conform to:

- 1. Minimum Lot Area - 2 acres
- 2. Minimum Lot Width - 125 feet
- 3. Minimum Lot Depth - 100 feet
- 4. Minimum Front Yard - 45 feet
- 5. Minimum Side Yard - 20 feet
- 6. Minimum Side Yard at corner - 35 feet
- 7. Minimum Rear Yard - 40 feet
- 8. Maximum Height - 35 feet (see detailed description for calculation)
- 9. Maximum Coverage - 20 percent (Note: Total includes permanent Housekeeping and Family quarters)
- 10. Fencing example:



- 11. Accessory Buildings - No temporary buildings, mobile homes or travel vans are permitted.
- 12. No trailers may be used for on-site dwelling purposes.
- 13. Accessory buildings in the R-2 District, must be located behind the main dwelling in the rear yard. This is only for a resident housekeeper and family dwellings.
- 14. Travel Trailers and Recreational Vehicle Storage - Travel Trailers and Recreational Vehicles shall be stored on the property behind the rear of the home or covered on all 4 sides by a wall.
- 15. Variances. The Lakeside Estates Reviewer may, at its sole discretion, approve variances to the minimum and maximum square footages allowable on different Lot products.

E. Temporary and Accessory Structures

Detached accessory structures only for such as cabanas, garden buildings, detached garages, storage buildings or guesthouses (which are in compliance with the Development Area Declaration) are permitted if approved in advance by the Lakeside Estates Reviewer.

- Permitted Structures. Such accessory structures: (1) must be constructed with colors similar to the primary residence, neutral, or earth tone colors, including the roof (as determined by the Lakeside Estates Reviewer); (2) must be no larger than five hundred (500) square feet; (3) shall not exceed Ten feet (10') in height or; and (4) must be shielded from view from the street by either the residence or fencing. Prefabricated structures will only be permitted if the colors match the primary residence.
- Location. No accessory structures shall be located nearer than five feet (15') to an interior lot line. The location of such structures shall not conflict with any Plat or Applicable Law or be located closer than twenty feet (20') from the primary structure on another Lot. Roof eaves are not to be considered when calculating these distances.
- Square Footage Calculations. Permitted accessory structures do not count toward the minimum square footage requirements of these Design Guidelines.
- Variances. The Lakeside Estates Reviewer may, at its sole discretion, approve variances on an individual basis.

F. Building Height

Proposed heights must be compatible with adjacent structures and be compatible with existing or anticipated structure heights on Lots located above or below the Lot on which the proposed residence will be constructed and must be approved in writing by the Lakeside Estates Reviewer, prior to commencement of construction.

- Unless otherwise approved in advance by the Lakeside Estates Reviewer, no building or residential structure may exceed thirty-five feet (35'). Roof Height shall be measured as follows:

- The measurement is taken from the vertical midpoint between the highest ridge and the lowest soffit located on the same roof plane.
- From this midpoint, the vertical distance is measured straight down to the finished grade level at the base of the structure.
- **Views are neither guaranteed, preserved nor protected within Lakeside Estates.**

G. Roofs and Chimneys

The pitch, color and composition of all roof materials must be approved in writing by the Lakeside Estates Reviewer, prior to commencement of construction. Roof vents and other penetrations shall be as unobtrusive as possible and must be painted to match the principal color of the roof unless approved in advance by the Lakeside Estates Reviewer.

- Accepted Roof Pitch: Unless otherwise approved in advance by the Lakeside Estates Reviewer, the roof pitch of the primary residence erected on a Lot must be appropriate for the style of the home with a pitch of no less than 6:12, except porch and roofs added as an architectural feature, which may have a 2:12 roof pitch.
- Accepted Roof Materials: Roofing materials shall be limited to approved "weatherwood" or earthen colored non-reflective metal, clay, tile or 3-dimensional composition shingles with a rating of 25 years or more that conform to or exceed applicable local, FHA and VA requirements.
- Energy Efficiency Roofing. In addition, roofs of buildings may be constructed with "Energy Efficiency Roofing" with the advance written approval of the Lakeside Estates Reviewer and in accordance with the "Energy Efficiency Roofing" provision set forth in the Development Area Declaration.
- Chimneys. Chimney style must be appropriate for the style of the home and may be brick or other masonry matching with the same permitted colors and materials as permitted on the body of the house; provided however, that any chimney located on the interior portion of the roof may also include cementitious materials solely or in addition to the brick or other masonry.
- Other Materials. Any other type of chimney or roofing material shall be permitted only with the advance written approval of the Lakeside Estates Reviewer.
- Prohibited Elements:
 - Excessively pitched roofs.
 - Mansard, gambrel or chalet roofs
 - Non-dimensional or three tab composition shingles.
 - Roofs constructed too steep or too shallow for the style of the home.
 - Shed roofs except as incidental to the main roof.
 - Glossy metal and/or reflective materials or bright colors.

- Natural or silver Galvalume.
- Roof vents on the front plane of the home.
- On corner lots, roof vents on street side (unless prior written approval obtained).
- Stove-pipe chimneys, prominent chimneys or other random roof penetrations.
- Vents or skylights facing the street.
- White or bubble skylights.

H. Foundations

All Lots that abut, are adjacent to, or are along, in whole or in part, any greenbelt or buffer shall not have any part of the foundation exposed to a height in excess of two feet (2') from the finished grade. Further, all portions of the home visible from public right of way shall not have any part of the foundation exposed to a height in excess of two feet (2') from finished grade.

I. Driveways

The design, construction materials, and location of: (i) all driveways, and (ii) culverts incorporated into driveways for ditch or drainage crossings, must be approved by the Lakeside Estates Reviewer.

- Slope. No Lots shall have a driveway constructed on slopes greater than twelve percent (12%).
- Width. Other than the flair in the driveway necessary to connect to the garage and, for side-entry garages area required for turning/maneuvering, the minimum width of a driveway is fifteen feet (15') and the maximum width of a driveway path is two feet (2') within ten feet (10') from the curb (to allow for connecting radius to street). The maximum width of driveway area for a turnout shall be no more than twenty feet (20') wide. Circle front driveways are allowed.
- Finishes. All driveways shall be surfaced with brushed concrete (in some sections this may also be exposed aggregate and/or salt finish). Asphalt driveways are prohibited. Features. Drives shall intersect the street at as close to 90 degrees as possible. Driveways must permit entry by standard mid-size vehicles without "bottoming out" in the transition area between the curb and property line as wells as the driveway area between the property line and the garage. Each Lot is permitted only one driveway access from the street. Driveways on corner lots abutting a cul-de-sac and another roadway must access off the cul-de-sac.
- Raised Driveway. If the driveway is raised significantly above finished grade (which will be determined by the Lakeside Estates Reviewer in its sole and absolute discretion), the exposed sides of the driveway must be underpinned (parged). When practical, landscaping to screen the raised area is recommended, upon approval in writing by the Lakeside Estates Reviewer.

