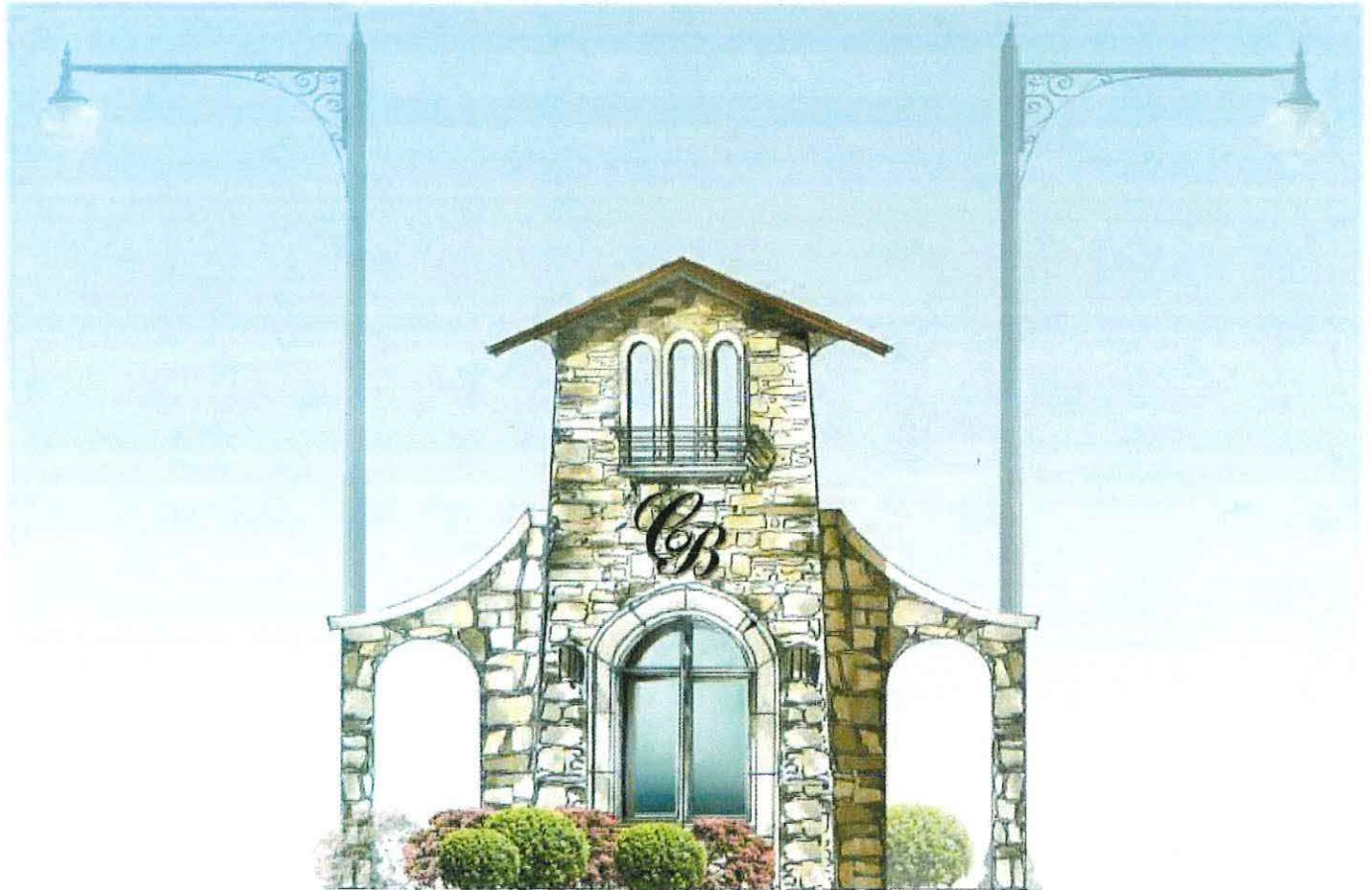


Cresta Bella

SAN ANTONIO, TEXAS



The Reserve at Cresta Bella Unit 5 - 100' Lots

Residential Architectural Design Guidelines

Cresta Bella

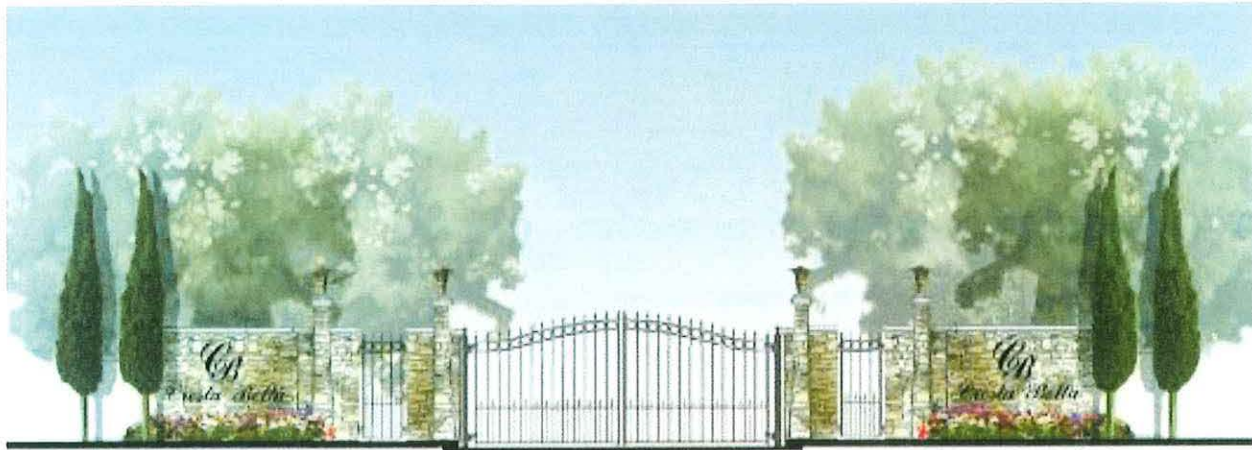


Table of Content

Topic	Page
I. Introduction	4
II. General Responsibilities	5
III. Site Exhibit	6
IV. Conceptual Plan	7
V. Site Plan Guidelines	7
A. General	7
B. Building Setbacks	7
C. Lot Consolidation	11
D. Walkout Basements and Garages	11
E. Outbuildings	12
F. Garage Placement	12
G. Driveways	13
H. Sidewalks	15
I. Walkways	16
J. Masonry Columns	17
K. Fencing	18
L. Retaining Walls	24
M. Gates	24
N. Grading, Draining, Berms	25

VI. Architectural Guidelines	26
A. General	26
B. Square Footage	26
C. Plan Width Minimum	26
D. Plan Spacing	26
E. Masonry Requirements	26
F. Exterior Materials	27
G. Masonry Repetition	27
H. Exterior Colors	28
I. Windows	28
J. Doors	28
K. Chimneys	29
L. Roofs	29
M. Garages	30
N. Garage Doors	31
O. Foundation	31
P. Plate Height	31
Q. Railing	31
R. Lighting	31
S. Screening	32
T. Address Markers	32
U. Gutters and Down Spouts	32
V. Mail Boxes	32
W. Pools, Spas, Hot Tubs, Waterfalls	32
X. Accessory Buildings, Storage and Play Structures	32
VII. Landscape Guidelines	33
A. General	33
B. Irrigation	34
C. Minimum Landscape Requirements	35
D. Planting Plan	36

VIII. Construction Guidelines

43

IX. Architectural Review Process

47

Forms

I. Introduction

Cresta Bella is San Antonio's premier residential community of prestigious and distinguishable custom homes.

The following Architectural Design Guidelines ("Guidelines") that follow in this booklet are presented as a minimum set of development guidelines for Cresta Bella. The intent is to provide the framework for the design objectives of an impelling and unique setting for the builders and residents of Cresta Bella. Individual design diversity is strongly encouraged in order to create truly distinguishable custom homes.

The Guidelines have set standards in order to maintain continuity and reinforce overall community quality. Also aimed at providing an attractive and coordinated physical environment both before, during and after construction.

The use of the Guidelines is specifically for the Builders and to be used for review by the Architectural Review Committee ("ARC") to ensure that each residence constructed meets the standards and aesthetic look that Cresta Bella has designed. This would include the colors, placement, materials, fencing, repetition, drives, etc. to allow an inviting flow to the community. The ARC will review each single family residential submittal prior to the City of San Antonio, which will also review to enforce city Building Code requirements as this development is located within the jurisdictional boundaries of the city of San Antonio.

These Guidelines are supplemental to the Declaration of Covenants, Conditions and Restrictions for Cresta Bella and are to be used in the architectural review of Builder plans by the ARC. Non-compliance with these Guidelines is grounds for disapproval of plans by the ARC. The review and approval of plans constitutes conformance with the Guidelines and protective covenant and deed restrictions, but does not relieve the applicant from conformance to local, state and national codes, ordinances, and standards plus other design considerations not reviewed by the ARC. The Committee assumes no responsibility for structural integrity or for mechanical, electrical and civil design with review of the above.

Pursuant to and in accordance with the Declarations, the ARC shall have the exclusive jurisdiction over the design, construction, modification, alteration, addition of all improvements within Cresta Bella with respect to their compliance with the architectural standards set forth in the Declarations, any dedicatory instrument or the Guidelines. The ARC has the right to alter and amend the Guidelines from time to time at its sole discretion.

II. General Responsibilities

The following Guidelines are to provide a basis for design concepts, forms and materials to create a pleasant living environment. The Guidelines are not intended to limit the creativity of the Builders in their design and construction. The design, however, must use acceptable materials and fit into the overall theme of the community.

The Guidelines provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage and lighting. In addition, the Guidelines establish a process for review of proposed construction to ensure that all sites within Cresta Bella are developed with the consistency and quality intended for the development.

To the extent that the City of San Antonio, Bexar County, State ordinances, building code or regulation requires a more restrictive standard than the standards set forth in these Guidelines, the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Guidelines shall prevail.

