



DESIGN REGULATIONS

Notes:

The following functional areas are subject to these architectural regulations with respect to the established intent, character and quality.

- Vehicular Traffic and Motor Courts
- Main Structure
- Carriage and Guest Houses
- Site Amenities (patios, pools, courtyards, decks, etc..)

Variances to the Architectural Regulations may be granted on the basis of architectural merit and approval of the Architectural Control Committee (ACC).

These regulations are aesthetic in their intent. In cases of contradiction with local safety codes, these regulations shall be overruled, with written notification given to the ACC. The regulations do not exempt any structures from compliance to applicable codes.

These regulations are applicable as of the date below and will be updated periodically. All subsequent changes will apply to all buildings, which have yet to complete the schematic design phase.

Effective Date: January 1, 2016

MINIMUM & MAXIMUM BUILDING AREAS GUIDELINES

SINGLE STRUCTURE

Section I - Savannah Properties:	Min. – 1,500 sq. feet / Max. – 3,000 sq. feet
Section II - Esplanade Properties:	Min. – 1,500 sq. feet / Max. – 3,000 sq. feet
Section III - Rosemary Properties:	Min. – 1,000 sq. feet / Max. – 3,000 sq. feet
Section IV - The Bluffs Properties:	Min. – 2,000 sq. feet / Max. – 4,500 sq. feet
Section V - Sienna Properties:	Min. – 2,000 sq. feet / Max. – 4,500 sq. feet
Section VI - River Run Properties:	Min. – 2,000 sq. feet / Max. – 4,000 sq. feet
Section VII - Lake Estate Properties:	Min. – 3,000 sq. feet / Max. – 6,000 sq. feet

- Areas required refer to heated / cooled / conditioned space.
- Multiple structures are encouraged, i.e., detached Carriage Houses, Guest Quarters above Garages, Pool Houses, etc.
- These Guidelines may be altered based upon architectural merit and the approval of the Architectural Control Committee
- Setback Notes: All setbacks shall be measured from the property line to any portion of a ground level foundation for enclosed, habitable space, including porches. Elements such as balconies, canopies, awnings, overhangs, eaves, light fixtures, etc. shall be allowed to extend within 2'-6" of the property line as long as the element is not connected to the ground level with columns or walls. All sideyard setbacks shall be 5'-0" unless otherwise noted.

SPECIAL DESIGN PROVISIONS BY SECTION

The Crescent on Walden is composed of several neighborhoods complimenting each other while offering a variety of styles in this New Urbanism development concept.

SECTION 1: Savannah Properties:

Houses will feature elevated foundations and livable front porches. The front porches will be required to be a minimum of 8'-0" deep and shall be a minimum of 30" +/- above the natural grade of the front lawn. Picket style or solid masonry fences of an average height of 3'-0" shall be encouraged. All garages shall be in the rear and accessible via the Services Loops. The property owner shall be responsible for the construction of a 5'-0" concrete sidewalk along their front property line. The sidewalk shall be constructed in the Home Owners Association right of way and shall abut the front property line.

SECTION 2: Esplanade Properties:

The front portion of the house shall not be greater than 12 inches from the front setback. All garages shall be in the rear and accessible via the Services Loops. The sidewalk (5'-0" wide) shall be constructed in the Home Owners Association right of way and shall abut the front property line.

SECTION 3: Rosemary Properties:

Vertically proportioned structures are encouraged with elements such as: observation decks or sky rooms; stoops, which are platforms or porches that protrude the exterior wall at elevated floor levels; and architectural / ornamental braces, particularly at deep overhangs and stoops. All structures will face toward Pond Circle St. The front portion of the house shall not be greater than 12 inches from the front setback. All garages shall be in the rear and accessible via the Services Loops. The sidewalk (5'-0" wide) shall be constructed in the Home Owners Association right of way and shall abut the front property line.

SECTION 4: The Bluffs Properties:

All structures will face toward Esplanade. All garage doors shall be located perpendicular to the street and to the rear of the primary structure. All driveway locations shall be coordinated to avoid the existing landscaping established by the ACC and Homeowners' Association. The sidewalk (5'-0" wide) shall be constructed in the Home Owners Association right of way and shall abut the front property line.

