

SEABROOK ISLAND DESIGN GUIDELINES

adopted by the Architectural Control Committee 23 June 2003

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Part 1: General Information

Section 1.1.0 Introduction

The Seabrook Island master plan is designed to become one of the most desirable residential locations in Seabrook. The developers, Newcor Partners and Taylor Lake Development, Ltd. have prepared these Design Guidelines to help ensure that all future improvements are complimentary to the architecture and environment of the community.

Section 1.2.0 Design Guidelines

These Design Guidelines are provided to help clarify and interpret the meaning and intent of the use restrictions, known as the "Declaration of Covenants, Conditions and Restrictions" , or the CC&RS. Since the Design Guidelines are an interpretation, it is anticipated that they may evolve over time. For example, new standards may be required to address unforeseen materials in construction and home improvements not addressed by the current issue. Current guidelines may become outdated or need to be altered for a variety of reasons.

Simply stated, *the guidelines are interpretations which are subject to change and/or evolve*, as approved by the Architectural Control Committee (ACC, which is the Board of Directors); the use restrictions/CC&RS are much more rigid and can be changed only by a formal amendment, which requires approval by a two-thirds (2/3) majority of the votes in the Association.

The Architectural Review Committee (ARC) is appointed by the ACC, and they will have the difficult task of reviewing home improvement applications and making determinations on whether the proposed improvement meets the intent of the use restrictions and design guidelines. In some cases, they will be forced to review requests that have not been addressed by the published guidelines. In these cases, they will consider what precedent might be established and what impact the proposal will have on the future appearance and property values of Seabrook Island.

The ARC may discover portions of the guidelines that are no longer applicable or feasible for the Island. In all situations that require changes and/or additions to the guidelines, the ARC will be responsible for developing that change or addition and seeking the approval from the ACC.

These Design Guidelines have been developed to assist the ARC in making their review. The intent is for the ARC to have a strong presence in Seabrook Island so residents will be able to take as much pride in their neighborhood as they do in their home.

While it is possible that mistakes can occur during the architectural review process, a mistake will not be compounded by approving future applications which conflict with the design guidelines. Conflicts with design guidelines and /or use restrictions which happen during the original construction or afterward, will not be interpreted as a precedent. Should it be determined that the design guidelines need to be changed, then the proper alteration will be made. Otherwise, applications will be reviewed and judged based on its own conformance with the use restrictions and current design guidelines.

Applications which have been submitted, reviewed and approved prior to the edition of this set of Guidelines will not be changed or modified. These conditions will be considered "grandfathered" situations and will not constitute a precedent for future applications.

Section 1.3.0 Development

Seabrook Island will offer many amenities for its residents. Some of the proposed amenities include:

- *Lakes and canals
- *Recreation Center
- *Swimming Pool
- *Greenbelt Trails
- *Landscape reserves
- *Standard single family detached residences on a variety of lot sizes
- *Custom homes

Seabrook Island will strive to blend diverse housing types into a harmonious community by using the current standards of residential development for the Clear Lake area. These were the basis for the master plan and its design guidelines. Residential lot sizes fall within the parameters of the City of Seabrook zoning ordinance for minimum lot sizes and areas but, since it is understood that the development of Seabrook Island will take place over 3-4 years, the developer reserves the right to request an increase or decrease in lot sizes and product types to respond to the changing market demand of the future.

Seabrook Island has two types of residential housing: Production homes, and Custom homes. The Production homes will be constructed on the following lots, and are further discussed in Part 2 of these Design Guidelines:

- Lots 1-6, Block 1, Section 2
- Lots 17-92, Block 4, Section 2
- Lots 1-5, Block 5, Section 2
- Lots 1-9, Block 6, Section 2

All lots in Section 1 have been reserved for production housing and semi-custom homes.

Custom homes will be constructed on the following lots and are further discussed in Part 3 of these Design Guidelines:

- Lots 1-28, Block 2, Section 2
- Lots 1-51, Block 3, Section 2
- Lots 1-7, Block 4, Section 2

This document is presented as a minimum set of development guidelines and standards for the Seabrook Island community. These Design Guidelines are supplemental to the CC&RS and are to be used in architectural review of the builder, developer and owner plans. These guidelines are also the standards for future compliance to maintain the integrity of the community, as well as the preservation and enhancement of property values.

Specifications regarding location, size, style, color and types of signs, buildings, walls, sidewalks, vegetation, ornaments, parking and other design elements are described in the following pages. Illustrative examples and descriptions are meant to ensure an orderly and well maintained sense of place and community.

Part 2: Design Guidelines for Production Homes:

Section 2.1.0 Site Layout

The builder/owner is to develop and maintain individual lots in a manner described by the "Declaration of Covenants, Conditions and Restrictions" (CC&RS) and by these Design Guidelines and standards.

Strict compliance with building setback lines, lot layouts, driveways, sidewalks and garages, etc. is required of the builder/owner.

Section 2.1.1 General

Construction of all buildings and amenities must meet the requirements of these Design Guidelines; be aware that this obligation may be more restrictive than those requirements set out by Harris County, the City of Seabrook, and the building codes to which they conform. Only one single family dwelling and one accessory building are allowed to be built per lot. Separate or attached housekeepers quarters will be permitted subject to the restrictions contained in the CC&RS, page 25. Builder must provide enclosed parking for two standard size vehicles for every lot.

All builders/owners should review the final recorded plat for their specific lot to verify all setback requirements are being met prior to the placement of any forms.

Utility connections are the responsibility of the builder/owner during the period of construction.

Section 2.1.2 Building Setbacks & Street Frontage

Minimum building setbacks are established by the City of Seabrook's Subdivision Ordinance and are reflected on the recorded subdivision plat.

Front building setbacks are twenty-five feet (25'0") from the front property line unless otherwise shown on the recorded plat or further stated in the Design Guidelines.

Section 2.1.3 Typical Interior Lots/ Site Layout

Interior lots have a standard twenty-five foot (25'0") front setback and minimum side yard setbacks are five feet (5'0") on each side with the rear setback being equal to the width of the utility easement. Detached garages have three foot (3'0") side setback and eight foot (8'0") rear setback, or equal to the width of the utility easement, whichever is greater. Perimeter lots may have a greater setback. Residential structures and garages are prohibited in utility easements.

Section 2.1.4 Typical Corner Lot

Corner lots have the standard twenty-five foot (25'0") front setback and a side setback of ten feet (10'0") from the side street property line. The interior side setback remains the typical five feet (5'0").

If a detached garage is located on the lot, it shall be set back a minimum of twenty feet (20'0") from the side street property line. It will be placed no closer than eight feet (8'0") from the rear property line or at a distance equal to the rear utility easement, whichever is greater.

Additionally, a detached garage cannot be situated closer than three feet (3'0") to the interior side property line. The minimum wall to wall separation, garage to residence, shall be ten feet (10'0").

Should a specimen tree, or other natural feature that enhances the area, be in danger of being lost due to the strict adherence of these setbacks, the ARC will consider a variance on a case by case basis. To secure such a variance, the builder is required to provide evidence of the feature in the form of a tree survey, plan, and/or site photographs, which verify the existence

and character of the site feature. Written authorization from the ARC must be obtained prior to any site construction or amendment to the area.

Section 2.1.5 Screened Porches

Screened porches may not be built on the front elevation. Porches on other elevations may be approved to be screened, but plans must first be submitted to the ARC for approval.

Section 2.1.6 Sidewalks

The builder is responsible for installing sidewalks in the right-of-way along the front of properties and along the side streets. Sidewalks shall extend to the back of the curb at street intersections and cross walks. Exhibits S1 shows the minimum design standards.

Sidewalks shall meet the City of Seabrook requirements for size, location and handicapped specifications. At a minimum, concrete sidewalks are to be four and one half inches (4-1/2") thick, constructed over a sand base. Sidewalks shall be finished utilizing a light broom finish in the field and a six inch (6") smooth picture framed edge. Redwood expansion joints shall be ten feet apart with tooled grooves at five foot (5'0") centers between joints.

No cold joints are permitted and complete pours between expansion joints are required. Dowels are to be stubbed out where sidewalks are to be continued in the future. Drill dowels into existing concrete curbs and driveways and use expansion joints at connections of existing and new concrete.

Best efforts shall be made to match sidewalk elevations with the existing manhole and valve box elevations. If height adjustments are required, builder shall notify developer prior to the sidewalk construction.

Sidewalks to be natural gray concrete with a standard finish, installed in a consistent, workman-like manner and be typical throughout the neighborhood. Sidewalks shall continue uninterrupted visually and physically through driveways and front walk paving. The locations of sidewalks shall not vary except where required to avoid a specimen tree or flush valves/ fire hydrants. Gentle radii are required when transitioning around the existing impediment.

Section 2.1.7 Walkways

Walkways to a residence should be a complimentary component of the site architecture and should not compete visually with the house and/or landscape. A walkway of at least four feet (4'0") in width and no more than six feet (6'0") in width shall be provided from the front door of the residence to the public sidewalk and to the street curb beyond. A broad landing, not to exceed the width of the entry porch, may be allowed at the front door. On all lots, a short walk extending from the front entrance to the driveway are permitted.

In particular, curvilinear walkways are encouraged between the front entrance and the public sidewalk. However, fountains and statuary within the walkway and front yard will require ARC approval, as will meandering walkways.

Walkways shall be constructed and finished in the same way as the public sidewalks. See Subsection 1.6 above.

In instances where a walkway closely parallels the front elevation of the house, a planting area (minimum of four feet (4'0") in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with material approved for foundation planting. Steps are to be installed in walkways with elevation changes that exceed a four percent (4%) slope.

Section 2.1.8 Driveways

Concrete driveways are to adhere to Harris County and the City of Seabrook requirements for driveway construction and installation. At a minimum, concrete driveways shall be four and one

half inches (4-1/2") thick over a sand base. Finishing of the concrete shall follow the guidelines set out for sidewalks above in Section 2.1.6.