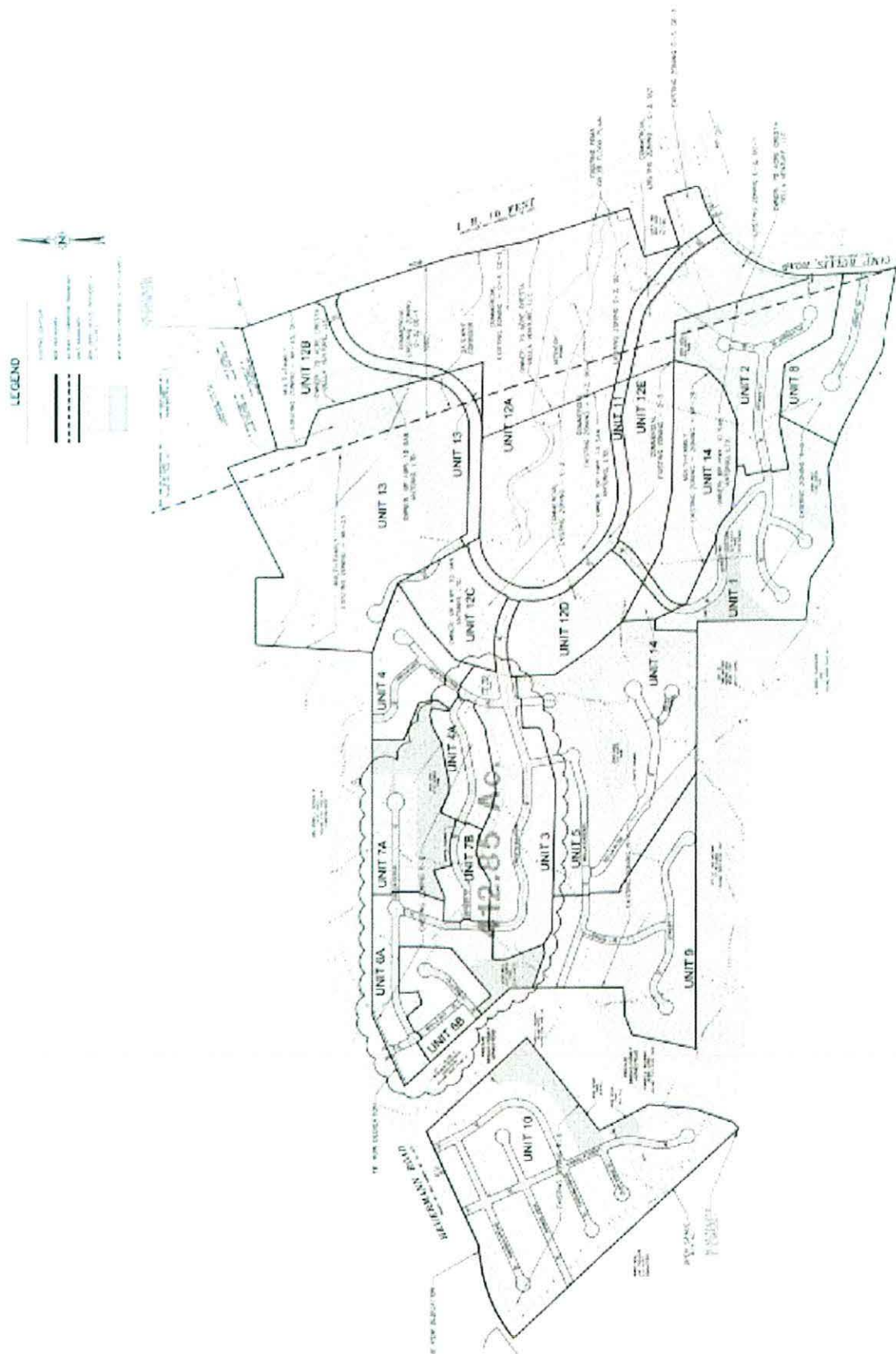
Each Builder is expected to improve and maintain its individual Lots in a neat and orderly fashion as stated in the Construction Guidelines within this document.

Builder shall comply with and warrant compliance with any and all applicable building codes, rules and regulations in effect within the jurisdiction of any governmental agency including but not limited to City, County, State, MUD and EPA, etc. Codes, rules and regulations of the City or other agency with jurisdiction over Cresta Bella that exceed the requirements of these Guidelines shall supersede the Guidelines.

Disclaimer

Neither Cresta Bella nor the members of the Architectural Review Committee (ARC) nor its representative, their successors or assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the ARC for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Cresta Bella, the members of the ARC, or its representatives, to recover any damages.

III. Site Exhibit



Cresta Bella

V. Site Plan Guidelines

A. General

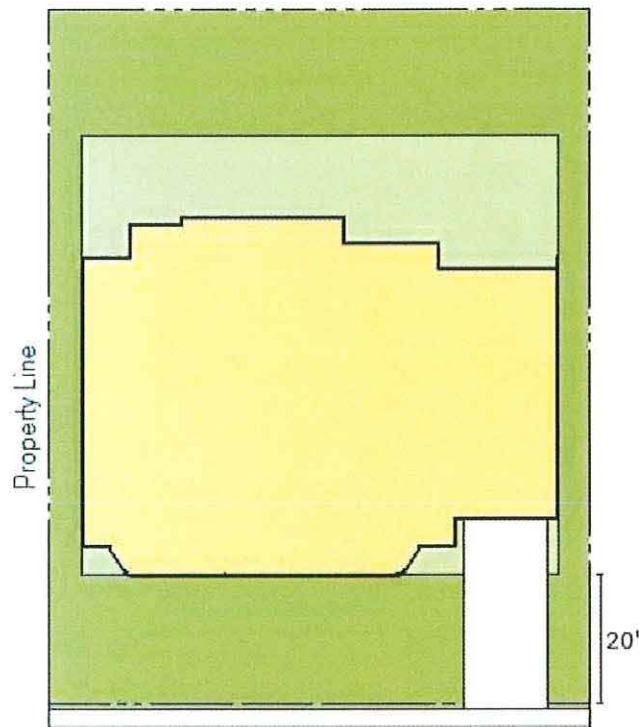
Prior to the placement of any forms, the Builder must review the regulations in this required document and all corresponding City of San Antonio and Bexar County requirements for the specific Lot in order to verify all applicable requirements. Unless otherwise delineated on the recorded Plan or stipulated in the City or County ordinances, the following setbacks are required.

B. Building Setbacks for 100' lot

Side of Lot	Setbacks
Front	20'
Front Cul-de-Sac	20'
Detached Garage Front	60'
Side Load Garage Front	20'
Swing-In Garage Front	20'
Interior Side	5'
Corner Side	10'
Side Load Garage Side	30'
Swing-In Garage Side	5'
Detached Garage Interior Lot Side	5'
Detached Garage Corner Lot Side	20'
Rear	20'
Side Load Garage Rear	10'
Detached Garage Rear	10'

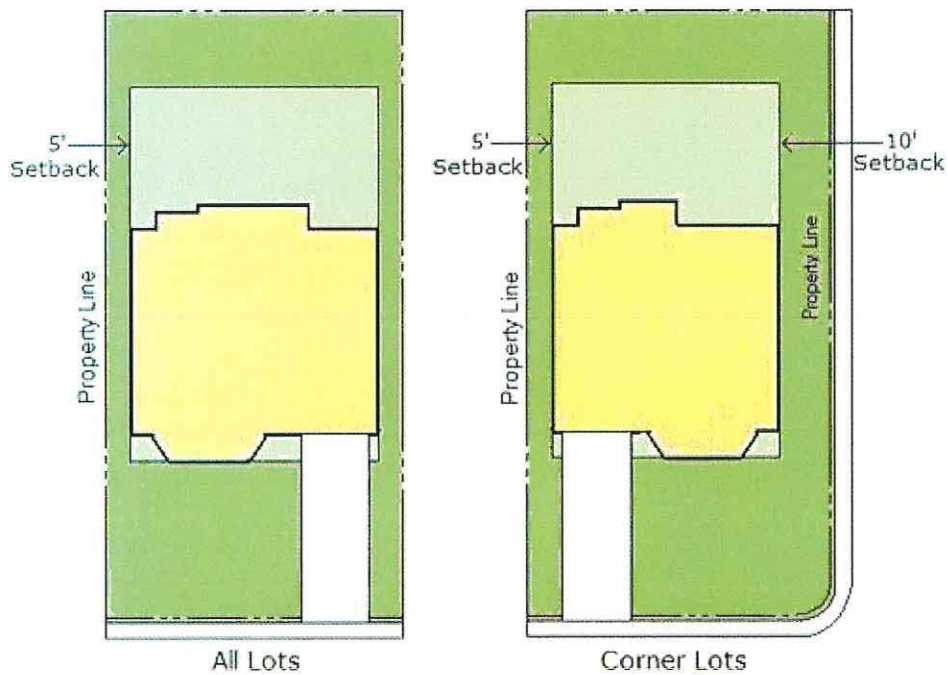
1. Typical Front Setbacks

The Front elevation which faces the Front Property Line.



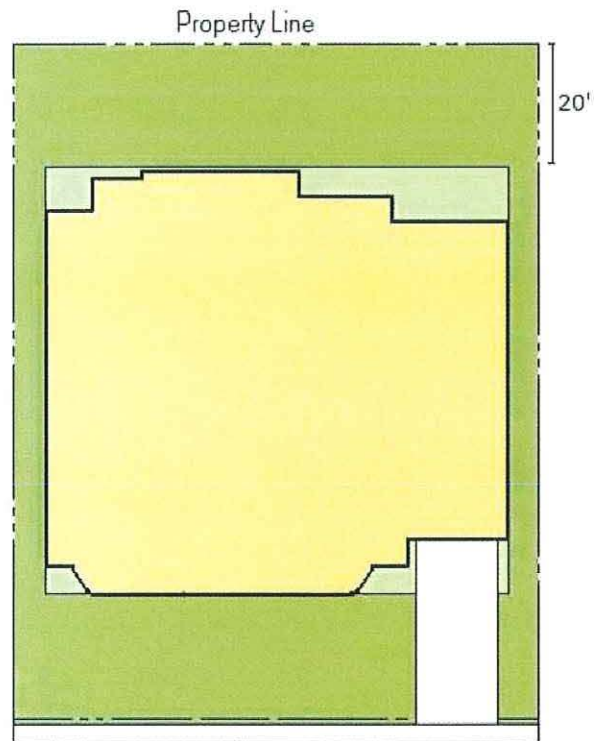
2. Typical Side Setbacks

The Side elevations which face the Side Property Lines.