SECTION 5: Sienna Properties:

All structures will face toward Water Way St. All garages shall be in the rear and accessible via the Services Loops. The sidewalk (5'-0" wide) shall be constructed in the Home Owners Association right of way and shall abut the front property line.

SECTION 6: River Run Properties:

All structures will face toward Water Way. All garages shall be located in the front with the doors perpendicular to the street. Single garage structures shall be located on the west side of the site with garage openings to the east. Garages will be allowed to be built within 1'-0" of the property line (overhangs and other elements may not be allowed to overhang property line). The sidewalk shall be (5'-0" wide) and the southern edge of the sidewalk shall be 5' from the existing curb. No fencing will extend beyond 50 foot building set back on north side of site.

SECTION 7: Estate Properties:

Homes and detached structures will be based on Southern Coastal, Mediterranean, Colonial and other appropriate vernacular styles that meet the individual needs of each resident. For Lots 1 thru 18 Garages shall be located to the side or rear of the property with doors perpendicular to the street. Lots 19 thru 39 will have direct access to the Lake and

property lines will extend into the Lake. For Lots 19 thru 39 garages shall be located to the side or front of the site with entry doors situated to avoid visibility from the Lake. All garage doors shall be located perpendicular to the street unless otherwise approved by the ACC. Piers, cabanas and other water access structure will be permitted subject to ACC approval. No visible bulkheads will be allowed. Unconditioned pavilions, cabanas, or other outdoor living structures will be considered; however, will be subject to the approval of the ACC.

REGULATIONS FOR BUILDING ELEMENTS

OPENINGS & FENESTRATION

Windows shall be made of wood (painted, stained or vinyl clad), lifetime vinyl, or other quality materials conducive to the environment and climate of the Southeast Texas / Gulf Coast region, and shall be glazed with clear glass or tinting approved by the ACC. No mirrored tinting will be allowed.

Garage Doors shall be wood or metal materials that are approved by the ACC and conducive to the vernacular conditions and climate of the Southeast Texas / Gulf Coast region. Doors shall be painted or stained and exterior hardware is encouraged where applicable.

Shutters shall be operable and composed of wood or pre-finished wood fiber & plastic combination and shall be proportional to the size and shape of windows. Plank shutters are encouraged. Shutters are to be hung by hardware and not screwed directly to the wall.

Security Doors and Window Grilles must be pre-approved by the ACC.

Window Muntins are encouraged and shall create panels of vertical proportion.

Storm Windows and Screens shall be integral with the window. Screens shall be made of brass, bronze, stainless steel or black vinyl. Screens must be maintained in complete & proper condition free of damage.

Exterior Doors shall be hinged. Doors (except garage doors) shall be constructed of planks or raised panels (not flush with applied trim), which express the construction technique.

Driveway Gates shall be in-swinging and have a maximum opening width of 16'.

Crawl Spaces (If applicable) shall have openings with vertical metal bars. Wire mesh behind the bars is required. For buildings with a masonry ground floor not on slab, undercroft openings for drainage and ventilation shall be a maximum of 1' tall and 3' wide.

ROOFS

Roofs shall be clad in one of the following materials, wood, Architectural shingles, galvanized steel (in its natural color, no colored roofs permitted, (corrugated, 5 V crimp or standing seam are allowed), copper or other architectural grade roofing materials approved by the ACC and suitable for the Texas Gulf Coastal Region.

Gutters and Downspouts, when used, shall be made of natural copper (not copper-coated), anodized or ESP aluminum with the color approved by the ACC.

Flashing material shall be visually compatible with the roofing system and shall be designed and constructed to prevent galvanic action from causing deterioration of the roof system.

Copper roofs, flashing, gutters and downspouts shall be allowed to age naturally (not painted or sealed).

Parapets are encouraged to reflect vernacular conditions; see Elements.

Roof Penetrations, (except chimneys), shall be placed so as not to be easily visible from streets or as inconspicuous as possible, and shall be painted to match the color of the roof material.

WALLS & FENCES

Building Walls shall be finished in brick, stucco, cedar or fiber-cement shingles, wood or fiber-cement clapboard, board and batten, or board on board, then sealed with paint or stain.