Bar Ditches. The driveway going over the bar ditch must be made of concrete and have a 20" cement pipe under the driveway. Both sides of the bar ditch must be covered to the ground and to the top of the driveway with concrete.

Ramps. Any handicap ramps must be constructed to comply with all Texas Department of Licensing and Regulation Architectural Barriers Texas Accessibility Standards and American Disabilities Act (ADA) requirements.

J. Garages

All garages shall be approved in advance of construction by the Lakeside Estates Reviewer.

- Enclosed Garage. Improvements constructed on each Lot must include a private, enclosed garage capable at all times of housing at least three (3) standard size automobiles, unless approved in writing by the Lakeside Estates Reviewer.
- Features. Interior walls of all garages must be finished with sheetrock, textured and painted at a minimum. Each garage shall have garage doors that are wired so as to be operated by electric door openers and automatic door openers are required for all garage doors.
- “Snout Houses” Prohibited. No residence shall be constructed in such configuration where the garage is in front of the primary entry,
 - Prohibited Elements: Carports.
 - Open (not enclosed) automobile storage.

K. Exterior Lighting

Exterior lighting must be approved in advance by the Lakeside Estates Reviewer.

- Brightness. Exterior lights shall be hooded and downward-shielded. Exterior lights whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian or vehicular traffic will not be allowed. Exterior mounted lamp housings must shield lamp (maximum 75 watts) from view and the direct light. Housing must be at least 8 inches long, extend at least 3 inches beyond lamp and have a maximum angle from the wall of the structure of 30 degrees. Decorative or lantern fixtures shall have a maximum of 45 watts per fixture.
- Number. The number of exterior light fixtures for the house and the landscape may be limited in order to prevent excessive lighting. When the lighting is being installed on the site, a night time inspection and written approval by a representative of the Lakeside Estates Reviewer may be required prior to final installation.
- Prohibited Elements:
 - Use of other than white or color corrected high intensity lamps and exterior lights (except holiday lighting that may not be installed more than twenty-one (21) days before a holiday and must be removed no more than fourteen (14) days after the holiday).
 - Exterior lights the color of which exceeds 3200k.

- Sodium, mercury vapor, or bare HID yard lights.

L. Window Coverings – Exterior

Window awnings shall be approved in advance by the Lakeside Estates Reviewer, and shall only be allowed in the rear of a residence. All awnings must be painted to match the color of the residence. Brightly colored, multi-colored, or patterned awnings are not permitted. Awnings must be appropriately sized for the window they cover, and must be either flush mounted or interior mounted to the residence. Exterior-mounted equipment will not be permitted. When not use in use, awnings shall blend into the exterior of the residence. Awnings must be kept in good condition and must be maintained to avoid hardening, cracks, peeling or tears.

M. Windows

Adhesive-backed sunscreens/window films are permitted only if they are of dark or “smoke” color. Metallic or reflective sunscreens/window films are prohibited. Mesh security or solar screens are also prohibited. Window unit air conditioners or evaporative coolers are prohibited.

N. Gutters/Downspouts

Gutters and downspouts shall match the color of the existing trim of the residence. Downspouts shall be oriented to direct water toward the street or a side easement which is graded to flow to the street or off the subdivision and not onto adjacent Lots. No piped drains are permitted to have an outlet that directs water to adjoining Lots

O. Setbacks

Applicable setbacks are set forth on the Plat. No building shall be located closer than ten feet (15') from the primary dwelling structure on another Lot.

P. Impervious Cover

The maximum impervious cover per Lot shall be as governed by the Plat.

Q. Address Markers and Mailboxes

Address markers must be readily visible from the street. Address markers shall be located on a residence unless otherwise approved by the Lakeside Estates Reviewer. Address markers located on a residence shall be cast stone and uniform. Centralized mailbox units will be provided in the community for mail pick-up and deliver

R. Storm Doors

Storm doors shall have a nine (9) inch maximum wide frame, which shall be finished to match or complement the window mullions or the trim on the residence. Storm doors shall have transparent glass

and there shall be no ornamentation. Silver finished aluminum doors or windows are not permitted. Screen doors shall not be permitted without the prior written consent of the Lakeside Estates Reviewer.

S. Solar Energy Devices

The requirements for the installation of Solar Energy Devices are set forth in the Development Area Declaration.

T. Satellite Dishes

The requirements for the installation of Satellite Dishes are set forth in the Development Area Declaration.

U. HVAC, Pool Equipment, and Noise-generating Equipment Screening

HVAC machines and compressors, pool equipment, water well equipment Water well tanks and any noise-generating equipment that is visible from any street shall be enclosed by a structural screening element constructed of materials approved by the Lakeside Estates Reviewer.

V. Signage

Certain signage requirements are set forth in the Development Area Declaration. Further, the Documents permit Declarant to erect and maintain advertising signs (illuminated or non-illuminated), sales flags, other sales devices and banners for the purpose of aiding the sale of Lots in the Development Area. Upon written approval from the Lakeside Estates Reviewer, a Homebuilder may be permitted to erect and maintain such signs, flags and banners by submitting along with the application for approval the location, size, number, design and other features of the signs, flags and banners requested. If approved, such signs, flags and banners must be removed immediately upon sale of the Lot(s) for which the signs, flags and banners were displayed. Approval by the Lakeside Estates Reviewer shall not relieve Homebuilder from the obligation to apply for and obtain any other governmental permits before erecting and maintaining such signs, flags or banners in the Development Area.

W. Decorations.

Yard decorations, statuary and furniture (i.e.: plastic flamingos, gnomes, ceramic sculpture, statues, wells, fountains, swings, etc.) in the front and side yards are prohibited. Any yard decorations, statuary and furniture in the rear yard must not exceed six feet (6') in height. Holiday decorations will not require approval if installed no earlier than thirty (30) days before a holiday and removed no later than twenty-five (25) days after a holiday. Any variation from these time periods will require approval of the Lakeside Estates Reviewer. The Lakeside Estates Reviewer reserves the right to request reasonable modifications to holiday decorations if deemed appropriate.