Various paving materials other than smooth finished concrete, provide visual interest; installation of stamped, colored concrete, interlocking pavers, brick borders or patterns, and exposed aggregate paving is encouraged.

Color, pattern and design of these materials will require the approval of the ARC prior to construction.

Under no circumstances may an entire front yard be paved as a driveway.

Driveway criteria:

- a. All attached garages shall have driveways that are a minimum of sixteen feet (16'0") in width at the point of attachment (driveway at residence elevation).
- b. All detached garages shall have driveways that are a minimum of nine feet (9'0") in width unless the garage faces a side street. In that case, a minimum of sixteen feet (16'0") will be required at the point of attachment (driveway at residence elevation).
- c. Driveways serving attached two car garages facing the street and detached garages on the corner lots shall be a minimum of nine feet (9'0") and a maximum of sixteen feet (16'0") at the curb cut.
- d. Three car, side-by-side, front loaded attached garages in the same plane as the main residence elevation will only be permitted in certain locations; its appearance must not detract from the overall street appeal.
- e. Driveways are not to be constructed over inlets or manholes. In instances where this is unavoidable, compliance with the City of Seabrook and Harris County regulations is necessary.

Section 2.1.9 Garage Placement, Interior Lot

Since garage placement and the associated driveways have the greatest effect on the overall street scene, garages are to be deemphasized to the extent that they can be, highlighting instead the surrounding residential and landscape environment. Attached side and front loaded garages are acceptable, but care should be taken to keep the design from being too massive in appearance. Appropriate setbacks must be observed.

Side loaded attached garages are acceptable if mixed with other types of garage configurations, being careful not to load all from the same side.

Windows with blacked out glass, shutters, blinds or other architectural elements beyond a solid wall, soften the effect of the garage to the street. Provisions of this sort are required of the builder/owner.

Front loaded attached garages that are recessed a minimum of five feet (5'0") from the front elevation diminishes the effect of the garage on the street scene and provides relief. This is encouraged, but it is not a requirement.

Carports are not permitted without written consent of the ARC.

Porte cocheres are encouraged, but must be submitted to the ARC for approval.

Section 2.1.10 Garage Placement, Corner Lot

Detached garages facing the side street are acceptable except at major entries and on collector streets.

Section 2.1.11 Pools, Spas & Decks

All swimming pools shall conform to all Harris County and City of Seabrook standards for pool

enclosures.

Portable or permanent above-ground swimming pools are prohibited.

Small prefabricated, above-ground spas or hot tubs must be submitted for ARC approval. If approved, these spas and hot tubs must be skirted, decked, screened or landscaped to hide all associated plumbing (heaters, pumps, filters, etc.).

Swimming pool accessories such as rock waterfalls and sliding boards must not exceed six feet (6'0") in height. Skimmer nets, long handled brushes, pool chemicals and all associated plumbing must not be visible to public view.

Pool walls shall not encroach into utility easements. If pool plumbing is required in any portion of the utility easement, the appropriate utility company must be contacted before digging. Pool decks may be placed over utility easements, but are subject to removal by utility companies and replaced at owner's expense.

Section 2.1.12 Fences, General

A minimum side yard fence setback of ten feet (10'0") and a maximum of twenty feet (20'0") from the front elevation of the house is required. In no instance shall mechanical equipment such as air conditioner units and heat pumps be allowed to be seen from the street or public view.

Fences are to be constructed of wood, iron, or masonry. The specified masonry material is dependent on the location within the community. To insure the compatibility of fence design throughout the community, all wood fences must have the finished side visible to the public. Diagonal, horizontal and chain link fencing are strictly prohibited from use.

On corner lots whose side property line is adjacent to a major or minor collector street, an upgraded wood fence with cap rail is required. See Exhibit F1, F2 and F3. These corner lots include:

Section 1

Block 1: Lots 1 & 24
Block 2: Lots 1,2,3,6,19,20 & 26
Block 3: Lot 1
Block 4: Lots 1 & 6
Block 5: Lots 1 & 15

Section 2

Block 4: Lots 26,30,31,34,35,39,47,48,55,60,61,75,77,85,87 & 92
Block 5: Lots 1 & 5
Block 6: Lots 1,5 & 9

Section 2.1.13 Fences of Nature Preserve

Lots backing or siding onto the nature preserve, lake or canal must be fenced. All fencing must consist of four feet (4'0") high metal pickets with picket spacing not to exceed four inches (4"), and painted with a black semi-gloss paint. The lots on the nature preserve shall have metal picket fencing along the rear property line and on the back twenty-five feet (25'0") of the side lot line. See Exhibit F6.

Three foot (3'0") wide pedestrian gates may be placed in the fencing that backs onto the nature preserve. Double gates are prohibited.

When a metal picket fence meets a wood fence, the metal fence may not be attached to the wood fence. The metal fence must terminate with a three inch (3") post adjacent to the wood post. On lots that are on the nature preserve, the wood fence shall transition (slope down) to the height of the four feet (4'0") wrought iron fence. See Exhibit F5.

Section 2.1.14 Fences on Slopes

In order to transition fences down a slope, it is preferred that the fence stair-step down the slope level with the horizon. Each fence panel must not be stepped, or staggered, greater than six inches (6") above or below the adjacent fence panel. For steeper slopes, narrower fence panels will be required.

Section 2.1.15 Wood Fence

All wood fences are to be constructed with #2 cedar 1x6" pickets and #2 treated southern yellow pine posts and rails. Maximum height allowed will be six feet, five inches (6'5") tall. See Exhibit F4.

Alternating eight foot (8'0") wide panels of solid pickets and exposed rail ("good neighbor fence") are approved *between* home sites. A continuous "finished" (smooth face) side of a wood fence must always be the side facing the public view.

Single three foot (3'0") wide hinged gates shall be installed at the most appropriate side yard location.

Section 2.2.0 Architecture

The intent of this section is to establish basic design criteria for the construction of residences and other structures within Seabrook Island. Emphasis is to be placed on the quality of design, materials and construction in order to promote well crafted residences within the community. The house footprint with its roof form should work together to provide variety and interest when viewed from the streets, lakes and nature preserves. These guidelines allow for design diversity and strive to achieve a climate of individuality while insuring architectural integrity within the community.

Section 2.2.1 General

Seabrook Island neighborhoods are designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of community. Developing a street scene requires that builders coordinate their designs and landscaping styles in a manner that displays individuality while maintaining a certain level on continuity throughout the development. The purpose of this section is to identify those elements that will influence the overall neighborhood appearance and street character.

Section 2.2.2 Minimum Square Footage Requirements

Lots in Section 1 and Section 2 have a minimum air-conditioned square footage requirement of two thousand square feet (2,000sf). It is suggested that up to 60% of lots be built as production homes. (See page 17 & 26 of the CC&RS for lot coverage information.)

Section 2.2.3 Elevation and Repetition

Those elevations of a home which are visible to the public should give priority to matters of design and articulation of materials.

Recessing garages a minimum of five feet (5'0") from the front face of the residence is encouraged, but not required. Two separate garage doors in lieu of one large single door is also preferred, but not required.

Single story elevations are the preferred home type to be placed adjacent to, or behind, major thoroughfares and boulevards.

Care should be taken to avoid the frequent repetition of home design. The builder is encouraged to help create a village-like character through the thoughtful manipulation of a limited variety of building forms, color and texture.

If a plan must be repeated with the same front elevation on either the same side or opposite side of the street, it must occur less frequently than every fifth consecutive lot. Therefore, where the situation exists, at least four other homes must occur between the repeated front elevations. Brick and trim color must vary on each residence.

If a plan with a different front elevation is to be repeated on the same side or the opposite side of a street, it must occur less frequently than every third consecutive lot. Therefore, it is suggested that at least two homes occur between the repeated floor plans of different front elevations. Brick and trim color must vary on each residence.

The ARC reserves the right to reject an elevation that closely resembles that of a nearby house, or in any way detracts from the overall street scene. Additionally, using identical brick, siding type, or color is unacceptable on homes which are adjacent to or across from one another. Builders are responsible for insuring that this condition does not occur.

Section 2.2.4 Exterior Materials

The developer recognizes the dynamic nature of the building industry and its materials, and that each are constantly changing and improving. That having been stated, the ARC will consider materials not included on the list below if for reasons associated with cost, maintenance, or aesthetic reasons, justifies such consideration.

Materials should be used with restraint with regards to color and diversity of material types, therefore creating continuity throughout the neighborhood. The number of primary materials on the exterior will be limited to three (3), not including roof shingles.

The following materials and/ or finishes are acceptable:

- a. *Brick:* Earth tone colors. Brick shall meet standard specifications established by the Brick Institute of America.
- b. *Mortar Joints:* All mortar joints shall be tooled; "slump joints" will not be allowed. Mortar colors, if used, shall be selected to compliment stone or brick color.
- c. *Siding:* Wood stained in earth tone colors, or painted in neutral colors. Horizontal siding only. Continuous composite materials (such as HardiPlank) are encouraged. *The use of aluminum or plywood siding is prohibited.*
- d. *Vinyl Siding-* Limited to soffit installations.
- e. *Stone-* Earth tone colors only.
- f. *Stucco-* The use of traditional, plaster stucco and stucco with brick and stone is permitted.
- g. *Windows:* Aluminum windows are allowed with a bronzed or white finish; mill finish aluminum is prohibited. Vinyl and wood windows are allowed.
- h. *Roof Materials:* The roofing shall be limited to a number of colors for continuity throughout the development. The roofing material will carry a minimum 35 year warranty, such as Elk Prestique II or equal.

Section 2.2.5 Entrances, Windows & Roofs

Deeply recessed entrances provide protection from the elements. When used with wall extensions, the resulting entry can create a courtyard effect appropriate to the region. Freestanding entrance structures should be distinctive with architectural features that include, but are not limited to, overhanging roofs.

Care should be given to the size, type, and organization of all windows and should never appear to be "holes" cut into the surface of a box. They should be architectural features and whenever possible, grouped into recessed areas, or bordered by projections that provide shadowing effect. Scattered windows tend to create a disorganized appearance and should be avoided.