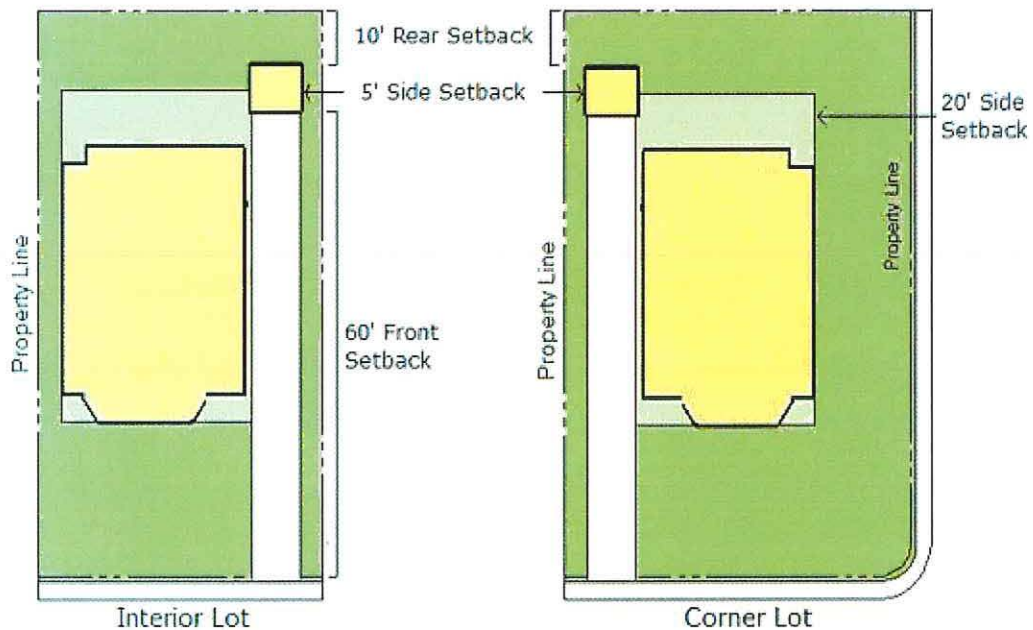
3. Typical Rear Setbacks

The Rear elevation facing the Rear Property Line.



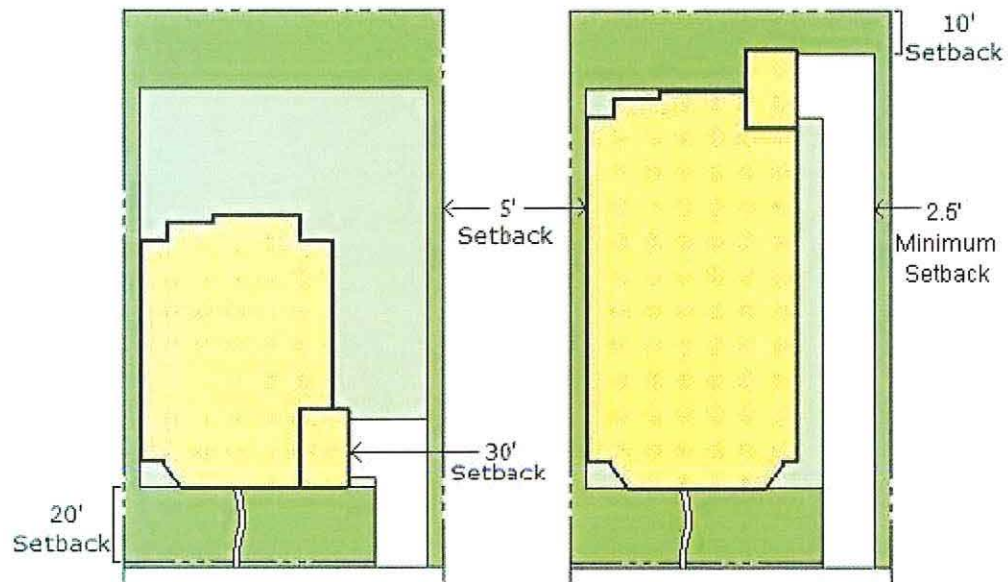
4. Detached Garage Setbacks

The elevations of a Detached Garage facing the Front, Side and Rear Property Lines.



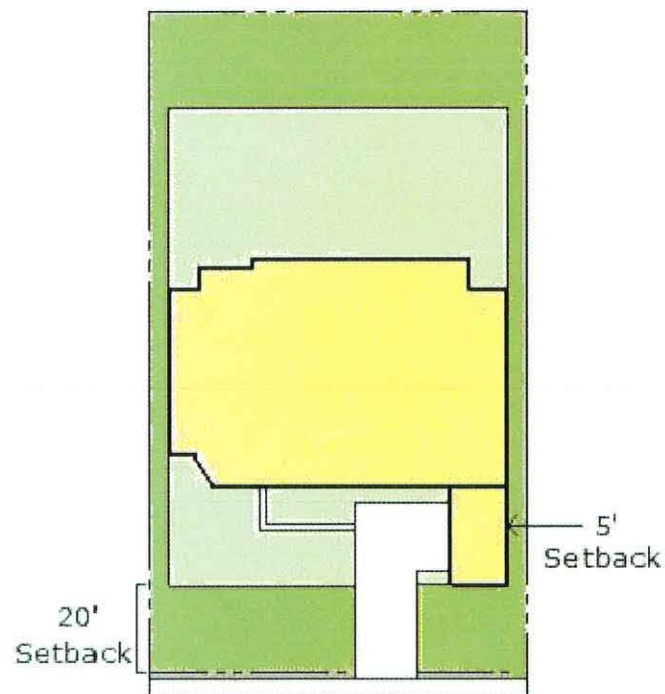
5. Side Load Garage Setbacks

Garage elevations facing the Side Property Line.



6. Swing-In Garage Setbacks

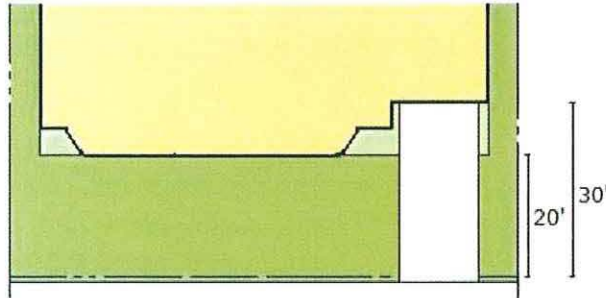
The Side and Rear elevations facing the Side and Rear Property Lines.



7. Attached Front Loaded Garage Setbacks

a. Setbacks

100' Lots -Must have a minimum thirty foot (30') setback.



b. Lot Consolidation

Consolidation of two or more adjoining Lots for purpose of constructing one single family residence and other improvements, as allowed in the CCR's and Design Guidelines, must comply with all legal requirements for applicable statutes, ordinance and regulations.

1. Must receive prior ARC approval.
2. Residences constructed on such Lots must cover a minimum of four thousand square feet (4,000sf) of land.
3. Front, Side, Rear and Garage Setbacks apply for consolidated Lot perimeter property lines.

C. Walkout Basements and Garages

A basement or garage located below the main structure with at least **one** side open to the yard at ground level.

1. Permitted within Cresta Bella with ARC approval.
2. Must follow the Design Guidelines and comply with all City and County ordinances and regulations.
3. Exterior materials must match and compliment the architectural style and design of the home.
4. Must have access door within the side open to the yard.
5. Minimum of five hundred square feet (500') in size. Square footage does not affect minimum/maximum square footage requirements of the actual home.
6. Height/depth may not affect the maximum height of a single family home.
7. Positive drainage away from the foundation.
8. Adequate drainage and waterproofing must be utilized on all walls in contact with surrounding in-situ or fill material.



D. Outbuildings

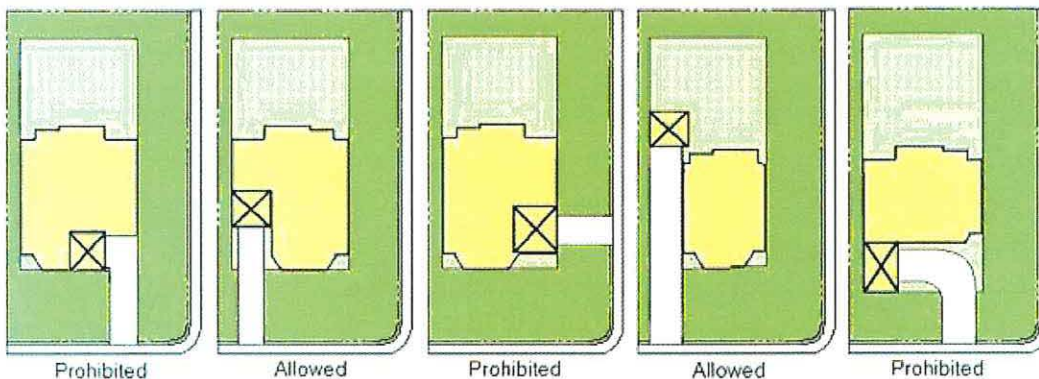
Pool houses, gazebos, covered patios, playhouses, outdoor kitchens and other such structures must receive prior ARC approval.

1. Must comply with standard building setbacks.
2. Must match and compliment the architectural style and design of the home.
3. Total area must not exceed ten percent (10%) of the ground floor of main dwelling.
4. **100' Lots** -Must not exceed two (2) stories in height.