X. Fencing and Walls

The materials, height, location and construction of all fences must be approved in advance by the Lakeside Estates Reviewer.

- Side Lot Fencing. Fencing is required along the sides (commencing five (5) to fifteen (15) feet from the front of the house and rear of the Lot. All Lot fencing must meet the requirements set forth on Attachment 3.).
- Fencing Facing Side Streets. Any fence that faces a side street shall be wood and stained using the following stain brand and color: (i) Wood Defender, (ii) Transparent Leatherwood, or a substantially equivalent brand and color approved by the Lakeside Estates Reviewer, or (iii) a color subsequently determined by the Lakeside Estates Reviewer. See Attachment 3 for further details.
- Front facing fence: Gated fencing to the garage area is allowed as long as it starts 4' back from the front of the house. All gates and fence must be 6' high and be made out of metal and painted black.
- Fencing Facing Greenbelts and Open Space. Unless otherwise approved in writing at the sole discretion of the Lakeside Estates Reviewer, all Lots on, abutting, or adjacent to any greenbelt, open space, critical environmental feature, or buffer meet the requirements set forth on Attachment 3 of 6' high metal see through fence.
- Retaining Walls. All retaining wall plans over four feet (4') tall or within any right-of-way must be submitted to the Lakeside Estates Reviewer for consideration and must be constructed in accordance with stamped engineered plans by a licensed engineer.
- Plans. Plans submitted for fences or walls must be drawn on an accurate copy of the site plan.
- Setbacks. The side yard fence at the point where it connects to the house must be setback a minimum of four feet (4') from the front corner of the house and a minimum of two feet (2') from the back corner of the house. All side yard fences must be installed so that they are perpendicular to the house unless circumstances on site dictate otherwise. Side yard fences must be installed so that all pickets are facing toward the street and no fence rails are seen from the street. Side fences will be wood.
- Obstruction of Site-Lines Prohibited. No fence, wall or hedge or shrub planting that obstructs sight lines at elevations between three feet (3') and six feet (6') above the roadway shall be allowed on any corner Lot within the triangular area formed by the street right-of-way lines and a line connecting them at points ten feet (10') from the intersection of the street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of way lines, as extended. The same sight-line limitations apply to a Lot within ten feet (10') from the intersection of a street right-of-way line with the edge of a private driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight-lines. The Owner is required to maintain an unobstructed view corridor as required by this paragraph and the Plat.
- Stain. All side-yard fences may only be stained using a stain that is approved in advance by the Lakeside Estates Reviewer. Any part of the fence that is visible from any street shall be routinely re-stained (no less than every four (4) years) in the approved stain color and the Lakeside Estates

Review and/or the Association shall have the right to re-stain such visible portion of the fence and charge the expense to the Owner pursuant to the terms and provisions of the Covenant. type of side fences, height and material, style.

- **Prohibited Elements:**
 - Shadowbox or “Pallet” type fencing.
 - Fencing of front yards.
 - Solid walls enclosing an entire site.

Y. Pools, Spas and Hot Tubs

An application must be submitted to the Lakeside Estates Reviewer in conjunction with the review of any application for any proposed swimming pool, spa, or hot tub. The materials, location and construction of all pools, spas and hot tubs must be approved in advance by the Lakeside Estates Reviewer. All pools and accompanying spas shall be designed by a licensed engineer experienced in the design and construction of pools and spas, and constructed in accordance such engineer's designs and specifications.

- **In Ground.** Swimming pools and accompanying spas shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and the dwelling. All exposed concrete on “Infinity Edge” swimming pools must be properly screened through the use of landscaping and no more than three feet (3') of exposed concrete may be visible. Self-contained above-ground hot tubs require approval by the Lakeside Estates Reviewer. Above-ground pools, masonry block, vinyl lined, and low hung vinyl lined pools are prohibited.
- **Screening; Fencing.** Additional fencing, if any is proposed in addition to the yard fencing, and/or walls around any swimming pool, spa or hot tub must be approved in advance by the Lakeside Estates Reviewer and integrated into the design of the dwelling and site. The fencing or screening shall not be higher than necessary to screen the pools, spas and hot tubs, and equipment and shall not exceed a height greater than six feet (6') from the natural ground elevation. Fences must meet all governmental regulations.
- **Location.** All swimming pools, spas and hot tubs, and associated decks shall be located in side or rear yards. They may not be located in easements. Only one (1) hot tub is permitted on a Lot, and shall only be located in the rear yard, or side yard for corner lots if properly screened.
- **Plans.** The swimming pool, spa or hot tub plan must be drawn on a copy of an accurate site plan and shall include specific indications of distances from the water containing basin(s) and surrounding slab walks to the lot lines and building setbacks.
- **Backwash.** Unless otherwise expressly approved by the applicable governmental agency or utility service provider, backwash from a swimming pool, spa or hot tub drain with a backwash filtering system must be contained within the Lot on which the swimming pool, spa or hot tub has been constructed and is not permitted to be discharged into any street, adjoining Lot or drainage easement.

- Construction Deposit. A construction deposit is required for all swimming pool, spa or hot tub construction (except for any Homebuilder that has already provided a construction deposit for the construction of the home).
- Lot Access. No access across another Lot or greenbelt/open space area for the purpose of building or maintaining a swimming pool, spa or hot tub is permitted without the prior written approval of the other property owner or the Lakeside Estates Reviewer in the case of greenbelts/open spaces.

Z. Basketball Goals and Sporting Equipment

The requirements for basketball goals are set forth in the Development Area Declaration. The Lakeside Estates Reviewer shall have the authority to establish additional guidelines for any other similar sporting equipment and the same shall be kept and maintained out of view from any street, except in accordance with any such established guidelines.

AA. Playscapes, Trampolines and Sport Courts

Playscapes, recreational or sport courts and trampolines must be approved in writing by the Lakeside Estates Reviewer prior to the commencement of construction or placement.