Double pane windows are encouraged for energy conservation purposes. Reflective foil films applied to window glazing is not permitted.

Solar screening on rear and side elevations subject to ARC review and approval. Solar screens on front elevations are discouraged, but will be considered on a case by case basis.

All window coverings facing public view must compliment the color of the house.

All roofs shall have a minimum slope of 5 in 12 pitch. Porches and overhangs may have a minimum slope of 3 in 12 pitch. A combination of roof pitches may be used if they are integral to the design of the house.

Section 2.2.6 Roof Overhangs

Roof overhangs are both practical and attractive; they give a house character and solar protection. Overhangs should be used on the eave (horizontal) condition and the rake (climbing) condition. Overhangs should be an integral part of the building form and the emphasis of such are encouraged over windows and garage doors to create shadows. Though the minimum condition is twelve inches (12"), the eave condition overhangs are suggested to be eighteen to twenty inches (18-20") in depth and rake condition overhangs may be a minimum of twelve inches (12") in depth. Flush rake conditions are prohibited.

Section 2.2.7 Chimneys

It is recommended that every residence incorporate a minimum of one fireplace, using the chimney as a design element appearing throughout the community.

Chimneys shall be built out of masonry, wood, or stucco and shall be complimentary to the house. Broad massive chimneys will be encouraged while small, spindly shapes will not be approved. The minimum plan dimensions for an exposed mass is 2'0" x 2'0".

The use of prefabricated fireplace units provide latitude in the design of associated wood clad or masonry chimneys. The height of the chimney should be correctly proportioned to the overall house and its roof line; adhering to fire codes is required of all types of fireplace installations.

In the event of a gas fireplace, direct vents are allowed in place of chimneys, provided the vents are located along the rear wall or on the roof of the house.

Section 2.2.8 Rooftop Elements

Roofs will be considered an expressive design element and should be kept as visually unobstructed as possible.

All stack vents and attic ventilators shall be located on the rear and side slopes of roofs and shall be mounted perpendicular to the ground plate. In instances where metal roofing has been installed (with ARC approval), roof accessories may be made of the same metal. All exposed metal roof accessories (stack vents, roof flashing, attic ventilators) shall compliment the colors of the roofing material.

The location and design of all skylights and solar collector shall be submitted to the ARC for approval. Solar collectors shall not be allowed on any roof slopes visible from public streets, lake or pedestrian trails.

Radio/ television antennae, satellite dishes, and radio towers are not to be visible from a public right of way or visible from an adjoining property when such a unit is larger in size than 30 inches (30") in any one dimension. Radio/ television antennae, satellite dishes and radio towers shall meet or exceed the requirements of all state and local codes and must be approved by the ARC prior to installation.

Window HVAC equipment is not permitted under any circumstances.

Rooftop units must be screened from public view; these units shall be subject to ARC review and approval.

Section 2.2.9 Garages

Garage doors shall not dominate the facade.

Detached garages are allowed on Lots 32-39, Block 2, Section 1. (Reference page 25, CC&RS.) Detached garages must be connected to the house with a covered walk or breezeway with a minimum wall to wall separation of ten feet (10'0").

If an attached garage is incorporated, it is recommended that the garage door have a setback of five feet (5'0") from the front facade of the dwelling.

At front loaded, attached two-car garages, two single doors divided by a column are encouraged. The use of side entry (or "swing in") garages, as a means of interrupting front facing garages, are also encouraged.

Garages must be able to accommodate the storage of a minimum of two (2) full-size automobiles at the same time. Increasing the depth of a garage in order to accommodate a third car (parked in tandem) or to accommodate additional storage is allowed.

Carports are allowed only with expressed written approval from the ARC.

All garage doors should consist of non-warping and non-peeling material and of a design and color which compliments the surrounding surfaces (ie. trim and wall material). Design details of garage doors should be consistent with the overall character of the house. This may be accomplished with windows along the top of the garage doors or by breaking up the mass with paneled construction.

No plywood or particle board doors are permitted.

No reflective films or foils will be placed on windows.

Section 2.2.10 Accessory Buildings & Other Limited Equipment

Only one accessory building is allowed per lot. See Section 2.1.1.

Accessory buildings shall be constructed in a manner that does not create a visual distraction for the public or neighboring homes. Accessory buildings shall be designed and constructed of like and/ or compatible materials to the principal structure/ residence. Garage, cabanas, pavilions, storage sheds, shade structures and other similar improvements should relate to the design, details and materials of the principal structure. Consideration will be given to sheds of a different material not prone to rusting, peeling, delaminating, or other ways subject to deterioration.

Accessory buildings shall be located so that they are not visible and/ or an eyesore to the public or adjoining landowners these secondary buildings shall be screened from view by fencing, landscaping, or both. No accessory buildings should exceed eight feet (8'0") in height at the peak of the structure.

All accessory buildings shall conform to setback guidelines covered by Sections 2.1.1 thru 2.1.4. Play structures placed in the back yard shall have a maximum height of twelve feet (12'0"). The placement and use of these structures shall not constitute an eyesore to adjacent properties.

Muted colors such as green, blue and brown are acceptable; no colors in the red or yellow area of the spectrum are allowed.

Basketball goals are allowed and do not need ARC approval.

Section 2.2.11 Lighting

Lighting on individual lots shall be installed in a manner which does not cause distraction, nuisance, or become unsightly for others in the community. Light sources should not interfere with the sight lines of pedestrians and motorists in a way that endangers their safety and welfare. Light sources should not create light pollution for neighboring yards or be directly visible from public view.

Colored lenses, colored light bulbs, fluorescent and neon lighting are not permitted.

Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are

acceptable. Sodium vapor lights are only acceptable as subdivision streetlights provided by the development. Mercury vapor security lights that are visible from public view of other lots, are prohibited. However, when used for special landscape lighting, mercury vapor lights may be submitted for ARC review and approval.

Ground lighting and decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence. Freestanding decorative fixtures and lamp posts must be submitted for ARC review and approval.

Exterior illumination of architectural features such as columns, entries and landscape features are encouraged.

Lighting should illuminate the address plaque. A sconce fixture is recommended for this purpose.

All wiring for exterior lighting of any kind should be run underground and according to local electrical codes.

**Note: Christmas lights will be allowed only during the period between November 1 through January 31 of each year.*

Section 2.2.12 Mailboxes

The homes of Seabrook Island shall each have a mailbox constructed between the street and the pedestrian sidewalk at the curb to allow for delivery by the U.S. Postal Service.

Builders of production homes shall construct a mailbox structure to contain two mailboxes for adjacent homes. The assigned location of these mailboxes can be determined by contacting the Seabrook Island sales office staff.

The first house constructed is responsible for building the mailbox structure to be shared by both homes. The dimensions of the structure should not exceed four feet (4'0") wide by five feet (5'0") tall and should have an arched top.

The materials and color for the mailbox should compliment the house that was responsible for building it.

Section 2.3.0 Landscaping

Residential builders are responsible for the landscaping of all areas of their property and the portion of the street right-of-way between the property line and the street curb in accordance with landscape standards as defined on a section by section basis.

Section 2.3.1 General

Plantings other than street trees, ground covers and low growing ornamentals between the street curb and the paved sidewalk are discouraged in order to maintain adequate sight lines for motorists. Installation of all landscaping, materials and workmanship shall comply with current industry standards.

The following landscaping standards are applicable to all typical lots. Planting materials for larger and/ or oversized lots should be increased proportionately in plant size and quantity per the following requirements.

Section 2.3.2 Streetscape

The following paragraphs describe various design features that are recommended to establish a visual uniformity and landscape hierarchy for the development of Seabrook Island.

Through a comprehensive program of right-of-way landscaping, a sense of continuity can be fostered within the community. Landscape details can reinforce the desired community image in each of the neighborhoods. Key intersections will be accented, view corridors enhanced, and select areas should be screened to decrease their visual impact.

Landscaping can reduce the negative impact of traffic noise and can improve the visual quality of the community. The perceived image of the community can be greatly enhanced through berms, screening, and other improvements along the right-of-way.

Section 2.3.3 Minimum Landscape Requirements

Yard & Street Trees: Builders and homeowners must plant trees on each property in accordance with the City of Seabrook's ordinances pertaining to trees. Article VII: Tree Protection and Preservation, Sections 30-211 through Section 30-225 provide the information necessary to comply. Subsequent amendments to the ordinance are to be adopted by this document so as to be current with the city's requirements. See Exhibits L1 and L2 for placement of street trees.

Shrub Requirements: Refer to Exhibits L3, L4 and L5 for shrub planting examples. Minimum requirements and sizes of plant materials are given for front yards and for other special conditions. Refer to the Section 2.5.3 for specific plant materials that are appropriate to Seabrook Island.

Section 2.3.4 Lawns, Plant Materials & Trees

Grass: Solid Sod: All grass exposed to public view is to be solid sod St. Augustine or Bermuda grass. Lawns may be overseeded with fescue or rye grass (maintained to 2-1/2" height). Wood fenced rear and side yards may be sodded, spot-sodded, sprigged or seeded with St. Augustine, Buffalo or Bermuda grass. No gravel or rock of any size or color is permitted to substitute for ground cover, mulch or grass lawn when visible from public view.

Planting Bed Edges: Planting bed edging is not required but is encouraged for maintenance purposes and to define the shape of the planting area. Edging that is conducive to easy maintenance with weed eaters and gasoline or electric powered edgers should be considered. Edging shall not compete with the visual quality of the plantings, but should enhance the appearance.

Corrugated and lightweight edging materials are not recommended.

Plant Material: The following list of plant material is considered to be appropriate for Seabrook Island. Other plant material may be used, but priority should be given to plants from this palette. The use of golden euonymus, because of growth characteristics and susceptibility to disease, is discouraged.

Arborvitae, Italian cypress, junipers (other than ground cover varieties), yucca, cactus, and bamboo are not in character with the plant palette and are discouraged; use of these plants may cause plans to be rejected.