E. Garage Placement

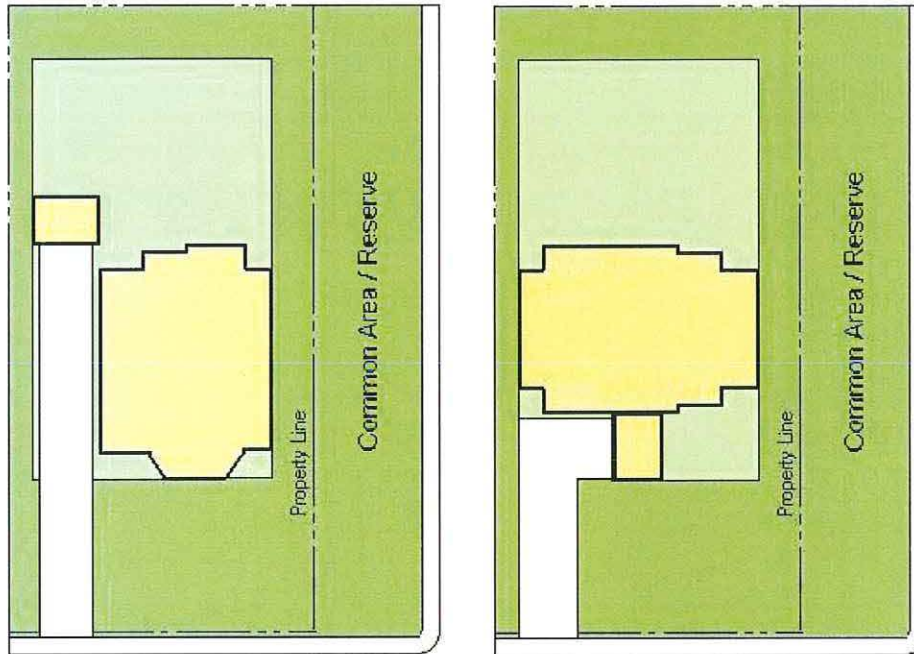
1. Corner Lot Garage

- a. **Detached and Front Loaded Garages** must be located on the interior side of the Lot.
- b. **Side Loaded Garages** must be located at the rear of the Lot with access to minor street only.
- c. **Swing Load Garages** must have drives on the interior side of the Lot.



2. Adjacent to Reserve or Common Areas

- a. **Detached and Front Loaded Garages** must be located on interior side of Lot.
- b. **Side Loaded Garages** are prohibited.
- c. **Swing Load Garages** must follow required Front and Side setbacks.



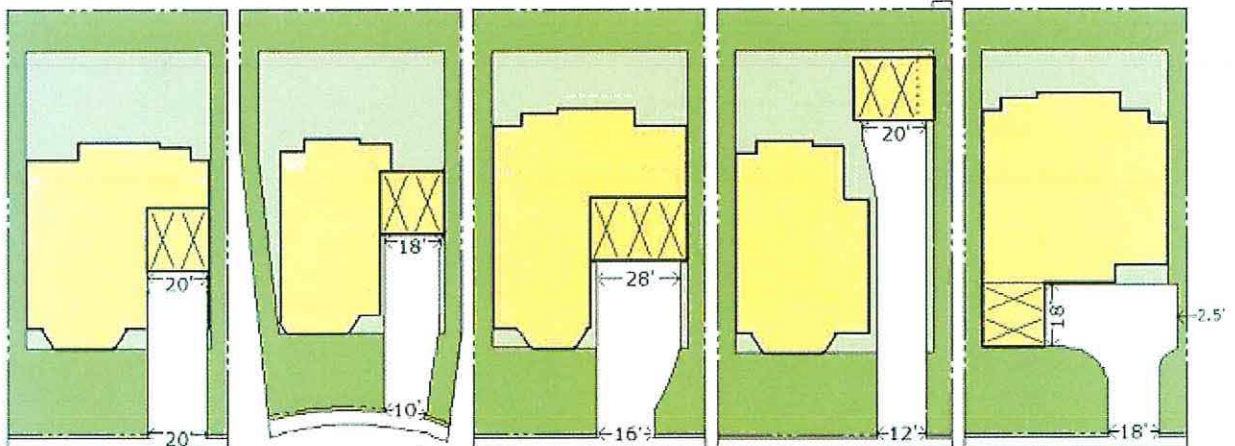
F. Driveways

1. General

Must meet City, County and ADA construction guidelines and requirements.

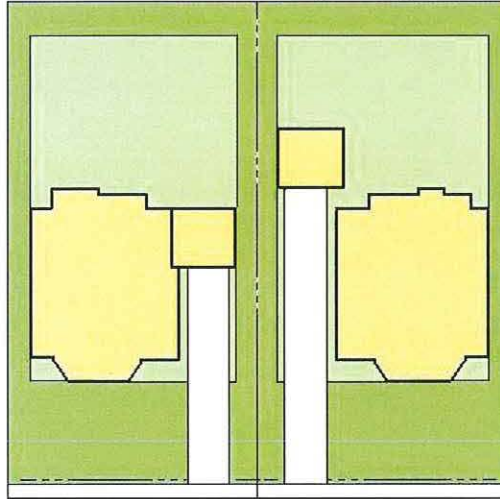
2. Widths

- a. Driveways may be a minimum of ten feet (10') and a maximum of twenty feet (20') at the Front property line.
- b. Maximum twenty feet (20') at the face of a two (2) car garage.
- c. Maximum twenty-eight (28') at the face of a three (2) car garage.



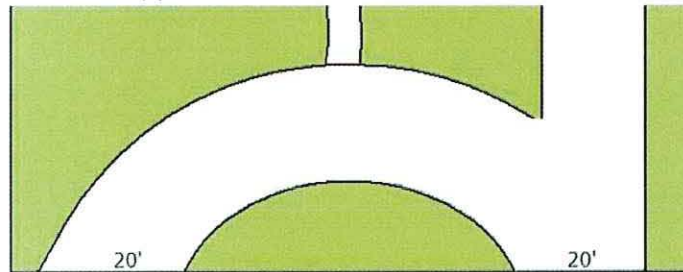
3. Side-By-Side

- a. Side-By-Side driveways on neighboring Lots must be kept to a minimum with ARC approval.
- b. Side property line fence between drives may be required. See Fencing.



4. Circular Driveways

- a. May not cover more than fifty percent (50%) of total width of the Lot
- b. Must receive ARC approval

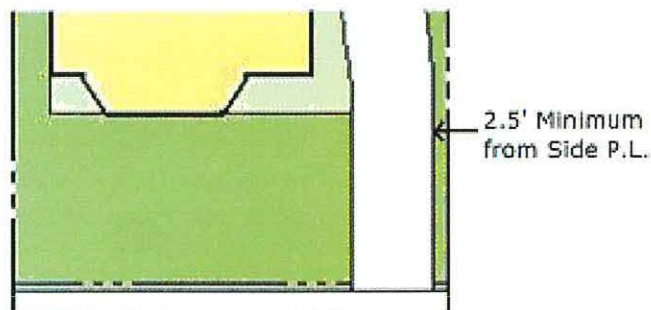


5. Prohibited Driveways

- a. Dual Drives such as one through a Porte-Cochere and another driveway along the side of the Porte-Cochere to access a rear-loaded garage.

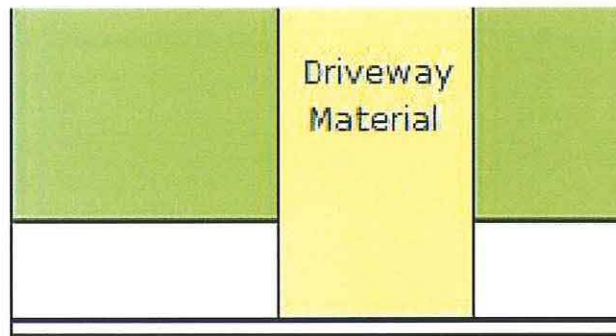
6. Driveway setbacks

- a. Driveways shall be located no closer than two and a half (2.5') from the side property



1. Materials Permitted

- a. Rock Salt Finish.
- b. Decorative brick, stamped or colored concrete pavers, flagstone must receive ARC approval
- c. Where driveway meets standard sidewalk the sidewalk design must not go through. (Amended 7.27.10)



2. Materials Prohibited

- a. Asphalt, loose gravel/stone.
- b. Broom-finished concrete.

3. Borders Permitted

- a. Rock, stone, brick must receive ARC approval.
- b. Stamped or colored concrete must receive ARC approval.

4. Borders Prohibited

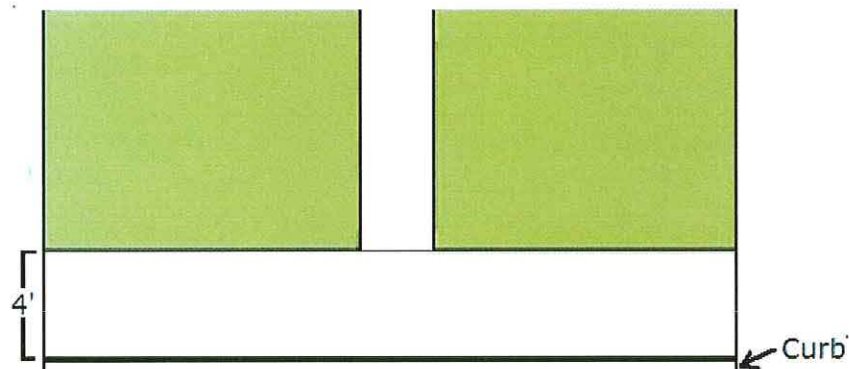
- a. Wood /Timber borders.
- b. Loose gravel/stone.

b. Sidewalks

1. General

Must meet City, County and ADA construction guidelines and requirements.

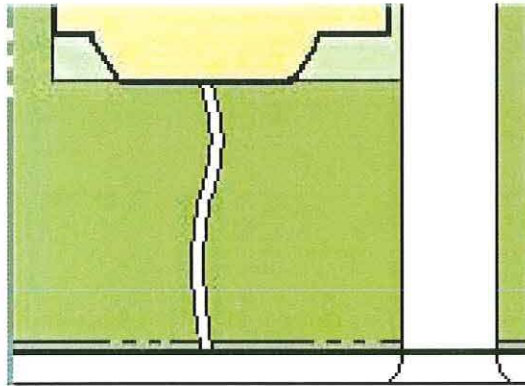
- a. Four-foot (4') sidewalks required for all Lots.
- b. Must be located at the back of the curb.
- c. Rock Salt Finish required for all Lots.