- Features. If allowed, these facilities must be properly sited and screened so as to minimize the visual and audio impact of the facility on adjacent properties. Special attention will be placed on color schemes and on the visibility of the equipment from the street and neighboring Lots.
- Plans. Plans for playscapes and sport courts must be drawn on an accurate copy of the site plan and must include proposed screening.
- Prohibited Elements.
 - Direct or indirect lighting of the playscape, trampoline or sport court.
 - Netting enclosures (except safety netting around a trampoline). Playscapes, trampolines and sport courts may not be lighted.
 - Tennis courts.

BB. Aesthetic Appeal

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

VII. Landscape Guidelines

A. Landscape

General landscaping guidelines for each Lot are set forth below. Notwithstanding the subsequent provisions, the installation of native or drought-resistant landscaping or water-conserving turf on a residential lot, which is a landscaping procedure known as xeriscaping (“**Xeriscaping**”) will be allowed in certain instances in accordance with that certain Xeriscaping provision set forth in the Development Area Declaration. All landscapes and landscaping must be approved in writing by the Lakeside Estates Reviewer prior to installation. An approved list of plants and turf is set forth on the Plant List on Attachment 1.

- Plans. Detailed landscape plans for each Lot must be submitted to the Lakeside Estates Reviewer for consideration at least thirty (30) days before installation is planned. No significant (*i.e.*, major changes in the plant list, plant and plant bed locations, plant count, hardscape design, materials) revisions may be made to approved plans without submission to, and further approval by the Lakeside Estates Reviewer of the revised plans. Landscape plans must include vegetative screening for above ground utility connections visible from the street or adjacent properties. Hardscape elements in the landscaping must be in scale with the home and associated structures.
- Materials. All introduced vegetation shall be trees, shrubs, vines, ground covers, seasonal flowers or sodded grasses that are commonly used in Central Texas for landscaping purposes and that are approved by the Lakeside Estates Reviewer. An emphasis should be placed on utilizing native plants that are drought tolerant as well as deer resistant. Additionally, an emphasis should be placed on preserving existing trees. Exclusive of beds and plantings, the front yard, rear yard, and side yard of all Lots, from the front property line to the back property line, must have an irrigation system and shall be fully sodded with St. Augustine, Bermuda, Zoysia, Prairie Buffalo Grass, or other sod approved by the Lakeside Estates Reviewer. Except for existing trees located on a Lot, at least two (2) trees that are three inches (3”) in diameter shall be planted in the front yard prior to occupancy of a Lot. A minimum of two inches (2”) of mulch is required for all shrub and bed areas. Turf grass shall have a minimum of four inches (4”) of native soils or improved soils. Caliche is not considered soil. An Owner must plant grass within three (3) days after top-soil for planting grass has been delivered to the Lot. Certain kinds of artificial turf will be allowed with the Lake Estates reviewer approval.
- Installation and Maintenance. Landscaping of new homes must be installed within thirty (30) days of completion and in any event, landscaping in accordance with the approved plans shall be completely installed prior to occupancy of a residence. Modifications of existing landscaping must be completed within fourteen (14) days of commencement. Extensions to the time limit may be granted by the Lakeside Estates Reviewer but may require a deposit. After installation, landscaping (including temporary landscaping) shall be properly maintained at all times.
- Gardens; Sculptures and Fountains. Any Owner who wishes to plant one or more gardens upon their Lot must do so only in the rear yard and must obtain the approval of the Lakeside Estates Reviewer. The use of fountains and sculptures in the front yard and the front side yard of any Lot is prohibited.

- Reservation of Future Approvals. The Lakeside Estates Reviewer reserves the right to require additional landscaping for pools, cabanas and other hardscape elements that may be constructed after completion of the residence and associated landscaping.

- Prohibited Elements.

Rock other than crushed granite as a ground cover (unless approved in advance by the Lakeside Estates Reviewer).

B. Tree Protection

Protection and preservation of trees is of significant importance to the aesthetics of the community and the environment of Lakeside Estates.

- Vegetative Fencing. Whenever possible and economically feasible, all trees should be preserved and protected during construction with vegetative fencing.
- Tree Removal. Each Owner is encouraged to preserve all existing trees to the extent practicable. As used herein, the “**Building Envelope**” shall be defined as the area of the Lot that is the location of the building foundation, including porches and decks, plus five feet (5’) and the driveway area. A “**Specimen Tree**” is defined as a tree that is healthy and with a uniform canopy, excluding Junipers and Mesquite. In the area outside the Building Envelope, a Specimen Tree that is four inches (4”) or larger in diameter measured twenty-four inches (24”) off the ground must be flagged and approved in writing by the Lakeside Estates Reviewer prior to removal.
- Oak Wilt. Sound horticultural practices, as recommended by the Texas Forest Service, are required to prevent the establishment or spread of oak wilt. Specific requirements include:
 - Tree pruning tools and blades shall be sterilized prior to and between cutting any oak trees.
 - Oak tree pruning is discouraged from February 1st to June 15th.
 - Pruned trees and/or wounds shall be immediately protected with tree paint (approved example: Treekote Tree Compound).
 - All firewood shall be covered.

C. Irrigation

- Full Yard Requirements. Full yard programmable irrigation systems are required to be installed on all Lots. All irrigation systems must be installed and maintained pursuant to any state or local water requirements, including any applicable Texas Commission on Environmental Quality (“TCEQ”) regulations. Homebuilders and Owners are encouraged to install a separate irrigation water meter so that such irrigation use is billed separately from other water consumption.
- Drip Systems. The use of drip irrigation is encouraged. Irrigation sprinkler systems must use heads that emit large drops rather than a fine mist. All irrigation systems shall be zone based on plant watering requirements.

- Drought Management Plans. Drought management plans may be implemented, as necessary, by the Lakeside Estates Reviewer.

D. Rainwater Harvesting Systems

The requirements for the installation of Rainwater Harvesting Devices are set forth in the applicable Development Area Declaration.

E. Landscape Inspection

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

F. Drainage

There shall be no interference with the established drainage patterns except by Declarant, unless adequate provision is made for proper drainage and such provision has been certified by a professional engineer and approved in advance by the Lakeside Estates Reviewer.

- Site Drainage. Responsibility for proper site drainage rests with the Owner. Each Owner is solely responsible for correcting any change in water flow or drainage caused by the construction of Improvements on such Owner's Lot. All Lots shall be graded so that surface water flows in conformity with the drainage plans for the Development.