Large Scale Trees:

Live Oak
Red Oak
Water Oak
Burr Oak
Evergreen Chinese Elm
Cedar Elm
Magnolia
Pecan
Loblolly Pine
Montezuma Cypress

Medium Scale Trees:

Crepe Myrtle
Sweet Gum
River Birch
American Holly
Chinese Parasol Tree
Saucer Magnolia
Golden Raintree
Texas Pistache
Evergreen Pear
Bradford Pear

Shrubs:

Recommended Spacing:

Dwarf Yaupon	24" o.c.
Dwarf Pyracantha	24" on center
Dwarf Chinese Holly	24" o.c.
Dwarf Crepe Myrtle	24" o.c.
Dwarf Gardenia (Radizans)	24" o.c.
Dwarf Nandina "Purpurea" & "Harbor"	18" o.c.
Eleagnus	48" o.c.
Pyracantha	25" o.c.
Variegated Pittisporum	36" o.c.
Pittisporum	42" o.c.
Philodredron	36" o.c.
Cleyera	30" o.c.
Fatsia	24" o.c.
Compact Nandina (Gulfstream)	24" o.c.
Nandina (Standard)	30" o.c.
Sago Palm	specimen
Photinia "Frazeri"	48" o.c.
Azalea Karume Varieties	24" o.c.
Azalea Indica Varieties	36" o.c.
Abelia	40" o.c.
Indian Hawthorne "Clara", "Snowwhite", & "Ballerina"	30" o.c.
Gardenia	specimen
Camellia	specimen
Texas Sage	30" o.c.
Texas Silver Leaf	24" o.c.
Banks Rose	specimen
Florabunda	specimen
Ligustrum	48" o.c.
Italian Jasmine	60" o.c.
Oleander	60" o.c.
Bottlebrush	specimen
Pineapple Guava	specimen
Laurel Leaf Cocculus	36" o.c.
Possum Haw	specimen
Pampas Grass	72" o.c.

Ground Cover & Vines:

Material:

Spacing:

English Ivy	12" o.c.
Algerian Ivy	12" o.c.
Japanese Star Jasmine	12" o.c.
Chinese Star Jasmine	12" o.c.
Climbing Fig Ivy	12" o.c.
Carolina Jasmine	12" o.c.
Monkey Grass	8" o.c.

Lariope/ Variagated Lariope	8" o.c.
Spreneri Fern	18" o.c.
Boston Fern	12" o.c.
"New Gold" Lantana	18-24" o.c.
Holly Fern	12-18" o.c.
Honeysuckle	18" o.c.
Trumpet Creeper	specimen
Sedum	6" o.c.
Chinese Wisteria	specimen
Wood Fern	12" o.c.

Annuals & Bulbs:

Marigolds	Impatiens	Perimwinkle (Vinca)	Verbena
Purslane	Portulaca	Salvia	Petunias
Bluebonnet	Amaryllis	Hurricane Lilly	Lilly of the Nile
Begonias	Daylilly		

(Fall & Winter)

Chrysanthemum	Pansies	Ranunculus	Cyclamen
Daffodil	Tulip		

Section 2.3.5 Grading, Foundation & Sediment Control

Grading: It will be the responsibility of each builder to provide adequate drainage for each home. Side yard swales (small ditches) are to be shallow and shall direct surface flow to the storm water collection system at the street. Steep slopes should be avoided, or, broken with retaining walls or steps. Terracing of lawns is encouraged only when the grade is over four percent (4%) slope.

Caution should be used in establishing the foundation elevation so that driveways and slabs are not constructed so high as to impede adequate drainage from the backyard to the front yard. Each builder is responsible for grading his lot and maintaining it in such a manner so as to permit all water sources to drain naturally into the storm sewer system that sides or fronts each respective lot. No lot may be graded in such a way that it permits water runoff to drain or flow onto, or across, any adjacent lot; nor shall any lot be graded or maintained in such a manner as to allow the accumulation of standing water. Any and all independent drainage systems shall be built to end behind the curb.

Swimming pool backwashes shall not drain water to the street.

Trees or planting beds will not be installed along the side lot line so that it impedes surface drainage between houses.

Rain Gutters & Downspouts: Although gutters are not required, roof drainage (or the use of diverters) should keep dripping water off of patios, balconies, stairs and entryways. Gutters and downspouts should be integrated with the architectural style as in concerns color, shape and location.

Provide downspouts at locations that do not appear obtrusive. Terminate downspouts with splash blocks, or connect to drainage swales. Drainpipes that are tied into downspouts must be completely hidden from view; shrubs and ground covers should be large enough and dense enough to hide the downspouts. Use splashblocks where practical.

Regardless of the drainage system(s) utilized, positive drainage away from the residence should be provided.

Foundations: Minimum slab elevations are determined by the appropriate City of Seabrook and/or Harris County agency. All foundation plans must be signed and sealed by a Texas registered professional engineer.

Seabrook Island requires that a form survey be performed to ensure that building setbacks lines have not been violated prior to a foundation pour.

Sediment Control: In order to prevent siltation of storm sewers and drainage channels, and to help maintain clean streets, all projects in Seabrook Island are required to practice sediment control during the course of construction. Prior to earthwork commencing, sediment control methods shall be installed to filter all storm water runoff from the lot to the public street, and into the storm water collection system. Sediment control shall remain in place and in good repair until construction is complete, landscaping is installed and lawns are established.

Builders shall conform to all regulatory agency rulings, regulating standards, and criteria governing sediment control. These include, but are not limited to, *erapdes*. Builders shall be responsible for filing and securing all necessary permits.

Section 2.3.6 Irrigation

The builder shall install an irrigation system in the front yard of each residence. While optional, he is encouraged to provide an irrigation system in the backyard as well.

Sprinkler heads should be located to effectively water areas with minimum overthrow onto adjacent pavement, walks, and streets. Ensure even and effective coverage with minimal overlap.

Irrigation System Standards:

- a. Head to head coverage of system providing 100% coverage.
- b. Swing joints on all heads should be used to avoid mechanical damage.
- c. Use hi-pop risers in beds next to walks and driveways; keep rigid risers away from streets and driveways to prevent damage from traffic.
- d. All pressure mains should be schedule 40 pvc with slip joint connections.
- e. Backflow preventors should be placed out of sight and in shrub masses when possible.
- f. Utilize separate valve (sized) sections for shrub and lawn areas which have different water requirements.
- g. Automatic controllers to be placed in garage, or hidden from public view.
- h. Trenching should be avoided within the drip line of existing trees.
- i. Do not design circuits for more than 75% of maximum pressure.
- j. Select appropriate head type for each application.
- k. Irrigation using bubblers, drip and leaky pipe is appropriate in select situations.

Section 2.4.0 Graphics

The signage and environmental graphic program for Seabrook Island shall conform to the City of Seabrook Sign Ordinances as it exists on the effective date of the agreement. The developer may, at its sole discretion, modify the Seabrook Island Signage Guidelines by adopting approved amendments to the City of Seabrook Sign Ordinances.

Section 2.4.1 General

Specific requirements, and the guidelines as written, limit the number of signs and are intended

to present an image of quality to the public. Through an organized system of signage, adequate direction to builder products will be achieved and the developer will be able to present Seabrook Island as a quality master planned community.

Section 2.4.2 House Address Plaques

Address signage on the front elevation of the house shall be treated as an architectural feature and shall be a cast stone plaque. The background will be white or sand in color with black numbers. The dimension of the plaque will not exceed nine inches (9") high by fifteen inches (15") wide.

The address plaque will be located near the front door.

Section 2.4.3 Builder Signage

One builder sign up to eighteen inches (18") high by thirty-six inches (36") wide shall be allowed per single family residence until the residence is occupied. Colors and graphics to be submitted to the ARC. The information to be conveyed on the sign:

*Name of builder and/ or logo or trademark

*Phone number

*"For Sale" or "Sold"

Section 2.4.4 Logo/ Logotype

There is an officially adopted logo and logotype for Seabrook Island. This logo should only be used in reference to the Seabrook Island community and all other uses must be approved in writing by the developer. However, using the logo and logotype for advertising and marketing material is encouraged.

Section 2.5.0 Model Home/ Sales Office

Model home parks and sales centers should be representative of the types of neighborhood environment the builder hopes to achieve.

Section 2.5.1 Location

The location of all proposed model home parks and/ or sales centers must be approved by the ARC. Proposed sites will be reviewed on an individual basis.

Considerations for locating model homes and sales offices:

- a. When establishing the initial model home park, project phasing and longevity at the site, should be taken into account.
- b. Additional sites should be selected to accommodate future sections, changes in market strategy, or updated product lines.
- c. Locations on short cul de sacs, or bubble streets off of the main entrance streets serves as an excellent site for model home parks. These lots not only provide a clustered setting for the homes, but also allow the main entrance to the neighborhood to remain uncluttered and open.
- d. Temporary freestanding sales offices (not officing in a model home) may be located on a lot near the primary entrance to a neighborhood but shall not, under any circumstances, be located at, or have access to, a major thoroughfare or collector street.

Section 2.5.2 Site Improvements

Model home parks and sales centers should consider the following items when establishing a

park or office:

- a. Architectural controls and design guidelines established for all residences in Seabrook Island shall be maintained in model homes to ensure compliance when the models are eventually sold. Temporary exceptions related to nonstandard driveways, sidewalks, flags and flagpoles, lighting and other marketing techniques, will be considered by the ARC on an individual basis.
- b. Freestanding production home sales offices must comply with these design guidelines. The use of temporary structures, trailers, or portable buildings is prohibited, except in the interim period preceding the completion of a permanent production home sales office. The relocation of any temporary sales offices are subject to the approval of the ARC.
- c. With the exception of sales offices in a garage, the models should represent the finished product as much as possible. Garage sales offices shall be allowed where the principal structure has been completed. Sidewalks can meander between units but are required to be removed and replaced with standard walkways upon the sale of the model home.
- d. Large decorative accessories may detract from model homes and are discouraged. Planters, flower pots, benches and other small ornamentations can provide a sense of scale and a lived in appearance. The use of annual flowers is encouraged.
- e. It is expected that landscape planting will exceed the minimum requirements for standard lots. Plants are to be selected from the plant list in the landscaping section of this guide.
- f. Planting beds should not be extended across property lines; ensure that drainage along side lot lines is not blocked or impeded.