G. Walkways

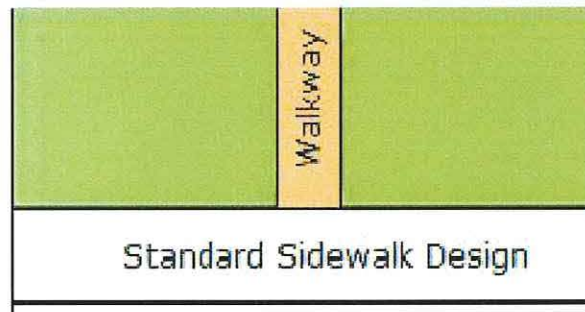
1. General

- a. Must meet City of San Antonio specifications.
- b. Four foot (4') minimum to six foot (6') maximum.
- c. Walkways must lead from the front door of the elevation to the sidewalk or to the driveway.
- d. Walkways to the sidewalk must be curvilinear.



2. Materials Permitted

- a. Concrete required for all walkways.
- b. May be Rock Salt or Pebble Finish. Must receive ARC approval.
- c. Decorative brick, stamped or colored concrete pavers, flagstone must receive ARC approval.
- d. Walkway material must stop where standard sidewalk begins.



3. Materials Prohibited

- a. Asphalt, loose gravel/stone.
- b. Broom-finished concrete.

4. Borders Permitted

- a. Rock, stone, brick must receive ARC approval.
- b. Stamped or colored concrete must receive ARC approval.

5. Borders Prohibited

- a. Wood /Timber borders.
- b. Loose gravel/stone.

I. Masonry Columns

1. General

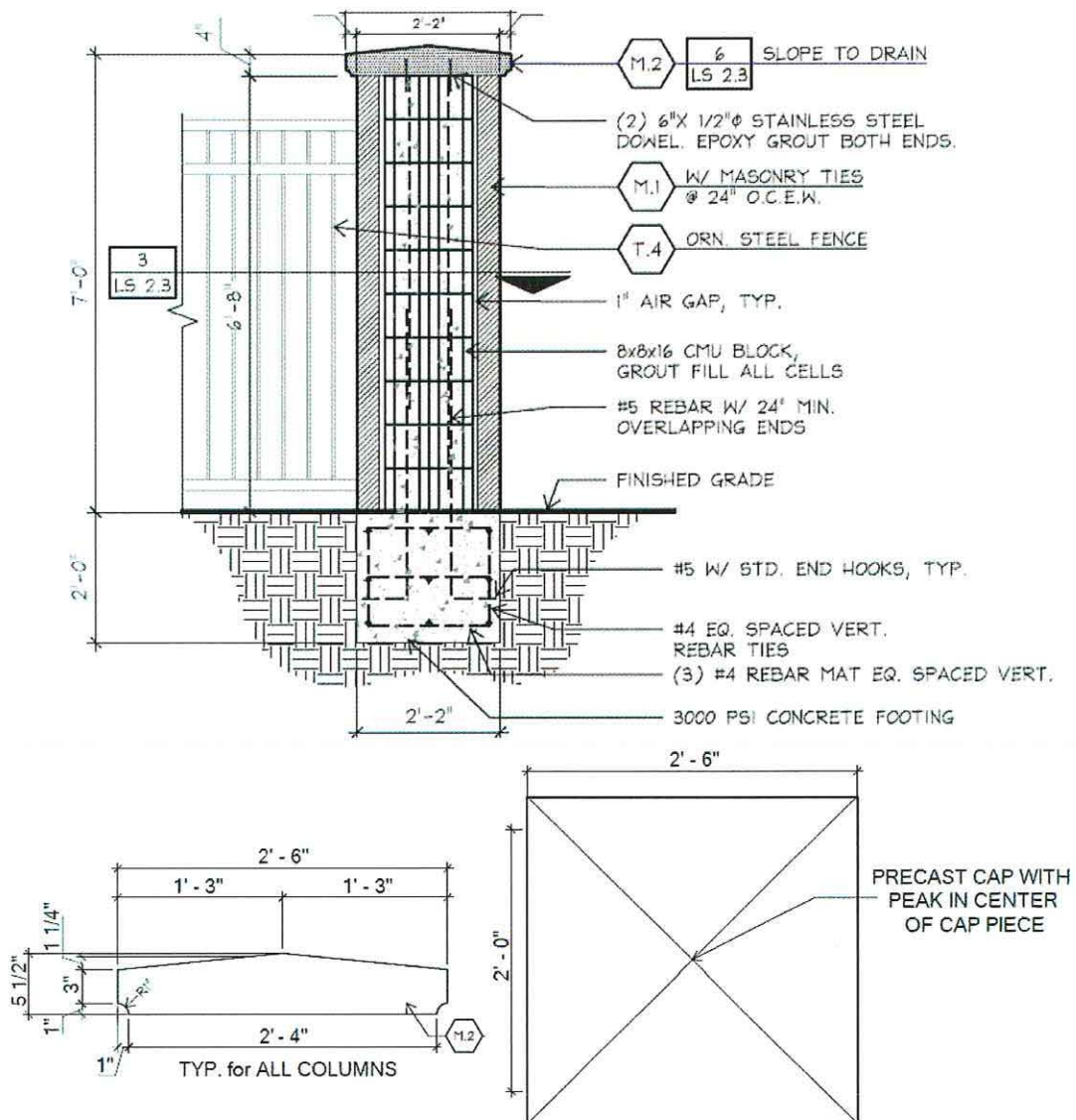
Masonry Columns must connect Front Returns and Side Property Line Fencing.

a. If a Masonry Column is requested, must meet the following requirements:

1. Must have a Masonry Column connecting the Front Steel Return and Side Property Line wood or steel fence.
2. Fences between Side-by-Side driveways must have a Masonry Column at the end of the fence.
3. Must be built according to design details below.

4. Materials

- a) Lueder Stone Veneer
- b) Chopped finish
- c) Weather Gray color



I. Fencing

All Lots are required to have **Wood** or **Steel** fencing at the left and right Front Returns, along the Side and Rear property lines as shown on the Unit Specific Fence Plan or Approved Site Plan.

- a. Steel Front Returns, Steel Side and Rear property line fencing unless otherwise required by the ARC for specific Lots.
- b. Fencing is not permitted in the Front yard of any Lot beyond the front returns.

1. Standard Wood Fencing

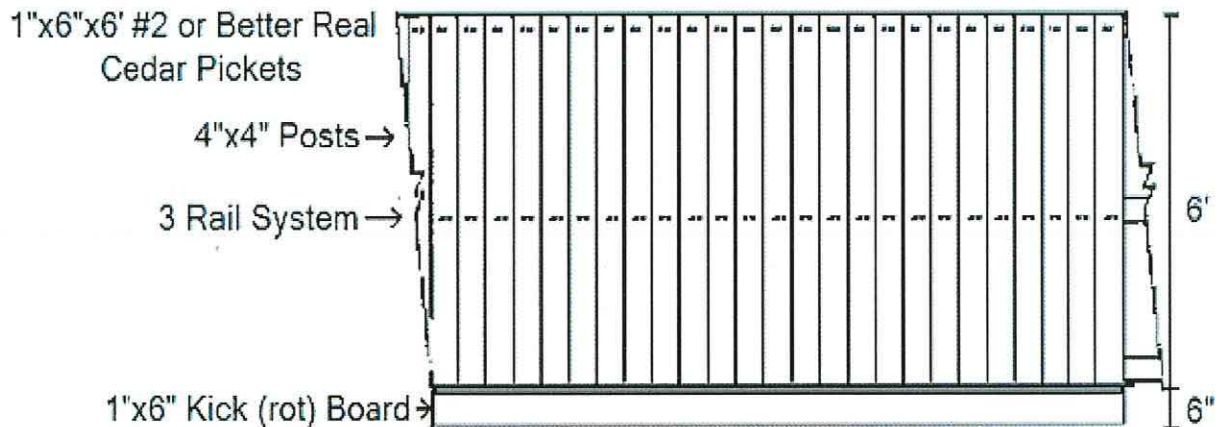
- c. Wood fencing with ALL Good Side pickets must be installed as submitted and Approved on the Site Plan for each Lot. See Unit Specific Fence Plan.
 - 1) May have Standard fencing along Side and Rear property lines when approved on Site Plan
 - 2) The last builder to complete an improvement must complete the fence to be Good Side facing the interior of the Lot.

d. Materials

- 1) All fencing must be constructed with #2 REAL cedar wood or better.
- 2) Six foot (6') REAL cedar pickets, three (3) rail system.

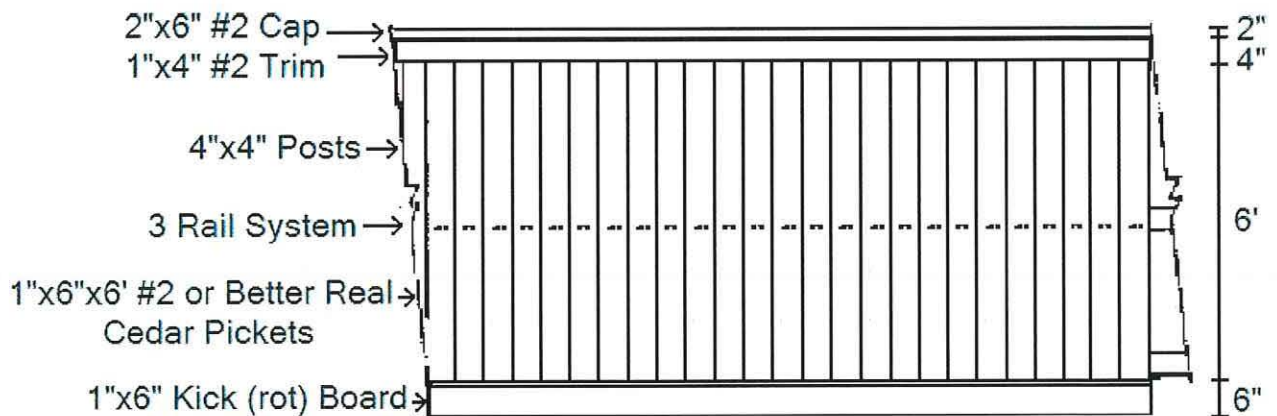
e. Details

- 1) All fencing must be constructed with #2 REAL cedar wood or better.
- 2) Six foot (6') by six inch (6") REAL cedar wood pickets
- 3) Four inch (4") by four inch (4") pressure treated vertical wood posts
- 4) One inch (1") by six inch (6") kick (rot) board