VIII. Erosion Control and Construction Regulations

The following restrictions shall apply to all construction activities in Lakeside Estates. It is the responsibility of all Owners and/or contractors to adhere to State and Federal stormwater runoff protection and prevention requirements that may be applicable to their construction activities and to obtain proper permits as may be required. Periodic inspections by a representative of the Lakeside Estates Reviewer may take place in order to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied in a timely manner, fines will be levied.

A. Erosion Control Installation and Maintenance

Upon written approval by the Lakeside Estates Reviewer, it is the responsibility of the Owner to install erosion and sedimentation control measures prior to the start of construction and to maintain the measures throughout construction.

- Limits of Construction. Construction site disturbance shall be limited to the extent feasible based on good design practice and construction techniques; the areas of approved disturbance shall be defined by silt fence, chain link fencing, orange plastic mesh fencing or other appropriate methods.

- Silt Fencing. Silt fencing installed to all applicable standards is required to be properly installed and maintained to protect the low sides of all disturbed areas, where storm-water will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site.
- Sediment Removal. **Built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any breach in the fencing will need to be repaired or replaced immediately.** If for any reason the silt fence is to be temporarily removed, a representative of the Lakeside Estates Reviewer must be contacted prior to the removal.

B. Security

Neither the Lakeside Estates Reviewer, the Association, nor the Declarant shall be responsible for the security of job sites during construction. If theft or vandalism occurs, the Owner should first contact the Police Department or the Denton County Sheriff's Department and then notify the Lakeside Estates Reviewer.

C. Construction Hours

Unless a written waiver is obtained from the Lakeside Estates Reviewer, construction may only take place as follows:

- Hours. Monday through Friday from 7:00 a.m. until 7:00 p.m., and on Saturdays and Sundays from 9:00 a.m. until 6:00 p.m.
- Holidays. There shall be no construction on New Year's Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.
- Waivers. Waivers may be given for the pouring of concrete slabs during the summer months.

D. Noise, Animals, Children

The use of music devices and noise must be restrained so as not to be heard on an adjoining Lot or street. Contractors and subcontractors may not bring dogs or children under sixteen (16) years of age to construction sites.

E. Material and Equipment Storage

All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Owner's responsibility and at their risk. Owners may not disturb, damage or trespass on other Lots or adjacent property.

F. Insurance

The Lakeside Estates Reviewer may require an Owner to procure adequate commercial liability insurance during construction naming the Association, the Declarant and the Lakeside Estates Reviewer as additional insureds in an amount to be determined, from time to time, by the Lakeside Estates Reviewer.

G. Site Cleanliness

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore.

- Trash Containers. Owners and Homebuilders shall clean up all trash and debris on the construction site. Trash and debris shall be removed from each construction site on a timely basis. The Lakeside Estates Reviewer will have the authority to require that one dumpster be provided to serve no more than two Lots. In addition to any dumpster, a trash receptacle approved in advance by the Lakeside Estates Reviewer will be located on each Lot during construction. Trash receptacles must be emptied periodically and will not be permitted to overflow. Chain link fencing is not an acceptable enclosure material for temporarily containing trash. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site.
- No Dumping or Burning. The dumping, burying or burning of trash is not permitted anywhere in Lakeside Estates.
- Heavy Equipment and Debris. When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Track loaders are not to be operated on paved or concrete surfaces. Mud, dirt and other construction debris that is tracked off the construction site shall be cleaned on a daily basis. Skid steer loaders are not to be used to clean the streets by scraping them.

H. Sanitary Facilities

A temporary sanitary facility (chemical toilet) shall be provided and maintained for the use of construction workers on or within three (3) Lots of the construction site.

I. Construction Parking & Construction Trailers

Construction crews shall not park on, or otherwise use, other Lots. No construction vehicle will be permitted to leak oil or otherwise damage or deface any street located within the community. The Documents permit Declarant to maintain and locate construction trailers and construction tools and equipment within the Development Area. Upon written approval from the Lakeside Estates Reviewer, a Homebuilder may be permitted to establish a construction trailer, field office or similar temporary structure by submitting along with the application for approval, a copy of the site plan with proposed locations of trailer, field office or similar temporary structure with a trash receptacle noted thereon. The trash receptacle shall be of an approved size. Such temporary structure, if approved, must be removed immediately upon completion of construction. Approval by the Lakeside Estates Reviewer shall not relieve Homebuilder from the obligation to apply for and obtain any other governmental permits before moving any such construction trailer, field office, etc. onto the Development Area.

J. Schedule of Construction Fines

Periodic inspections by a representative of the Lakeside Estates Reviewer may take place in order to identify non-complying construction activities. Fine amounts may be set forth in the Fine and Enforcement Policy in **the Covenant**.

IX. Plan Review Process

The construction or installation of any Improvements, changes to existing Improvements, or the reconstruction of Improvements, will require the submission of plans and specifications for approval of the Lakeside Estates Reviewer before any such construction or installation activity is commenced. The Lakeside Estates Reviewer may waive or add plan and specification requirements for certain modifications or improvements at its discretion.

A. Submittals

The Plan Review Process includes three (3) stages of review, plus Final Approval by the Lakeside Estates Reviewer:

Stage 1 – Approval of standard sets of plans, elevations for multiple homes that will be allowed to be built by each Homebuilder. Alterations to the plans and plans not included in the approved list must be independently approved in advance of construction.

Stage 2 – Submittal of a site plan showing the specific home on the specific lot upon which it is proposed to be built. Must show compliance with all set-backs, easements, etc. Also must show location of and material to be used for driveway, sidewalks, patios, decks, and any ancillary improvements along with house siding, roof, trim colors, and siding and trim materials.

Stage 3 – (Can be submitted during Stage 2) Diagram showing placement of required landscaping plants and any additional landscape improvements that may be specific to the particular house.

Final Approval - To obtain final approval, a completed Final Plan Application attached hereto as Attachment 2 must be submitted to the Lakeside Estates Reviewer, including any information or materials requested but not previously provided or submitted (can be submitted at any Stage above). Improvements on a Lot may not commence until such Final Plan Application has been submitted and executed by the Lakeside Estates Reviewer.

B. Timing

The Lakeside Estates Reviewer will attempt to review all applications and submittals within thirty (30) days after submission. Please plan construction activities to allow sufficient time for submittals and review as outlined above, and for obtaining Final Approval prior to commencement.