Section 2.5.3 Parking

Off street parking is permitted, but not required. When constructed, precautions should be taken to preserve existing trees. Parking lots are to be kept free of trash and other debris. Prior to the conversion of the model homes to residential use, all temporary off street parking shall be demolished and removed; that area and the residual property shall be returned to its original condition.

Section 2.5.4 Promotional

Each model home park shall be permitted one sign per builder. The sign face shall not exceed forty-eight inches (48") in width and forty-eight inches (48") in height. The distance from the existing grade to the bottom of the sign may not exceed eighteen inches (18"). If placed on a corner lot, the sign should be located within the property line and side setback lines.

No posts or framework of the model home park signage is to be exposed. Bases of all such signage must be enclosed by latticework or other suitable materials, or covered by shrubs. Signs may not be lighted internally.

Sign colors are to be selected to enhance the quality image of the neighborhood and community; samples to be submitted to the ARC for review and approval.

Graphics on model home signs may include:

- *section name
- *builder name
- *logo or logotype and/ or slogan
- *price range
- *phone number
- *business hours

Signs which designate names of models, sales office entrance and exits may not exceed twelve inches (12") high by eighteen inches (18") wide.

Directional "trap" fencing is permitted at a maximum height of forty-two inches (42"). As a temporary fence, it may be installed within the street right-of-way. Other types of fencing may be given consideration by the ARC if the overall concept of the model home park deems it necessary.

Two metal or fiberglass flagpoles, not to exceed twenty feet (20'0") in height, may be installed at each model home area. Only the state and national flags are to be displayed. Flags must be displayed in accordance with proper flag etiquette. Flags will not be permitted larger than four feet (4'0") by six feet (6'0").

Section 2.5.5 Conversion

When model homes are vacated for sales purposes, they are to be converted to standard single family residences. Sales offices must be returned to the condition of typical homes in the builder product line. ARC approval is required on all aspects of conversion.

Standard forty-eight inch (48") sidewalks parallel to the right-of-way are to be put in place when conversion is completed. Meandering walkways connecting lots are to be removed. Off street parking lots are to be removed upon closing of model units and returned to its original condition.

Part 3: Design Guidelines for Custom Homes

Section 3.1.0 Site Layout

The builder/owner is to develop and maintain individual lots in a manner described by the "Declaration of Covenants, Conditions and Restrictions" (CC&RS) and by these Design Guidelines and standards. Strict compliance with building setback lines, lot layouts, driveways, sidewalks and garages, etc. is required of the builder/owner.

Lakefront lots are to be developed to their full potential: deriving views that are open to the assortment of lake activities. In turn, residences and grounds should be equally pleasing when viewed from the lake.

Section 3.1.1 General

Construction of all buildings and amenities must meet the requirements of these Design Guidelines; be aware that this obligation may be more restrictive than those requirements set forth by Harris County, the City of Seabrook, and the building codes to which they conform.

Only one single family dwelling and one accessory building are allowed to be built per lot. Separate or attached housekeepers quarters will be permitted subject to the restrictions contained in the CC&RS, page 25. Builder must provide enclosed parking for two standard size vehicles for every lot.

All builders/owners should review the recorded final plat for their specific lot to verify all setback requirements are being met prior to the placement of any forms.

Utility connections are the responsibility of the builder/owner during the period of construction. Any bulkhead repair or replacement at canal and lakefront lots shall be the responsibility of the homeowner. Repair and replacement of the bulkhead is to be equivalent to, or exceed, the existing materials and methods used at the time of Seabrook Island's initial development. Improvements *beyond* an owner's property line (piers, boat houses, and docks) require ARC approval. Refer to Part 4, and its sections, of the design guidelines for further information and details.

Section 3.1.2 Building Setbacks & Street Frontage

Minimum building setbacks are established by the City of Seabrook's Subdivision Ordinance and are reflected on the recorded subdivision plat. Front building setbacks are twenty-five feet (25'0") from the front property line unless otherwise shown on the recorded plat or further stated in the Design Guidelines.

Section 3.1.3 Waterfront Lots

Canal and lakefront lots have standard twenty-five foot (25'0") front *and rear* setbacks with minimum side yard setbacks of seven and one half feet (7'6") on each side. All houses on the lake and canal lots will have attached garages on the front or side of houses. No detached garages will be allowed on these lots. If the lot has utility easements greater than the normal setback, the building setback will increase to the size of the easement. Residential structures are prohibited from encroaching on easements or setbacks.

It is also recommended, though not required, that extensive hardscaping, pool structures and other more permanent type amenities be kept out of the rear setback due to their adjacent location to the bulkhead. (When bulkheads are installed, deadmen and other anchoring methods typically extend into the adjacent slope and may be disturbed by other building activities, possibly reducing the life of the bulkhead and increasing the ease with which a new bulkhead may be installed.)

**The ARC may use its discretion to adjust rear setback lines to maximize the rear and side views of other lake and canal lots. Each house will be individually assessed based on a variety of factors. These factors include, but may not be limited to, orientation, building mass, and existing or proposed structures on neighboring lots.*

Section 3.1.4 Corner Lots

Corner lots have the standard twenty-five foot (25'0") front setback and a side setback of ten feet (10'0") from the side street property line. The interior side setback remains the typical seven and one half feet (7'6").

Should a specimen tree, or other natural feature that enhances the area, be in danger of being lost due to the strict adherence of these setbacks, the ARC will consider a variance on a case by case basis. To secure such a variance, the builder is required to provide evidence of the feature in the form of a tree survey, plan, and/or site photographs, which verify the existence and character of the site feature. Written authorization from the ARC must be obtained prior to any site construction or amendment to the area.

Section 3.1.5 Screened Porches

Screened porches may not be built on the front elevation. Porches on other elevations may be approved to be screened, but plans must first be submitted to the ARC for approval.

Section 3.1.6 Sidewalks

The builder is responsible for installing sidewalks in the right-of-way along the front of properties and along the side streets. Sidewalks shall extend to the back of the curb at street intersections and cross walks. Exhibit S1 shows the minimum design standards.

Sidewalks shall meet the City of Seabrook requirements for size, location and handicapped specifications. At a minimum, concrete sidewalks are to be four and one half inches (4-1/2") thick, constructed over a sand base. Sidewalks shall be finished utilizing a light broom finish in the field and a six inch (6") smooth picture framed edge. Redwood expansion joints shall be ten feet apart with tooled grooves at five foot (5'0") centers between joints.

No cold joints are permitted and complete pours between expansion joints are required. Dowels are to be stubbed out where sidewalks are to be continued in the future. Drill dowels into existing concrete curbs and driveways and use expansion joints at connections of existing and new concrete.

Best efforts shall be made to match sidewalk elevations with the existing manhole and valve box elevations. If height adjustments are required, builder shall notify developer prior to the sidewalk construction.

Sidewalks to be natural gray concrete with a standard finish, installed in a consistent, workman-like manner and be typical throughout the neighborhood. Sidewalks shall continue uninterrupted visually and physically through driveways and front walk paving. The locations of sidewalks shall not vary except where required to avoid a specimen tree or flush valves/ fire hydrants. Gentle radii are required when transitioning around the existing impediment.

Section 3.1.7 Walkways

Walkways to a residence should be a complimentary component of the site architecture and should not compete visually with the house and/or landscape. A walkway of at least four feet (4'0") in width and no more than six feet (6'0") in width shall be provided from the front door of the residence to the public sidewalk and to the street curb beyond. A broad landing, not to exceed the width of the entry porch, may be allowed at the front door. On all lots, a short walk extending from the front entrance to the driveway are permitted.

In particular, curvilinear walkways are encouraged between the front entrance and the public sidewalk. However, fountains and statuary within the walkway and front yard will require ARC approval, as will meandering walkways.

Walkways shall be constructed and finished in the same way as the public sidewalks. See Subsection 1.6 above.

In instances where a walkway closely parallels the front elevation of the house, a planting area (minimum of four feet (4'0") in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with material approved for foundation planting. Steps are to be installed in walkways with elevation changes that exceed a four percent (4%) slope.

Section 3.1.8 Driveways

Concrete driveways are to adhere to Harris County and the City of Seabrook requirements for driveway construction and installation. At a minimum, concrete driveways shall be four and one half inches (4-1/2") thick over a sand base. Finishing of the concrete shall follow the guidelines set out for sidewalks above in Subsection 1.6.

Various paving materials other than smooth finished concrete, provide visual interest.

Installation of stamped, colored concrete, interlocking pavers, brick borders or patterns, and exposed aggregate paving is encouraged.

Color, pattern and design of these materials will require the approval of the ARC prior to construction.

Driveways shall cross the building setback at a ninety degree (90) angle to the street right-of-way. To the extent possible, driveways are to be deemphasized, highlighting instead the residential and landscape environment. Turnaround and circular drives are discouraged, but may be allowed on certain lots subject to ARC review and approval.

Under no circumstances may an entire front yard be paved as a driveway.

Driveway Criteria:

- a. All garages shall be served by a driveway that is a minimum of sixteen feet (16'0") in width at the point of attachment (driveway at garage entrance).
- b. Driveways serving a two-car garage facing the street shall be a minimum of nine feet (9'0") and a maximum of sixteen feet (16'0") measured at the curb cut.
- c. Three-car, side-by-side, front loaded garages in the same plane as the main residence elevation will only be permitted in certain locations; its appearance must not detract from the overall street appeal.
- d. Driveways are not to be constructed over inlets or manholes. In instances where this is unavoidable, compliance with the City of Seabrook and Harris County regulations is necessary.