2. Upgraded Wood Fencing

- a. All Wood fencing within public view must be Good Side Out fencing with cap rail, trim and kick (rot) board.
- b. The ARC may require specific lots to have Upgraded Wood fencing along the rear property line. See Approved Site Plan per lot.
- c. Must be installed as submitted and Approved on Site Plan for each Lot. See Unit Specific Fence Plan.
- d. The last builder to complete an improvement must complete the Upgraded Wood fence visible within public view.
- e. **Materials**
 - 1) All fencing must be constructed with #2REAL cedar wood or better.
 - 2) Six foot (6') REAL cedar pickets.
 - 3) Two-inch (2") wood cap, four inch (4") wood trim, six inch (6") kick (rot) board.
- f. **Details**
 - 1) All fencing must be constructed with #2REAL cedar wood or better.
 - 2) Six foot (6') by six inch (6") REAL cedar pickets
 - 3) Four inch (4") by four inch (4") pressure treated vertical wood posts
 - 4) Three (3) rail System
 - 5) Two inch (2") by six inch (6") wood cap
 - 6) One inch (1") by four inch (4") wood trim
 - 7) One inch (1") by six inch (6") kick (rot) board



8) Stain

All Upgraded Wood Fencing must be stained Sherwin Williams Woodscapes Cedar Bark #3511.

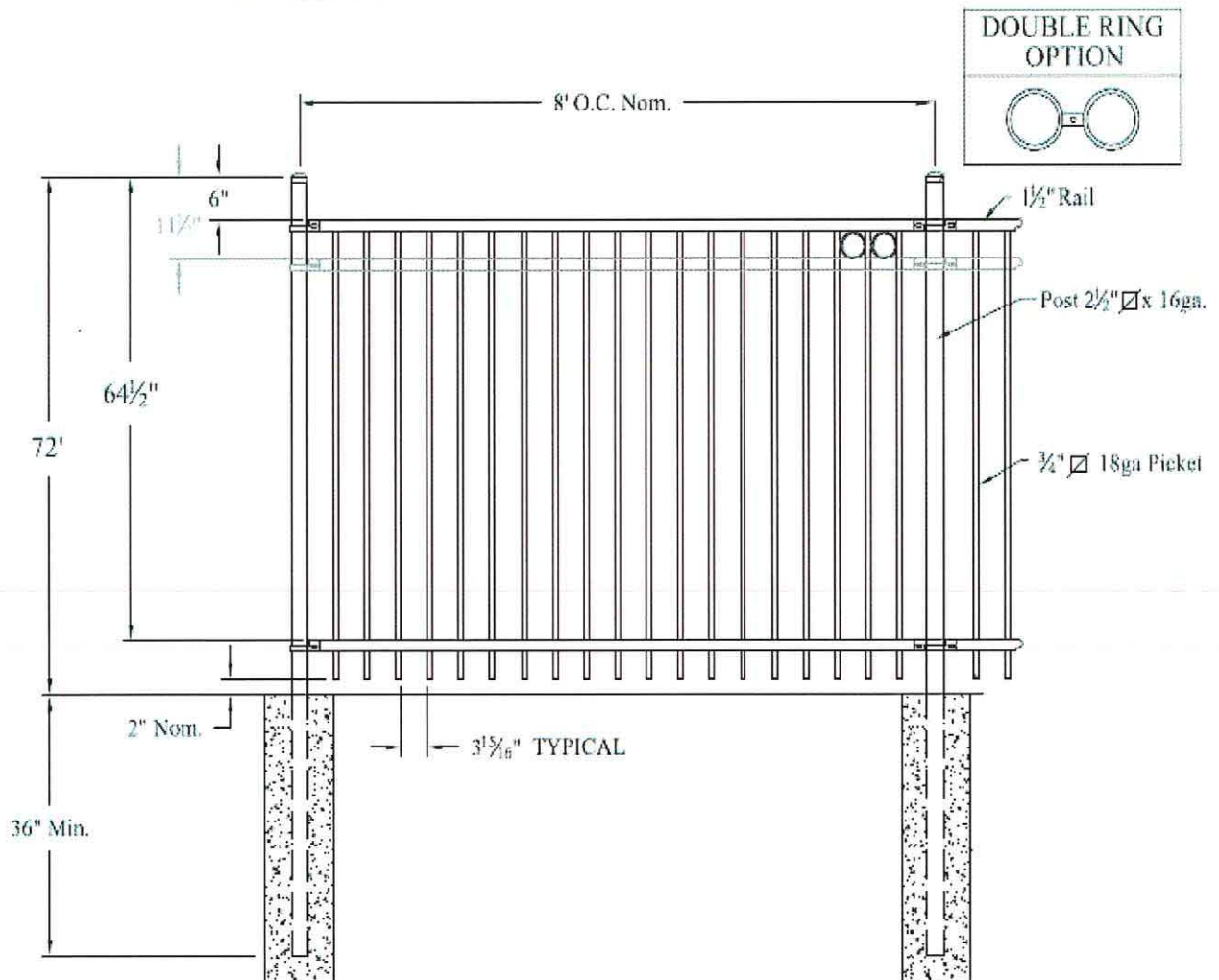
3. Steel Fencing

a. General

- 1) Six foot (6') steel fence must be installed as submitted and Approved on the Site Plan for each Lot and shown on Unit Specific Fence Plan. See Appendices for details.
- 2) All Front Fence returns, Side property line fences and Rear property line fences must be steel. The ARC may require specific lots to have Upgraded Wood fencing along the rear property line. See Approved Site Plan per Lot.

b. Materials

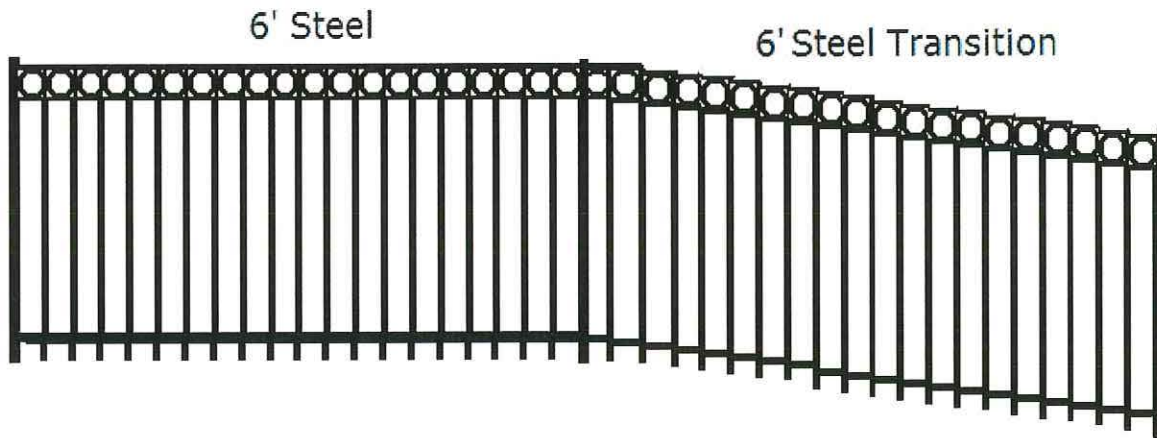
- 1) All Steel Fencing must be Ameristar Montage Majestic ProFusion Welded ATF, galvanized steel, black powder coated, 20 year. Must receive ARC approval.
- 2) Three railed, Double Ring option.
- 3) Ameristar Montage Plus Pool, Pet & Play fencing may be used with ARC approval.



4. Sloped Steel Fencing

Six foot (6') sloped fence must be the same fencing material as all other steel fencing.

- a. Stair stepping is prohibited.



5. Visible Fencing

a. Front Returns

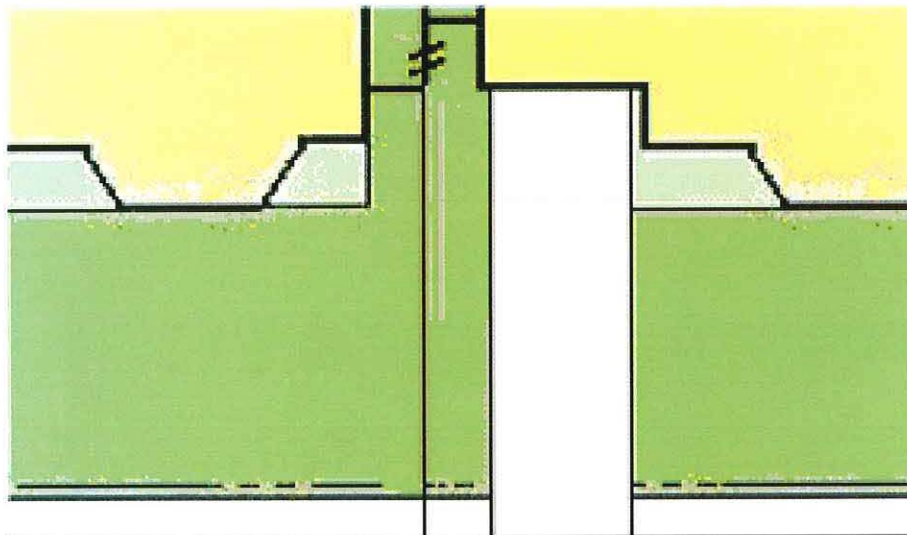
Fence facing the R.O.W. between the home and side property line.

- 1) Must have six foot (6') Steel Return fencing connecting to a Masonry Column. See Masonry Columns and Steel Fencing.
- 2) All Returns must be setback a minimum of ten feet (10') to a maximum of twenty feet (20') from the front corners of the house elevation.

b. Side Property Fence

Fencing exposed to adjacent Lots that is visible from the R.O.W. or adjacent Lot.