ATTACHMENT 1
PLANT LIST

NOTE: THE FOLLOWING PLANTS/SHRUBS/TREES ARE APPROVED

Canopy Trees:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Acer grandidentatum</i>	Bigtooth Maple	fall color
<i>Carya illinoensis</i>	Pecan	tree litter
<i>Fraxinus texensis</i>	Texas Ashe	
<i>Juglans microcarpa</i>	Texas Black Walnut	
<i>Pistacia texensis</i>	Texas Pistache	
<i>Platanus occidentalis glabrata</i>	Sycamore	moist areas
<i>Quercus muhlenbergii</i>	Burr Oak	
<i>Quercus glaucoides</i>	Lacey Oak	
<i>Quercus pungens 'Vaseyana'</i>	Chinquapin Oak	
<i>Quercus shumardii</i>	Shumard Oak	fall color
<i>Quercus sinuata</i>	Shin Oak	drought tolerant
<i>Sapindus drummondii</i>	Western Soapberry	drought tolerant
<i>Taxodium distichum</i>	Bald Cypress	moist
<i>Ulmus americana</i>	American Elm	
<i>Ulmus crassifolia</i>	Cedar Elm	drought tolerant

<i>Ulmus parvifolia</i>	Chinese Elm	
<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	fast growing

Ornamental Trees:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Acacia wrightii</i>	Wright Acacia	full sun
<i>Aesculus arguta</i>	Texas Buckeye	DR
<i>Aesculus pavia</i>	Red Buckeye	
<i>Bumelia lanuginosa</i>	Wooly-Bucket Bumelia	sun/drought
<i>Cercis canadensis alba</i>	Whitebud	
<i>Cercis canadensis texana</i>	Texas Redbud	sun/drought
<i>Chilopsis linearis</i>	Desert Willow	DR
<i>Cornus drummondii</i>	Rough Leaf Dogwood	shade/DR
<i>Crataegus reverchonii</i>	Reverchon Hawthorn	
<i>Crataegus tracyi</i>	Mountain Hawthorn	fall color
<i>Diospyros texana</i>	Texas Persimmon	sun/drought/DR
<i>Ilex decidua</i>	Possumhaw Holly	sun/shade
<i>Ilex vomitoria</i>	Yaupon Holly	sun/drought
<i>Juniperus ashei</i>	Cedar	sun/drought

<i>Koelreuteria paniculata</i>	Goldenrain Tree	susceptible to freeze
<i>Lagerstroemia indica</i>	Crape Myrtle	sun/summer color
<i>Parkinsonia aculeata</i>	Jerusalem Thorn	sun
<i>Pinus eldarica</i>	Afgan Pine	
<i>Prunus americana</i>	American Plum	
<i>Prunus caroliniana</i>	Carolina Laurel Cherry	moist soils, subject to Chorusis
<i>Prunus mexicana</i>	Mexican Plum	
<i>Prunus serotina 'eximia'</i>	Escarpment Black Cherry	
<i>Pyrus calleryana 'Bradford'</i>	Bradford Pear	white flower, formal
<i>Rhamnus caroliniana</i>	Carolina Buckthorn	moist soils
<i>Rhus lanceolata</i>	Prairie Flameleaf Sumac	sun/drought/DR
<i>Rhus glabra</i>	Smooth Sumac	sun/drought/DR
<i>Sophora secundiflora</i>	Texas Mountain Laurel	sun/drought/DR
<i>Ungnadia speciosa</i>	Mexican Buckeye	sun/DR

Shrubs:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Abelia grandiflora</i>	Glossy Abelia	
<i>Agave americana</i>	Agave/Century Plant	full sun/drought tolerant
<i>Anisacanthus wrightii</i>	Flame Acanthus	
<i>Callicarpa americana</i>	French Mulberry	sun/DR

<i>Cephalanthus occidentalis</i>	Button Bush	sun/shade/moist
<i>Cotoneaster horizontalis</i>	Cotoneaster	moist areas
<i>Dasyilirion texanum</i>	Texas Sotol	sun
<i>Escallonia</i>	Escallonia spp.	sun/DR
<i>Eupatorium havanense</i>	Shrubby Boneset	sun
<i>Eysenhardtia texana</i>	Texas Kidneywood	moist
<i>Forestiera pubescens</i>	Texas Elbow Bush	sun/drought
<i>Fouquieria splendens</i>	Ocotillo	
<i>Garrya ovata</i>	Silk Tassel	sun
<i>Hesperaloe parviflora</i>	Red Yucca	
<i>Ilex vomitoria</i>	Yaupon Holly	sun/DR
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon	sun/shade
<i>Lantana horrida</i>	Texas Lantana	DR
<i>Leucophyllum frutescens</i>	Texas Sage	sun/DR
<i>Lindera benzoin</i>	Spice-bush	sun/drought/DR
<i>Mahonia trifoliolata</i>	Agarita	shade/moist
<i>Mahonia swaseyi</i>	Texas Mahonia	sun/drought/DR
<i>Myrica cerifera</i>	Wax Myrtle	shade
<i>Pistacia texana</i>	Texas Pistache	sun/shade
<i>Prunus rivularis</i>	Creek Plum	

<i>Prunus reverchonii</i>	Reverchon Hog Plum	moist
<i>Rhus aromatica</i>	Fragrant Sumac	sun
<i>Rhus virens</i>	Evergreen Sumac	DR
<i>Rosmarinus officinalis</i>	Rosemary	drought/DR
<i>Sabal texana</i>	Texas Sabal Palm	drought/DR
<i>Sophora affinis</i>	Eve's Necklace	DR
<i>Symphoricarpos</i>	Coralberry	sun/shade
<i>Orbiculatus</i>	Rusty Blackhaw	
<i>Viburnum rufidulum</i>	Viburnum	sun/drought
<i>Yucca pallida</i>	Pale Leaf Yucca	DR

Groundcovers:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Achillea millefolium</i>	Yarrow	full sun/shade/DR
<i>Adiantum capillus-veneris</i>	Maidenhair Fern	moist areas/shade
<i>Ajuga reptans</i>	Ajuga	shade/DR
<i>Aquilegia canadensis</i>	Columbine	shade
<i>Dryopteris</i> spp.	Wood Fern	shade/moist/DR
<i>Hedera helix</i>	English Ivy	shade
<i>Juniperus conferta</i> 'Blue Pacific'	Shore Juniper	sun/DR
<i>Liriope muscari</i>	Liriope	sun/shade