Section 3.1.9 Garage Placement

Since garage placement and the associated driveways have the greatest effect on the overall street scene, garages are to be deemphasized to the extent that they can be, highlighting instead the surrounding residential and landscape environment. Attached side and front loaded garages are acceptable, but care should be taken to keep the design from being too massive in appearance. Appropriate setbacks must be observed.

Side loaded garages are acceptable if mixed with other types of garage configurations, being careful not to load all from the same side.

Windows with blacked out glass, shutters, blinds or other architectural elements beyond a solid wall, soften the effect of the garage to the street. Provisions of this sort are required of the

builder/owner.

Front loaded garages that are recessed a minimum of five feet (5'0") from the front elevation diminishes the effect of the garage on the street scene and provides relief. This is encouraged, but it is not a requirement.

Carports are not permitted without written consent of the ARC.

Porte cocheres are encouraged, but must be submitted to the ARC for approval.

Section 3.1.10 Pools, Spas & Decks

All swimming pools shall conform to all Harris County and City of Seabrook standards for pool enclosures.

Portable or permanent above-ground swimming pools are prohibited.

Small prefabricated, above-ground spas or hot tubs must be submitted for ARC approval. If approved, these spas and hot tubs must be skirted, decked, screened or landscaped to hide all associated plumbing (heaters, pumps, filters, etc.).

Privacy screens for pools or spas must be set back a minimum of twenty-five feet (25'0") from rear property lines. When constructed, all screen fencing must be landscaped with a continuous evergreen hedge (selected from the approved plant list) on the side facing the lake or nature preserve. Privacy screens shall not exceed five foot (5'0") above existing grade. Screening material must be a masonry wall compatible with the residence. All privacy screens must be submitted for approval to the ARC.

Swimming pool accessories such as rock waterfalls and sliding boards must not exceed six feet (6'0") in height. Skimmer nets, long handled brushes, pool chemicals and all associated plumbing must not be visible to public view.

Pool walls shall not encroach into utility easements. If pool plumbing is required in any portion of the utility easement, the appropriate utility company must be contacted before digging. Pool decks may be placed over utility easements, but are subject to removal by utility companies and replaced at owner's expense.

Section 3.1.11 Metal Picket Fences, General

A minimum side yard fence setback of ten feet (10'0") and a maximum of twenty feet (20'0") from the front elevation of the house is required. In no instance shall mechanical equipment such as air conditioner units and heat pumps be allowed to be seen from the street or public view.

Fences are to be constructed of iron or masonry. The specified masonry material is dependent on the location within the community.

Diagonal, horizontal and chain link fencing are strictly prohibited from use.

Section 3.1.12 Fences on Nature Preserve or Lake Lots

Lots backing or siding onto the nature preserve, lake or canal must be fenced. All fencing must consist of four feet (4'0") high metal pickets with picket spacing not to exceed four inches (4"), and painted with a black semi-gloss paint. The lots on the nature preserve shall have metal picket fencing along the rear property line and on the back twenty-five feet (25'0") of the side lot line.

Three foot (3'0") wide pedestrian gates may be placed in the fencing that backs onto the nature preserve. Double gates are prohibited.

When a metal picket fence meets a wood fence, the metal fence may not be attached to the wood fence. The metal fence must terminate with a three inch (3") post adjacent to the wood post.

Section 3.1.13 Fences on Slopes

In order to transition fences down a slope, it is preferred that the fence stair-step down the slope level with the horizon. Each fence panel must not be stepped, or staggered, greater than six inches (6") above or below the adjacent fence panel. For steeper slopes, narrower fence panels will be required.

Section 3.1.14 Metal Picket Fence Locations & Specifics

All custom home lots shall have steel fencing composed of four foot (4'0") tall pickets. The lots facing the nature preserve shall also have steel fencing. These lots include:

Section 1:

Block 2: Lots 33, 34, 35, 36, 37, 38 & 39

Section 2:

Block 1: Lots 1, 2, 3, 4, 5 & 6 (Note: Lots 1 & 6 side fences shall be wrought iron)

Block 2: Lots 1 thru 28

Block 3: Lots 1 thru 51

Block 4: Lots 1 thru 16

Steel, wrought iron, and aluminum fencing are appropriate and acceptable choices for fencing; all must be primed and painted a semi-gloss black. In addition, all metal fencing posts must be set in concrete footings. See Exhibit F6.

Metal fencing cannot be attached to masonry walls, brick columns, or wood fencing. When a transition occurs, the steel fence is to be terminated with a three inch (3") square post adjacent to the wall, brick column or wood post. See Exhibit F5.

No materials of any sort (i.e. screening, wire mesh, etc.) shall be attached to the metal picket fence.

Section 3.2.0 Architecture

The intent of this section is to establish basic design criteria for the construction of residences and other structures within Seabrook Island. Emphasis is to be placed on the quality of design, materials and construction in order to promote well crafted residences within the community.

The house footprint with its roof form should work together to provide variety and interest when viewed from the streets, lakes and nature preserves. These guidelines allow for design diversity and strive to achieve a climate of individuality while insuring architectural integrity within the community.

Section 3.2.1 General

Seabrook Island neighborhoods are designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of community. Developing a street scene requires that builders coordinate their designs and landscaping styles in a manner that displays individuality while maintaining a certain level on continuity throughout the development. The purpose of this section is to identify those elements that will influence the overall neighborhood appearance and street character.

Section 3.2.2 Minimum Square Footage Requirements

All lots fronting the lake shall have a minimum air-conditioned square footage of 3,700sf. The lake lots include: Lots 15-39, Section 2

All remaining custom lots must have a minimum air-conditioned square footage of 2,700sf.

These lots include: Lots 1-14, Block 3, Section 2

Lots 40-51, Block 3, Section 2

Lots 1-28, Block 2, Section 2

Section 3.2.3 Elevation and Repetition

Those elevations of a home which are visible to the public should give priority to matters of design and articulation of materials.

Recessing garages a minimum of five feet (5'0") from the front face of the residence is encouraged. Two separate garage doors in lieu of one large single door is also preferred. Single story elevations are the preferred home type to be placed adjacent to, or behind, major thoroughfares and boulevards.

The ARC reserves the right to reject an elevation that closely resembles that of a nearby house, or in any way detracts from the overall street scene. Additionally, using identical brick, siding type, or color is unacceptable on homes which are adjacent to or across from one another. Builders are responsible for insuring that this condition does not occur.

Section 3.2.4 Exterior Materials

The developer recognizes the dynamic nature of the building industry and its materials, and that each are constantly changing and improving. That having been stated, the ARC will consider materials not included on the list below if for reasons associated with cost, maintenance, or aesthetic reasons, justifies such consideration.

Materials should be used with restraint with regards to color and diversity of material types, therefore creating continuity throughout the neighborhood. The number of primary materials on the exterior will be limited to three (3), not including roof shingles.

The following materials are acceptable:

- a. *Brick:* Earth tone colors. Brick shall meet standard specifications established by the Brick Institute of America.
- b. *Mortar Joints:* All mortar joints shall be tooled; "slump joints" will not be allowed. Mortar colors, if used, shall be selected to compliment stone or brick color.
- c. *Siding:* Wood stained in earth tone colors, or painted in neutral colors. Horizontal siding only. Continuous composite materials (such as HardiPlank) are encouraged. *The use of aluminum or plywood siding is prohibited.*
- d. *Vinyl Siding:* Limited to soffit installations.
- e. *Stone:* Earth tone colors only.
- f. *Stucco:* The use of traditional, plaster stucco and stucco with brick and stone is permitted.
- g. *Windows:* Aluminum windows are allowed with a bronzed or white finish; mill finish aluminum is prohibited. Vinyl and wood windows are allowed.
- h. *Roof Materials:* The roofing shall be limited to a number of colors for continuity throughout the development. The roofing material will carry a minimum 30 year warranty, such as Elk Prestique II or equal when applied to a house that is not on the water. For waterfront homes (canal or lakefront), the requirement will be for a 40 year warranty roof, such as Elk Prestique I, to be installed and maintained.

Section 3.2.5 Entrances, Windows & Roofs

Deeply recessed entrances provide protection from the elements. When used with wall extensions, the resulting entry can create a courtyard effect appropriate to the region.

Freestanding entrance structures should be distinctive with architectural features that include, but are not limited to, overhanging roofs.

Care should be given to the size, type, and organization of all windows and should never appear

to be "holes" cut into the surface of a box. They should be architectural features and whenever possible, grouped into recessed areas, or bordered by projections that provide shadowing effect. Scattered windows tend to create a disorganized appearance and should be avoided. Double pane windows are encouraged for energy conservation purposes. Reflective foil films applied to window glazing is not permitted.

Solar screening on rear and side elevations subject to ARC review and approval. Solar screens on front elevations are discouraged, but will be considered on a case by case basis.

All window coverings facing public view must compliment the color of the house.

All roofs shall have a minimum slope of 5 in 12 pitch. Porches and overhangs may have a minimum slope of 3 in 12 pitch. A combination of roof pitches may be used if they are integral to the design of the house.

Section 3.2.6 Roof Overhangs

Roof overhangs are both practical and attractive; they give a house character and solar protection. Overhangs should be used on the eave (horizontal) condition and the rake (climbing) condition. Overhangs should be an integral part of the building form and the emphasis of such are encouraged over windows and garage doors to create shadows. Eave condition overhangs are suggested to be eighteen to twenty inches (18-20") in depth, though a minimum of twelve inches (12") is required.

Rake condition overhangs shall be a minimum of twelve inches (12") in depth. Flush rake conditions are prohibited.

Section 3.2.7 Chimneys

It is recommended that every residence incorporate a minimum of one fireplace, using the chimney as a design element appearing throughout the community.

Chimneys shall be built out of masonry, wood, or stucco and shall be complimentary to the house. Broad massive chimneys will be encouraged while small, spindly shapes will not be approved. The minimum plan dimensions for an exposed mass is 2'0" x 2'0".

The use of prefabricated fireplace units provide latitude for the design of associated wood clad or masonry chimneys. The height of the chimney should be correctly proportioned to the overall house and its roof line; adhering to fire codes is required of all types of fireplace installations.