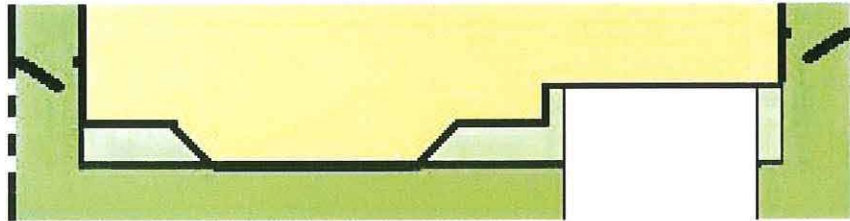
- 1) The last Builder to install wood fencing must finish fence to make all visible Upgraded Good Side Fencing and stained with Sherwin Williams Woodscapes Cedar Bark #3511.



6. Front Return Gates

One Pedestrian Gate per Front Return.

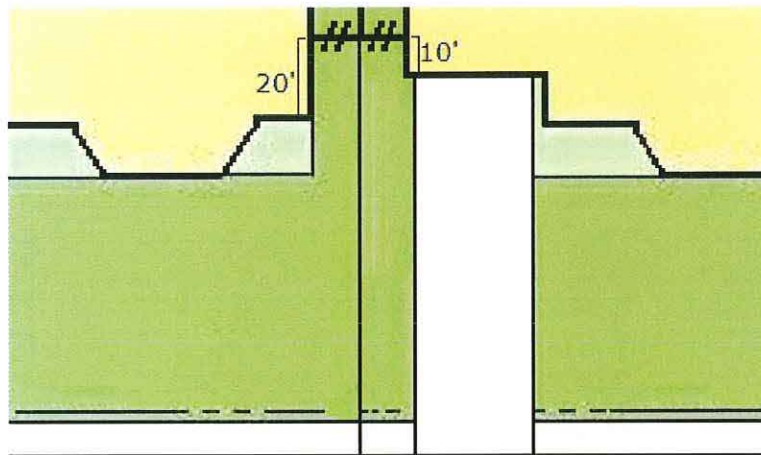
- a. Six foot (6') Steel Pedestrian Gates for six foot (6') Steel Returns
- b. All gates must be self-closing and self-latching.



7. Setbacks

a. Front Returns

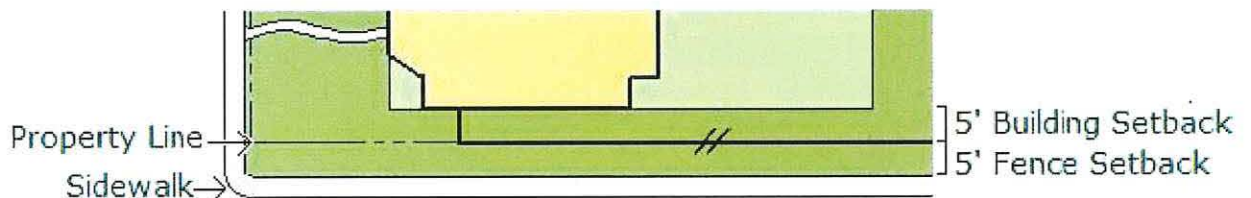
All Front Returns must be set back a minimum of ten feet (10') and a maximum of twenty feet (20') from the front corners of the front elevation.



b. Corner Lot fencing

Fencing along Corner side property line as shown on the Fence Plan and Approved Site Plan. See Unit Specific Fence Plan.

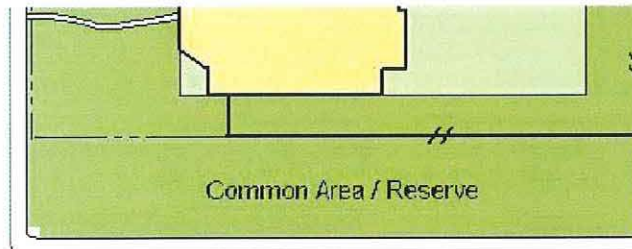
- 1) Must be setback five feet (5') from the back of the sidewalk to allow for Corner Lot landscaping.
- 2) Pedestrian Gates are prohibited on Corner side fencing.



c. Reserve and Common Area Lot fencing

Fencing along the side and rear property line adjoining a Reserve or Common Area as shown on the Fence Plan and Approved Site Plan. See Unit Specific Fence Plan.

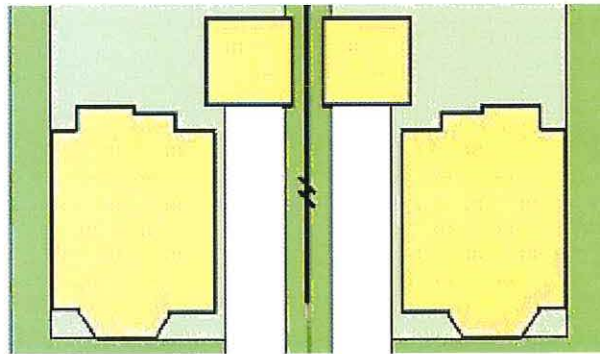
- 1) Pedestrian Gates may be allowed with ARC approval.



8. Side by Side Driveway Fencing

Side property line fencing between side by side detached garage driveways.

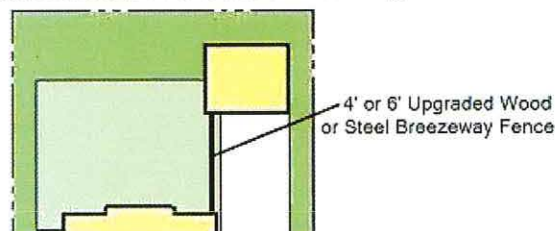
- 1) A wood Upgraded Wood fence or Steel fence to be added on a case by case basis as determined by ARC.
- 2) Must be installed a minimum of ten feet (10') and a maximum of twenty feet (20') from the front setback.
 - a. Masonry Column must be at the end of the fencing.
- 3) The last Builder to install wood Upgraded fencing must complete fencing to make both sides Upgraded Wood and stained with Sherwin Williams Woodscapes Cedar Bark #3511.



9. Breezeways

Fencing between the house and detached garage

- a. Four foot (4') or six foot (6') Upgraded wood (stained with Sherwin Williams Woodscapes Cedar Bark #3511) or steel fence.
- b. Materials must match Front Return fencing.



c. Pedestrian gate

- 1) Must be the same height and material as the breezeway fence.
- 2) Gates must be self-closing and self-latching.
- 3) Must be no wider than four feet (4').

J. Retaining Wall

1. General

- a. Must meet City of San Antonio Codes and specifications.
- b. A complete set of plans by a structural engineer, signed and sealed must be submitted for review.
- c. Must receive ARC approval.

2. Front Yard, Side of Lot, Rear Yard Retaining Walls

a. Front yard

- 1) Retaining walls within public view may be a maximum of four feet (4') in height.
- 2) Retaining walls greater than four feet (4') must receive ARC approval.
- 3) Must have a minimum of two feet (2') setback.

b. Side of Lot

- 1) Retaining walls within public view must have a minimum of one-foot (1') setback.
- 2) Retaining walls greater than six feet (6') must receive ARC approval.

c. Rear Yard

- 1) Retaining walls within public view must have a minimum two and a half foot (2.5') setback.

3. Design

- a. All walls must match and compliment the architectural style and design of the home.

4. Materials Permitted

- a. Stone or rock.
- b. All materials must receive ARC approval.

5. Materials Prohibited

- a. Wood or metal materials.
- b. Plain cement is also prohibited.

K. Gates

1. Wood

a. Wood Pedestrian Gates for Upgraded Wood Return Fences

- 1) Upgraded Wood and stained with Sherwin Williams Woodscapes Cedar Bark #3511.
- 2) Must be same height as the wood return and no wider than four feet (4').
- 3) Self-closing and self-latching.

b. Wood Breezeway Pedestrian Gates

- 1) Upgraded Wood and stained with Sherwin Williams Woodscapes Cedar Bark #3511.
- 2) Must be same height as the Breezeway Fence and no wider than four feet (4').
- 3) Self-closing and self-latching.

2. Steel

a. Steel Pedestrian Gates for Steel Fences

- 1) Ameristar Montage Steel gate.
- 2) Must be same height as the steel fence and no wider than four feet (4').
- 3) Self closing and self latching