<i>Lonicera sempervirens</i>	Coral Honeysuckle	sun/shade
<i>Mahonia repens</i>	Creeping Mahonia	shade
<i>Nolina texana</i>	Beargrass	sun/DR
<i>Ophiopogon japonicus</i>	Monkey Grass	shade/DR
<i>Pavonia lasiopetala</i>	Pavonia	sun
<i>Phlox drummondii</i>	Drummond's phlox	sun
<i>Phlox subulata</i>	Thrift	sun
<i>Poliomentha longiflora</i>	Mexican Oregano	sun/DR
<i>Rosmarinus officinalis 'prostratus'</i>	Trailing Rosemary	sun/DR
<i>Salvia farinacea</i>	Mealy Sage	sun/DR
<i>Salvia greggii</i>	Cherry Sage	sun/DR
<i>Salvia romeriana</i>	Cedar Sage	sun/DR
<i>Santolina chamaecyparissus</i>	Gray Santolina	sun/drought
<i>Santolina virens</i>	Green Santolina	sun/drought tolerant
<i>Tradescantia spp.</i>	Spiderwort	shade
<i>Verbena bipinnatifida</i>	Prairie Verbena	sun/DR
<i>Verbena elegans 'asperata'</i>	Hardy Verbena	sun/DR
<i>Yucca rupicola</i>	Twisted-leaf Yucca	sun/drought/DR

Grasses:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Andropogon gerardii</i>	Big Bluestem	tall seed heads
<i>Andropogon scoparius</i>	Little Bluestem	
<i>Bouteloua curtipendula</i>	Sideoats Gramma	
<i>Bouteloua gracilis</i>	Blue Gramma	drought tolerant
<i>Buchloe dactyloides</i>	Buffalo Grass	
<i>Cynodon</i> spp.	Bermuda Grass	drought tolerant
<i>Festuca glauca</i>	Blue Fescue	
<i>Festuca</i> spp. 'Arid'	Tall Fescue	ornamental
<i>Hilaria belangeria</i>	Common Curly mesquite	drought
<i>Leptochloa dubia</i>	Green Sprangletop	shade/drought
<i>Miscanthus sinensis</i> 'zebrinus'	Zebra Grass	
<i>Muhlenbergia lindheimeri</i>	Big Muhly	
<i>Panicum virgatum</i>	Switchgrass	clump
<i>Sorghastrum nutans</i>	Indiangrass	
<i>Stenotaphrum secundatum</i>	St. Augustine Grass	
<i>Tripsacum dactyloides</i>	Eastern Gamagrass	moist
<i>Zoysia</i> spp.	Zoysia Grass	

Vines:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
Bignonia capreolata	Crossvine	evergreen
Campsis radicans	Trumpet Creeper	aggressive
Clematis pitcheri	Leather Flower	delicate
Gelsemium sempervirens	Carolina Yellow Jasmine	
Ipomoea Quamoclit	Cypress Vine	annual
Lonicera sepmervirens	Coral Honeysuckle	
Mauranda antirrhinniflora	Snapdragon Vine	delicate
Parthenocissus quinquefolia	Virginia Creeper	shade

Annuals:

Winter/Spring:

Calendula
Daffodil (bulb)
Hyacinth (bulb)
Ornamental Kale
Pansy
Primula
Snapdragon
Tulip (bulb)
Ornamental Pepper

Spring/Summer:

Geranium
Marigold
Periwinkle
Petunia

Summer/Fall:

Acalypha
Ageratum
Allyssum
Amaranthus
Begonia
Caladium
Chrysanthemum
Coleus
Impatiens

Dianthus

Marigold

Periwinkle

Phlox

Portulaca

Purslane

Legend For Approved Plant List:

- Full sun/sun sun-loving plant
- Shade shade-loving plant
- Moist..... moist-loving plant
- Drought/drought tolerant..... plants generally able to survive on less supplemental water and better able to withstand droughts
- Fall color..... fall leaf color
- DR deer resistant plants unpalatable enough to be left alone as long as other food is available
- Ornamental..... showy plant

ATTACHMENT 2

LAKESIDE ESTATES
FINAL PLAN APPLICATION

Deliver to:

Lakeside Estates Reviewer c/o _____ Phone: (____) ____ - ____
_____, Texas _____ Fax: (____) ____ - ____

Date: _____

Address: _____

Lot: _____ Block: _____ Phase: _____ Section: _____

Plan #: _____ Elevation: _____

Square Footage: _____

Brick Manufacturer and Color: _____

Stone Type and Color: _____

Stucco Color: _____

Roof Pitch: _____ Roof Color: _____

Paint Color: _____

Trim Color: _____

Site plan must be attached to include the following items:

- Site dimensions
- Square footage of all enclosed improvements
- Impervious Cover
- Property Lines with dimensions
- Building Setbacks
- Proposed finish floor elevation
- Utility boxes
- Drives, parking areas and walks
- House and accessory structures
- Easements
- Boundaries of turf areas with type of turf noted
- Locations of all proposed plants
- Plan legend including species, quantity and sizes at time of planting
- Fence location

Comments: _____

Homebuilder Name: _____

By: _____

APPROVED BY:

Lakeside Estates Reviewer:

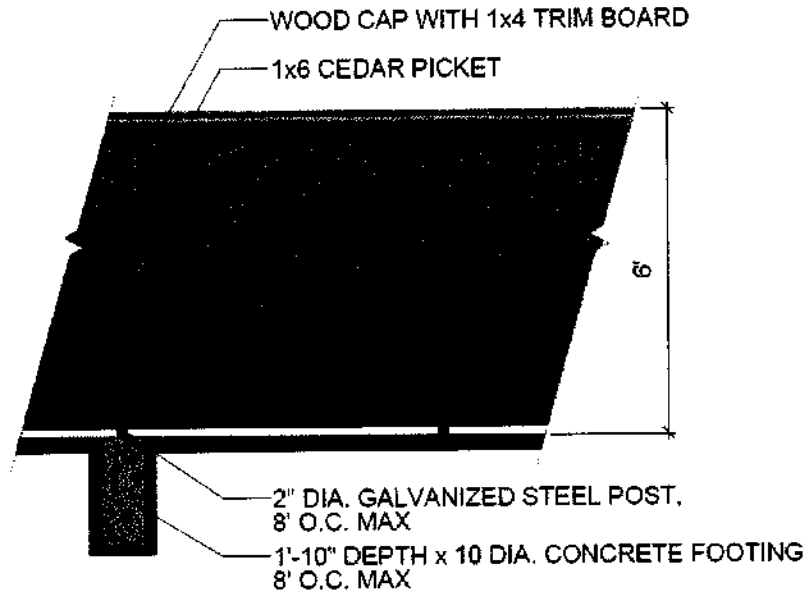
(signature)