In the event of a gas fireplace, direct vents are allowed in place of chimneys, provided the vents are located along the rear wall or on the roof of the house.

Section 3.2.8 Rooftop Elements

Roofs will be considered an expressive design element and should be kept as visually unobstructed as possible.

All stack vents and attic ventilators shall be located on the rear and side slopes of roofs and shall be mounted perpendicular to the ground plate. In instances where metal roofing has been installed (with ARC approval), roof accessories may be made of the same metal. All exposed metal roof accessories (stack vents, roof flashing, attic ventilators) shall compliment the colors of the roofing material.

The location and design of all skylights and solar collector shall be submitted to the ARC for approval. Solar collectors shall not be allowed on any roof slopes visible from public streets, lake or pedestrian trails.

Radio/ television antennae, satellite dishes, and radio towers are not to be visible from a public right of way or visible from an adjoining property when such a unit is larger in size than 30 inches (30") in any one dimension. Radio/ television antennae, satellite dishes and radio towers shall meet or exceed the requirements of all state and local codes and must be approved by the

ARC prior to installation.

Window HVAC equipment is not permitted under any circumstances.

Rooftop units must be screened from public view; these units shall be subject to ARC review and approval.

Section 3.2.9 Garages

Detached garages are not allowed on any custom home lot.

Garage doors shall not dominate the facade.

It is recommended that garage doors have a setback of five feet (5'0") from the front facade of the dwelling. At front loaded, two-car garages, two single doors divided by a column are encouraged. The use of side entry (or "swing in") garages, as a means of interrupting front facing garages, are also encouraged.

Garages must be able to accommodate the storage of a minimum of two (2) full-size automobiles at the same time. Increasing the depth of a garage in order to accommodate a third car (parked in tandem) or to accommodate additional storage is allowed.

Carpools are allowed only with expressed written approval from the ARC.

All garage doors should consist of non-warping and non-peeling material and of a design and color which compliments the surrounding surfaces (ie. trim and wall material).

Design details of garage doors should be consistent with the overall character of the house.

This may be accomplished with windows along the top of the garage doors or by breaking up the mass with paneled construction.

No plywood or particle board doors are permitted.

No reflective films or foils will be placed on windows.

Section 3.2.10 Accessory Buildings & Other Limited Equipment

Only one accessory building is allowed per lot. See Section 2.1.1.

Accessory buildings shall be constructed in a manner that does not create a visual distraction for the public or neighboring homes. Accessory buildings shall be designed and constructed of like and/ or compatible materials to the principal structure/ residence. Garage, cabanas, pavilions, storage sheds, shade structures and other similar improvements should relate to the design, details and materials of the principal structure.

Consideration will be given to sheds of a different material not prone to rusting, peeling, delaminating, or in other ways subject to deterioration.

Accessory buildings shall be located so that they are not visible and/ or an eyesore to the public or adjoining landowners. No accessory building shall exceed eight feet (8'0") in height at the peak of the structure. These secondary buildings shall be screened from view by fencing, landscaping, or both.

Accessory buildings on lake and canal front lots are not to be located within the rear setback line. All accessory buildings shall conform to setback guidelines covered by Sections 2.1.1 thru 2.1.4. All boat docks and accessory buildings must be submitted for approval to the ARC.

Reference Part 4, and its sections, for information concerning guidelines on building docks, boathouses, jet ski docks and pier structures.

The ARC intends to create a uniform look along Seabrook Island's canals and lakefront lots.

Each boat dock shall have a roof that matches the roof of the corresponding residence.

Play structures placed in back yards have a maximum height of twelve feet (12'0"). These structures shall not constitute an eyesore to adjacent owners. Colors used on structures must be from the muted palette such as greens, blues and browns. No colors from the red and yellow portion of the spectrum shall be permitted.

Basketball goals are allowed without approval from the ARC.

Section 3.2.11 Lighting

Lighting on individual lots shall be installed in a manner which does not cause distraction, nuisance, or become unsightly for others in the community. Light sources should not interfere with the sight lines of pedestrians and motorists in a way that endangers their safety and welfare. Light sources should not create light pollution for neighboring yards or be directly visible from public view.

Colored lenses, colored light bulbs, fluorescent and neon lighting are not permitted.

Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable. Sodium vapor lights are only acceptable as subdivision streetlights provided by the development. Mercury vapor security lights that are visible from public view of other lots, are prohibited. However, when used for special landscape lighting, mercury vapor lights may be submitted for ARC review and approval.

Ground lighting and decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence. Freestanding decorative fixtures and lamp posts must be submitted for ARC review and approval.

Exterior illumination of architectural features such as columns, entries and landscape features are encouraged.

Lighting should illuminate the address plaque. A sconce fixture is recommended for this purpose.

All wiring for exterior lighting of any kind should be run underground and according to local electrical codes.

**Note: Christmas lights are only allowed to be displayed during the time period from November 1 to January 31 of each year.*

Section 3.2.12 Gas Lights

Gas lights are permitted on either side of driveways and/ or the front entrance of custom homes.

Section 3.2.13 Mailboxes

The homes of Seabrook Island shall each have a mailbox constructed between the street and the pedestrian sidewalk at the curb to allow for delivery by the U.S. Postal Service.

Each home shall erect a mailbox constructed from the same material as the house. The dimensions shall not exceed three feet (3'0") square by five feet (5'0") tall. Each shall have an arched top.

Section 3.3.0 Landscaping

Residential builders are responsible for the landscaping of all areas of their property and the portion of the street right-of-way between the property line and the street curb in accordance with landscape standards as defined on a section by section basis.

All plans for hardscaping shall be submitted to the ARC for review and approval.

Section 3.3.1 General

Plantings other than street trees, ground covers and low growing ornamentals between the street curb and the paved sidewalk are discouraged in order to maintain adequate sight lines for motorists. Installation of all landscaping, materials and workmanship shall comply with current industry standards.

The following landscaping standards are applicable to all typical lots. Planting materials for larger and/ or oversized lots should be increased proportionately in plant size and quantity per the following requirements.

Section 3.3.2 Streetscape

The following paragraphs describe various design features that are recommended to establish a visual uniformity and landscape hierarchy for the development of Seabrook Island.

Through a comprehensive program of right-of-way landscaping, a sense of continuity can be fostered within the community. Landscape details can reinforce the desired community image in each of the neighborhoods. Key intersections will be accented, view corridors enhanced, and select areas should be screened to decrease their visual impact.

Landscaping can reduce the negative impact of traffic noise and can improve the visual quality of the community. The perceived image of the community can be greatly enhanced through berming, screening, and other improvements along the right-of-way.

Section 3.3.3 Minimum Landscape Requirements

Yard & Street Trees: Builders and homeowners must plant trees on each property in accordance with the city of Seabrook's ordinances pertaining to trees. Article VII: Tree Protection and Preservation, Sections 20-211 through Sections 30-225 provide the information necessary to comply. Subsequent amendments to the ordinance are to be adopted by this document so as to be current with the city's requirement.

All street trees shall be located between the pedestrian sidewalk and the street curb. See Exhibit L1 & L2 for placement of street trees.

Shrub Requirements, front yard: See Exhibit L6 for front yard guidelines.

Shrub Requirements, back yard:

(15) 1 gallon specimens

(10) 5 gallon specimens

(2)15 gallon specimens

Section 3.3.4 Lawns, Plant Materials & Trees

Grass: Solid Sod: All grass exposed to public view is to be solid sod St. Augustine or Bermuda grass. Rear lakefront and canal yards must be solid sod St. Augustine or Bermuda grass.

Lawns may be overseeded with fescue or rye grass (maintained to 2-1/2" height).

No gravel or rock of any size or color is permitted to substitute for ground cover, mulch or grass lawn when visible from public view.

Planting Bed Edges: Planting bed edging is not required but is encouraged for maintenance purposes and to define the shape of the planting area. Edging that is conducive to easy maintenance with weed eaters and gasoline or electric powered edgers should be considered. Edging shall not compete with the visual quality of the plantings, but should enhance the appearance.

Corrugated and lightweight edging materials are not recommended.

Plant Material: The following list of plant material is considered to be appropriate for Seabrook Island. Other plant material may be used, but priority should be given to plants from this palette. The use of golden euonymus, because of growth characteristics and susceptibility to disease, is discouraged.

Arborvitae, Italian cypress, junipers (other than ground cover varieties), yucca, cactus, and bamboo are not in character with the plant palette and are discouraged; use of these plants may cause plans to be rejected.

Large Scale Trees:

Medium Scale Trees:

Live Oak

Crepe Myrtle

Red Oak
 Water Oak
 Burr Oak
 Evergreen Chinese Elm
 Cedar Elm
 Magnolia
 Pecan
 Loblolly Pine
 Montezuma Cypress

Sweet Gum
 River Birch
 American Holly
 Chinese Parasol Tree
 Saucer Magnolia
 Golden Raintree
 Texas Pistache
 Evergreen Pear
 Bradford Pear

Shrubs:

Recommended Spacing:

Dwarf Yaupon	24" o.c.
Dwarf Pyracantha	24" on center
Dwarf Chinese Holly	24" o.c.
Dwarf Crepe Myrtle	24" o.c.
Dwarf Gardenia (Radicans)	24" o.c.
Dwarf Nandina "Purpurea" & "Harbor"	18" o.c.
Eleagnus	48" o.c.
Pyracantha	25" o.c.
Varigated Pittisporum	36" o.c.
Pittisporum	42" o.c.
Philodredron	36" o.c.
Cleyera	30" o.c.
Fatsia	24" o.c.
Compact Nandina (Gulfstream)	24" o.c.
Nandina (Standard)	30" o.c.
Sago Palm	specimen
Photinia "Frazeri"	48" o.c.
Azalea Karume Varieties	24" o.c.
Azalea Indica Varieties	36" o.c.
Abelia	40" o.c.
Indian Hawthorne "Clara", "Snowwhite", & "Ballerina"	30" o.c.
Gardenia	specimen
Camellia	specimen
Texas Sage	30" o.c.
Texas Silver Leaf	24" o.c.
Banks Rose	specimen
Florabunda	specimen
Ligustrum	48" o.c.
Italian Jasmine	60" o.c.
Oleander	60" o.c.
Bottlebrush	specimen
Pineapple Guava	specimen
Laurel Leaf Cocculus	36" o.c.
Possum Haw	specimen
Pampas Grass	72" o.c.