Encouragement is given to designs reflecting masonry and / or stucco ground floors with wood framed second floors. No vinyl or aluminum siding, fascia, soffit or trim shall be allowed.

Stucco / Trim profiles & articulations shall be subject to approval by the ACC.

Walls and Fences shall generally be constructed of the same material as the first floor of the primary building: Masonry piers with wood pickets may replace solid masonry walls; Wood may replace masonry at the rear Property Line subject to the approval of the ACC.

Masonry walls may be finished with stucco while gates shall be wood. Walls may be perforated. Fences shall be made of smooth cedar, or pressure treated wood and may have brick or stucco piers. All wood fences must be stained and have ACC approval prior to construction. All intended fence designs must be pre-approved by the ACC prior to construction.

Fences on adjacent lots shall have different designs, subject to approval by the ACC. No fence shall be greater than 8'-0" tall.

Pickets, Boards and related pieces shall be made of smooth cedar, or pressure treated wood.

Wood clapboard & Siding shall be horizontal, maximum of 8" exposed to weather, unless otherwise approved by the ACC.

Stucco or plaster coating may be applied to concrete block, brick, or poured concrete. Stucco shall be steel troweled.

LANDSCAPING

To produce a high quality, environmentally sound community, which preserves and enhances the setting, the site design and landscape of each lot shall be carefully planned according to the following standards:

- Submit fully executed “Landscaping Review Form”
- Copy of Landscape plan indicating lawns, hardscape, plant materials / bedding, irrigation, drainage and lighting.

Building envelopes and relative site design objectives should:

- ❖ Maintain efficient and effective drainage patterns
- ❖ Minimize grading to avoid erosion; the proper incorporation of retaining walls is allowed
- ❖ Optimize views and protect view corridors. Utilize distinctive natural features
- ❖ Blend man-made improvements into landscaping

New plantings are to be used to help define use areas on the lot and screen outdoor service areas and equipment from adjacent lots and off-site views.

Landscape improvements shall utilize indigenous species and minimize areas of intensive irrigation.

A list of proposed plants, shrubs, flowers and trees shall be submitted for ACC approval prior to installation. Assistance is available to identify applicable indigenous species if requested.

DETAILS

The following details shall be utilized as unifying components for the development. Individual and unique detailing within these elements will serve to establish the special character sought for the development and the individual neighborhoods.

Chimneys, if utilized, shall be finished with stucco, brick, stone or other materials that are approved by the ACC and conducive to the vernacular conditions & climate of the Southeast Texas / Gulf Coast region.

Stoops shall be finished with wood, brick, fiber-cement board cladding or stucco.

Colonnades shall rest on pedestals, which accommodate any grade changes.

Metal Elements shall be natural-colored galvanized steel, natural copper, anodized or ESP aluminum.

Chimneys shall be capped to conceal spark arresters. Flues shall be no taller than required by the Building Code.

Piers or pilings shall be no less than 12" x 12" and shall consist of brick, stucco, finished concrete, or if wood painted.

Screened Porches shall have screens framed in wood installed behind framed railings.

Posts shall be no less than 6" x 6".

Awnings shall be rectangular in shape with straight edges. Awnings may have side panels but shall not have a bottom soffit panel. Awnings shall not be back-lit. Wood Elements must be painted or sealed with an opaque or semisolid stain, except walking surfaces, which may be left natural.

Design & Development Process

The Crescent on Walden Architectural Control Committee (ACC) has established the following process outline as information to assist the Owners, Architects and Builders in obtaining design and construction approvals, while maintaining a level of design consistency and compatibility. By issuing approvals throughout this process, the ACC (or its members) assumes no liability for performance of work by others, structural integrity, or compliance with authorities having jurisdiction over the project. The ACC will generally meet 2 times per month, or as appropriate on an appointment basis.