Approval Date: _____

ATTACHMENT 3

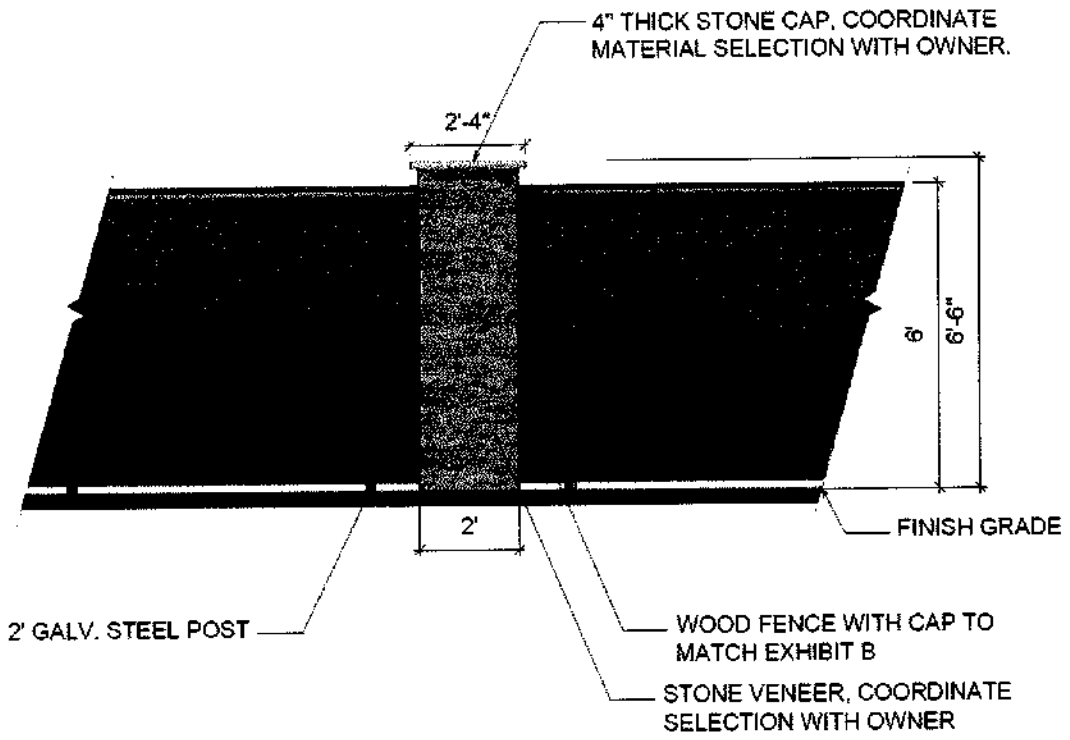
Wood Fencing homes, Specify details.

[See Attached]



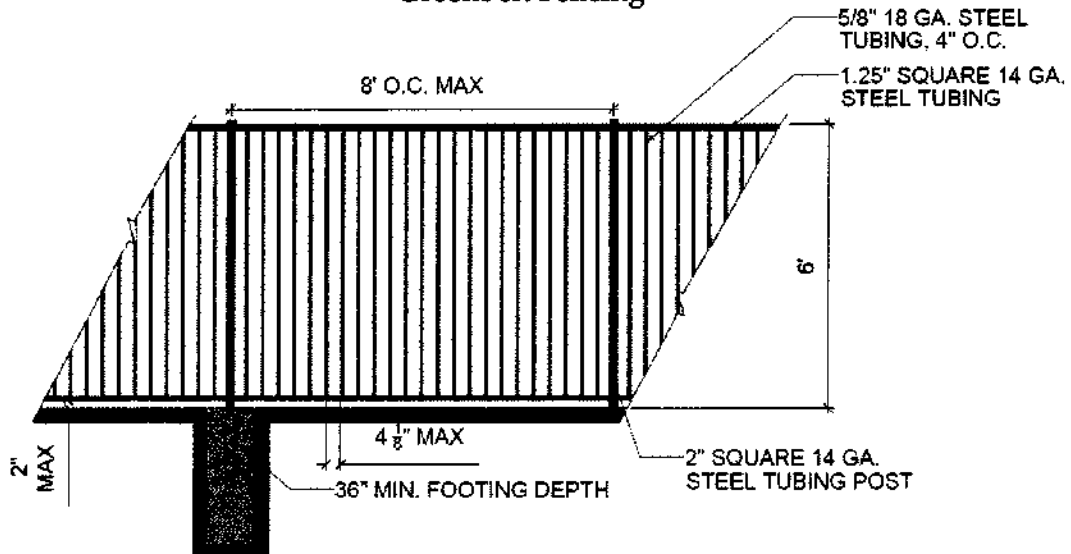
NOTE:

1. ALL WOOD SHALL BE GRADE A CEDAR WITH THREE ROWS OF 2x4 WOOD NAILERS.
2. ALL FASTENERS & CONNECTIONS TO BE GALVANIZED. WOOD SCREWS TO BE USED FOR WOOD CONNECTIONS ONLY.
3. INSTALL FENCE WITH GALVANIZED WOOD SCREWS ONLY
4. FENCE TO BE STAINED. COLOR: "BARK" SEMI-SOLID BY CABOT



ATTACHMENT 4

Greenbelt Fencing



METAL NOTES:

1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL FENCES FOR APPROVAL BY OWNER.
 2. ALL POSTS ARE TO BE CAPPED WITH WELDED METAL CAP.
 3. ALL CONNECTIONS TO BE WELDED UNLESS OTHERWISE NOTED.
 4. ALL WELDS SHALL BE PRIMED PRIOR TO DELIVERY ON-SITE.
 5. ALL WELDS SHALL BE PRIMED AFTER FABRICATION.
 6. FENCE SHALL BE PAINTED WITH TWO COATS ALKYD ENAMEL PAINT, COLOR SHALL BE BLACK MAGIC # 6991 BY SHERWIN WILLIAMS.
- * ALTERNATE FENCE ACCEPTED:
4' HT MONTAGE PLUS MAGESTIC 2 RAIL FENCE BY AMERISTAR 1-888-333-3422