Ground Cover & Vines:

Material:	Spacing:
English Ivy	12" o.c.
Algerian Ivy	12" o.c.
Japanese Star Jasmine	12" o.c.
Chinese Star Jasmine	12" o.c.
Climbing Fig Ivy	12" o.c.
Carolina Jasmine	12" o.c.
Monkey Grass	8" o.c.
Lariope/ Variagated Lariope	8" o.c.
Spreneri Fern	18" o.c.
Boston Fern	12" o.c.
"New Gold" Lantana	18-24" o.c.
Holly Fern	12-18" o.c.
Honeysuckle	18" o.c.
Trumpet Creeper	specimen
Sedum	6" o.c.
Chinese Wisteria	specimen
Wood Fern	12" o.c.

Annuals & Bulbs:

Marigolds	Impatiens	Perimwinkle (Vinca)	Verbena
Purslane	Portulaca	Salvia	Petunias
Bluebonnet	Amaryllis	Hurricane Lilly	Lilly of the Nile
Begonias	Daylilly		

(Fall & Winter)

Chrysanthemum	Pansies	Ranunculus	Cyclamen
Daffodil	Tulip		

Section 3.3.5 Grading, Foundation & Sediment Control

Grading: It will be the responsibility of each builder to provide adequate drainage for each home. Side yard swales (small ditches) are to be shallow and shall direct surface flow to the storm water collection system at the street. Steep slopes should be avoided, or, broken with retaining walls or steps. Terracing of lawns is encouraged only when the grade is over four percent (4%) slope.

Every attempt should be made to minimize drainage of surface and rain water to the rear of lakefront and canal lots. This effort should help to minimize erosion of soil from around the bulkheads. A drainage plan shall be submitted for all lake and canal lots as part of the application process for ARC approval.

Caution should be used in establishing the foundation elevation so that driveways and slabs are not constructed so high as to impede adequate drainage from the backyard to the front yard. Each builder is responsible for grading his lot and maintaining it in such a manner so as to permit all water sources to drain naturally into the storm sewer system that sides or fronts each

respective lot. No lot may be graded in such a way that it permits water runoff to drain or flow onto, or across, any adjacent lot; nor shall any lot be graded or maintained in such a manner as to allow the accumulation of standing water. Water from the lake and canal lots shall be permitted to drain into the lake or canal.

Any and all exterior, independent drainage systems shall be built to end behind the curb.

Swimming pool backwashes shall not drain water to the street.

Trees or planting beds will not be installed along the side lot line so that it impedes surface drainage between houses.

Rain Gutters & Downspouts: Although gutters are not required, roof drainage (or the use of diverters) should keep dripping water off of patios, balconies, stairs and entryways. Gutters and downspouts should be integrated with the architectural style as in concerns color, shape and location.

Provide downspouts at locations that do not appear obtrusive. Terminate downspouts with splash blocks, or connect to drainage swales. Drainpipes that are tied into downspouts must be completely hidden from view; shrubs and ground covers should be large enough and dense enough to hide the downspouts. Use splashblocks where practical.

Regardless of the drainage system(s) utilized, positive drainage away from the residence should be provided.

Runoff water from roof areas on lakefront lots will be directed toward the street and away from the lake whenever possible.

Foundations: Minimum slab elevations are determined by the appropriate City of Seabrook and/or Harris County agency. All foundation plans must be signed and sealed by a Texas registered professional engineer.

Seabrook Island requires that a form survey be performed to ensure that building setbacks lines have not been violated prior to a foundation pour.

Sediment Control: In order to prevent siltation of storm sewers and drainage channels, and to help maintain clean streets, all projects in Seabrook Island are required to practice sediment control during the course of construction. Prior to earthwork commencing, sediment control methods shall be installed to filter all storm water runoff from the lot to the public street, and into the storm water collection system. Sediment control shall remain in place and in good repair until construction is complete, landscaping is installed and lawns are established.

Builders shall conform to all regulatory agency rulings, regulating standards, and criteria governing sediment control. These include, but are not limited to, **eranpdes**. Builders shall be responsible for filing and securing all necessary permits.

Section 3.3.6 Irrigation

The builder shall install an irrigation system in the front yard of each residence. While optional, he is encouraged to provide an irrigation system in the backyard as well.

Sprinkler heads should be located to effectively water areas with minimum overthrow onto adjacent pavement, walks, and streets. Ensure even and effective coverage with minimal overlap.

Irrigation System Standards:

- a. Head to head coverage of system providing 100% coverage.
- b. Swing joints on all heads should be used to avoid mechanical damage.
- c. Use hi-pop risers in beds next to walks and driveways; keep rigid risers away from streets and driveways to prevent damage from traffic.

- d. All pressure mains should be schedule 40 pvc with slip joint connections.
- e. Backflow preventors should be placed out of sight and in shrub masses when possible.
- f. Utilize separate valve (sized) sections for shrub and lawn areas which have different water requirements.
- g. Automatic controllers to be placed in garage, or hidden from public view.
- h. Trenching should be avoided within the drip line of existing trees.
- i. Do not design circuits for more than 75% of maximum pressure.
- j. Select appropriate head type for each application.
- k. Irrigation using bubblers, drip and leaky pipe is appropriate in select situations.

Section 3.4.0 Graphics

The signage and environmental graphic program for Seabrook Island shall conform to the City of Seabrook Sign Ordinances as it exists on the effective date of the agreement. The developer may, at its sole discretion, modify the Seabrook Island Signage Guidelines by adopting approved amendments to the City of Seabrook Sign Ordinances.

Section 3.4.1 General

Specific requirements, and the guidelines as written, limit the number of signs and are intended to present an image of quality to the public. Through an organized system of signage, adequate direction to builder products will be achieved and the developer will be able to present Seabrook Island as a quality master planned community.

Section 3.4.2 House Address Plaques

Address signage on the front elevation of the house will be treated as an architectural feature and each residence will have a cast stone address plaque. The background will be white or sand in color with black numbers.

The dimension of the identifying plaque will not exceed nine inches (9") high by fifteen inches (15") wide and shall be located near the front door..

Section 3.4.3 Builder Signage

One builder sign up to eighteen inches (18") high by thirty-six inches (36") wide shall be allowed per single family residence until the residence is occupied. Colors and graphics to be submitted to the ARC. The information to be conveyed on the sign:

- *Name of builder and/ or logo or trademark
- *Phone number
- *"For Sale" or "Sold"

Section 3.4.4 Logo/ Logotype There is an officially adopted logo and logotype for Seabrook Island. This logo should only be used in reference to the Seabrook Island community. However, using the logo and logotype for advertising and marketing material is encouraged.

other uses must be approved in writing by the developer.

All

Part 4: Docks, Boathouses, Jet Ski Docks and Piers

Section 4.1.0 General

Builders and owners are required to contact the U.S. Army Corp of Engineers and the Texas General Land Office to gather information concerning the permitting and building of any waterfront structures.

In Seabrook Island, a *maximum* combination of two (2) types of structures will be allowed on any one property. Specifically, two structures of the same type cannot be built on any one property.

No portion of any dock structure shall ever come closer than ten feet (10'0"), from adjacent side property lines. "Portion" can mean, for example, an eave overhang of a boathouse, or the decking of a pier.

No skis, life jackets, boat equipment or boat accessories are permitted to be lying loose on the dock at any time. Every item must be in the boat or in the dock box.

Should any other permanent amenity be proposed for at a boathouse or dock structure, drawings for such shall be submitted to the ARC for review and approval.

Locations of all docks, boathouses, jet ski docks and piers must have written approval from the ARC prior to construction of any and all facilities.

Section 4.1.1 Docks

The sole purpose of this dock shall be for tying up boats. Maximum length allowed shall be thirty-three feet (33'0"); this will vary on lots with less than one hundred (100'0") lineal feet of frontage. The maximum width extending over the water shall be eight feet (8'0"). See drawing in Part 5: Exhibits

Section 4.1.2 Boathouses

The boat dock surface shall not exceed the height of the bulkhead.

The dock and walkway shall be built in a 'U' shape with:

- a. the width of the slip between pilings not to exceed thirteen feet (13'0"),
- b. the walkway at the front of the boat not to exceed five feet (5'0") beyond center of piling,
- c. the finger dock not to exceed four feet (4'0") beyond center of piling.
- d. the boat dock and walkways shall not exceed twenty-five (25'0") from the bulkhead out into the canal.

See drawing in Part 5: Exhibits.

Boat docks are to be located off the side property line farthest from the entrance to the canal.

All docks shall be built out of treated wood or composition decking.

Dock boxes: A dock box will be allowed on docks, built out of treated wood or composition material. The size cannot exceed two feet (2'0") wide by six feet (6'0") long by three feet (3'0") high.

Boatlifts: The boatlift must be a cradle lift or sling, lifting the boat from underneath. All boatlift motors must have a treated wood box or railing built around it to screen it from view.

Section 4.1.3 Jet Ski Docks

Storage for two jet skis are allowed with a maximum dimension of ten feet (10'0") wide by twelve feet (12'0") deep, along with a dock of ten feet (10'0") wide by three feet (3'0") deep between the bulkhead and the jet ski dock. Total allowable built surface will be ten feet (10'0") wide by fifteen feet (15'0") deep.

See drawing in Part 5: Exhibits.

Section 4.1.4 Piers

Piers can only be built as an extension to a lakefront lot.

A pier cannot extend from the bulkhead more than thirty-five feet (35'0") without written authorization from the ARC.

Part 5: Exhibits

(drawings follow this page)