STEP 1: REVIEW DOCUMENTS

- Design Regulations
- Declaration of Covenants and Restrictions
- Design & Development Process (This document)
- List of Approved Architects and Builders

STEP 2: SCHEMATIC REVIEW

- Submit “Schematic Review Form”
- Schematic drawings as follows:
 - a. Site Plan (1/8” = 1’-0”) indicating property lines and dimensions, building footprint with roof overhangs, stoops and decks shown as dashed lines; drives with intended parking, walks, paths, fencing and ancillary site amenities including any mechanical equipment.
 - b. Floor Plans – (1/4” or 1/8” = 1’-0”) indicating labeled rooms, total area square footage of conditioned spaces and exterior decks (covered & uncovered).
 - c. Exterior Elevations – (1/4” or 1/8” = 1’-0”) indicating : all windows, doors, exterior treatments, principal materials, finish floor elevations, overall bldg. height and roof pitch(es).

STEP 3: FINAL DESIGN/ CONSTRUCTION PHASE 1 REVIEW

- Submit approved “Schematic Review Form” and associated documents.
- Submit “Final Review Form” and fully executed Construction Application Form.
- Construction documents of the same drawings required at Schematic Review plus: appropriate sections and details of exterior architectural elements, all exterior lighting, and structural / foundation drawings.
- Product literature, samples or other representation of building materials.

STEP 4: CONSTRUCTION PHASE 2 REVIEW:

- Submit copy of executed building permit and any other required approvals of authorities having jurisdiction over the project.
- The ACC reserves the right to inspect the construction at all stages for compliance of approved documents. Construction found to be non-compliant may be suspended and / or stopped.
- Final exterior finishes selections including the windows, doors, roofing, paint, and masonry.
- Any alterations from the approved Final Review shall be submitted with an executed “Variance Form” and appropriate supporting documentation or drawings.

STEP 5: LANDSCAPING REVIEW:

- Submit fully executed “Landscaping Review Form”
- Copy of Landscape plan indicating lawns, hardscape, plant materials / bedding, irrigation, drainage and lighting.

STEP 6: FINAL INSPECTION:

- Submit executed “Final Inspection Form”
- ACC field inspection and issuance of approval and occupancy.

SCHEMATIC REVIEW FORM

Property Owner: _____ Date: _____

Lot No. & Street: _____

Architect or Building Designer: _____

Firm: _____

Address: _____

Telephone / Fax: _____

Four (4) sets of schematic drawings in compliance with Schematic Review:

- Site Plan
- Floor Plans
- Exterior Elevations

Submitted By:

Signature: _____

FINAL REVIEW FORM, cont.,

Exterior Materials and Colors:

Item	Color	Material / Notes
Roofing		
Siding		
Fascia		
Trim / Arch. Elements		
Front Door		
Exterior Doors		
Garage Doors		
Windows		
Chimneys		
Gutters / Downspouts		
Drive		
Walks / Paths		
Fences		
Other		
Remarks:		

I certify that the preceding information is true and correct to the best of my knowledge. I have read the Design Regulations, the Declaration of Covenants and Restrictions and agree to be responsible for the construction abiding therewith.

Date: _____ Owner's Signature: _____

CONSTRUCTION APPLICATION FORM

Property Owner: _____

Lot No. & Street: _____

Builder: _____

Contact Person:
Address:
Phone / Fax:

Signature: _____

Landscape Contractor:
Address:
Phone / Fax:

Signature: _____

RULES OF CONSTRUCTION:

All construction will be performed in exact accordance with the Design & Development Review package approved by the ACC of The Crescent On Walden, with the exception of interior modifications.

No project shall go without work being performed or be idle for a period exceeding 2 weeks.

Jobsite must be kept clean and free of debris and trash daily. Builder is responsible for retaining waste materials in enclosed containers.

Materials must be contained within the lot in which construction occurs.

No signage other than that approved by the ACC is allowed on site.

Loud music is not allowed.

By my signature above, I understand and accept the rules stated herein without exception and will enforce them with all subcontractors. Any costs incurred by the ACC in enforcing these rules will be reimbursed by the company I represent and / or own.

VARIANCE FORM

Property Owner:

Date:

Lot No. & Street:

Architect:

Signature: _____

Firm:

Description of Change or Alteration – (attach supplemental drawings, etc. as necessary):

Reason for Change or Alteration:

This portion to be completed by The Crescent On Walden ACC:

APPROVED WITH NO EXCEPTION – Date:

By: _____

APPROVED WITH EXCEPTION(S) – Date:

By: _____

Notes:

DENIED

– Date:

By: _____