b. Steel Pedestrian Breezeway Gates

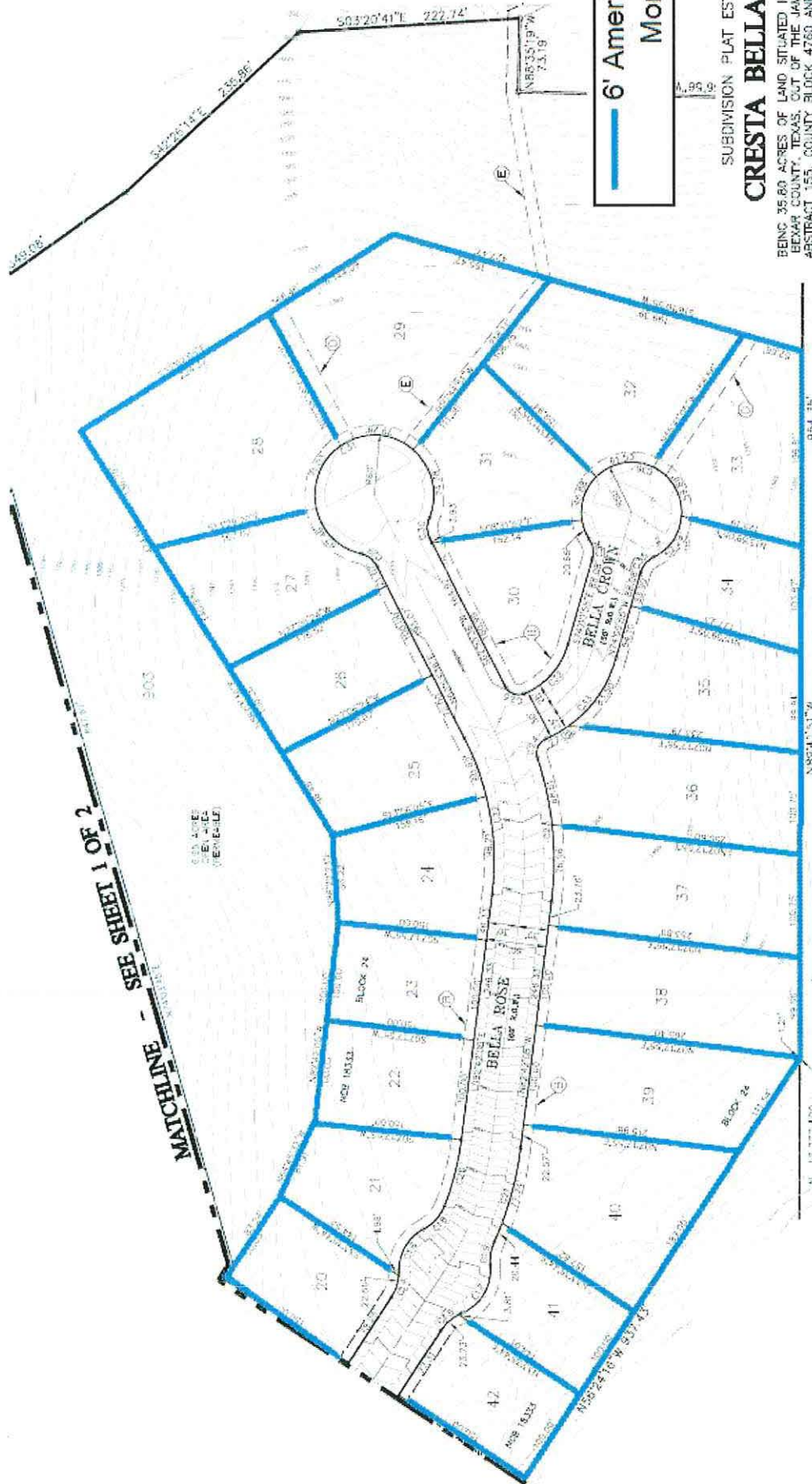
- 1) Ameristar Montage Steel gate.
- 2) Must be same height as Breezeway Fence and no wider than four feet (4').
- 3) Self closing and self latching

c. Driveway Gates

- 1) Ameristar Montage Steel gate.
- 2) Height, size and design must be approved by ARC.

L. Grading, Draining, Berms

- a. Must follow City of San Antonio specifications.
- b. Lot drainage as designed on the grading plans and storm water management plans as filed at the City of San Antonio should not be altered to effect drainage.

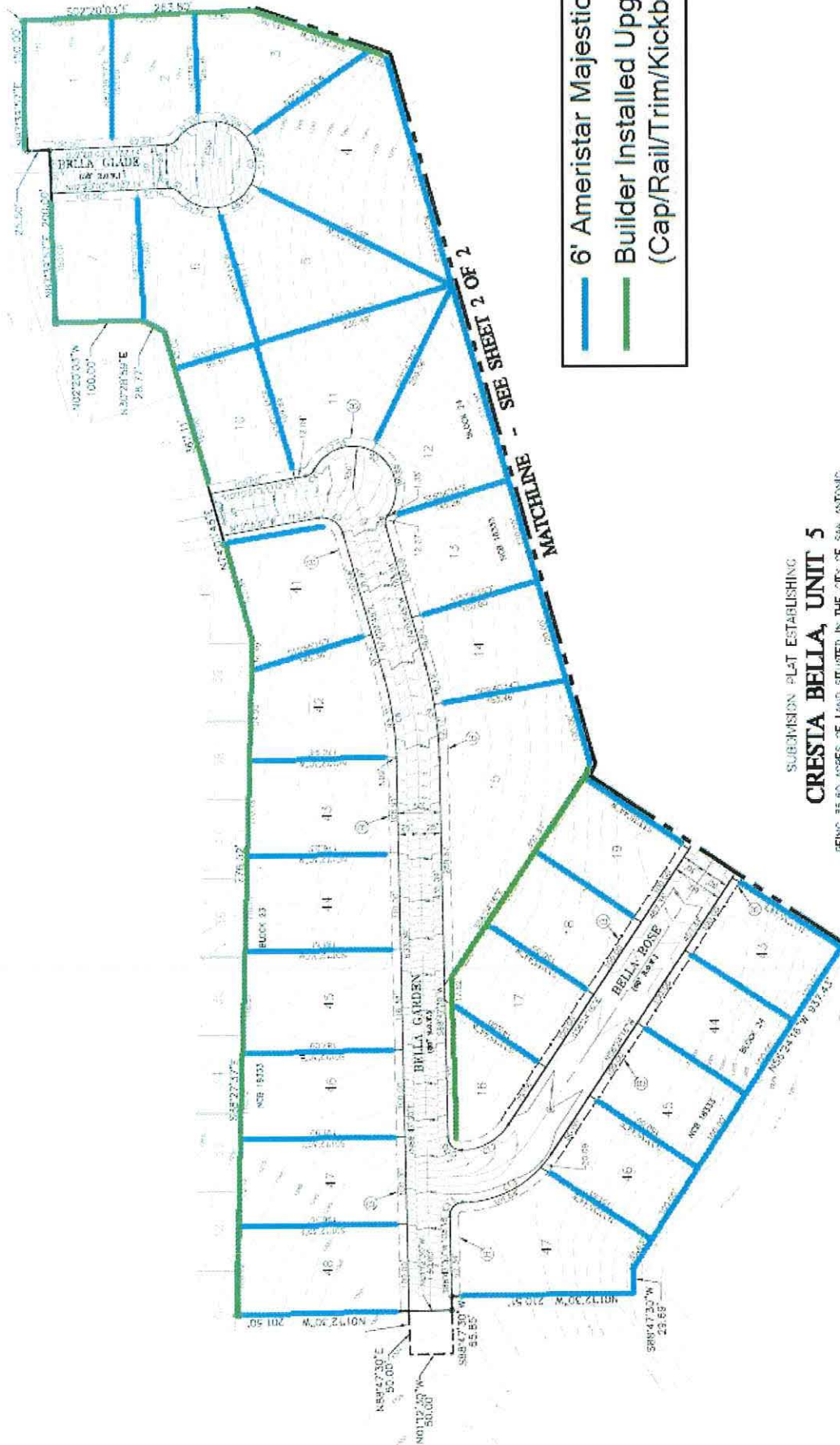
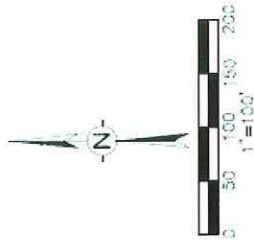


6' Ameristar Majestic
Montage Plus

SUBDIVISION PLAT ESTABLISHING

CRESTA BELLA, UNIT 5

BEING 35.60 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, COUNTY BLOCK 4780 AND THE CARLES SEIDENSHNUR SURVEY NO. 410, ABSTRACT 1222, COUNTY BLOCK 4725, BEING OUT OF THE SP. HWY 10 SAN ANTONIO, TX PROPERTY RECORDED IN VOLUME 11788, PAGE 208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- 6' Ameristar Majestic Montage Plus
- Builder Installed Upgraded Wood
(Cap/Rail/Trim/Kickboard/Stained)

SUBMISSION PLAT ESTABLISHING
CRESTA BELLA, UNIT 5
 BEING 25.50 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO,
 BEXAR COUNTY, TEXAS, OUT OF THE JAMES H. COX SURVEY NO. 22,
 ABSTRACT 155, COUNTY BLOCK 4780 AND THE CARLES SEIBENSHUIS
 SURVEY NO. 410, ABSTRACT 222, COUNTY BLOCK 4725, BEING OUT OF
 THE SAN ANTONIO, TEXAS, AND BEXAR COUNTY, TEXAS, PUBLIC RECORDS,
 PAGE 208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

VI. Site Plan Guidelines

A. General

Square footage of the enclosed living areas is the total enclosed floor area by measuring each level from the outside of the slab to the outside of the slab excluding garages, terraces, non-air conditioned storage areas, decks and porches.

B. Square Footage Minimums:

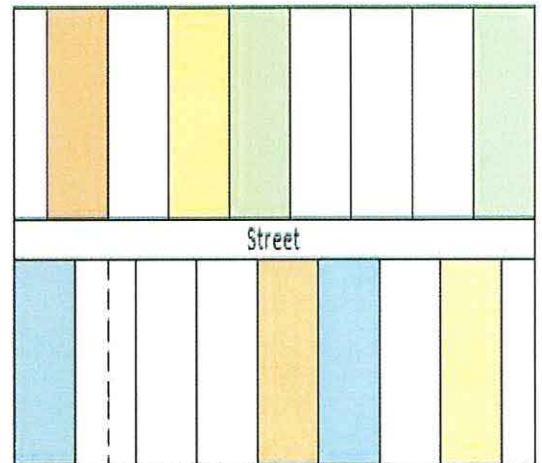
- a. One Story: 3000 SF
- b. Two Story: 3200 SF (2000 SF min. for 1st floor)

C. Plan Width Minimum:

- a. Overall product width must be no less than eighty feet (80') wide.

D. Plan Spacing and Repetition

Front Elevation	Side of the Street	Number of Lots Between
Same	Same	4
Different	Same	3
Same	Opposite	3 1/2
Different	Opposite	2 1/2



E. Masonry Requirements

- a. 100% Masonry required
- b. Detached Garage: 80% Masonry (100% for the Front Elevation)
- c. (100% may be required by ARC for Sides and Rear walls if visible within public View.)

F. Exterior Materials

1. Masonry

Masonry is considered brick, stone, stucco or rock.

a. Brick

Must meet Brick Institute of America standards.

- i. Cement brick prohibited.

b. Natural Stone and Rock

Natural quarried or cultured are acceptable. Must receive ARC approval.

c. Stucco

Cementitious-based or acrylic-based stucco is permitted. Quality and installation must meet Cement and Plaster Institute minimum standards. EFIS and Drivets are prohibited.

- i. Maximum eighty percent (80%) stucco.

d. Hardie Plank

Is not considered masonry.

e. Shirt fronting

Material changes that occur at a front side corner of a home are prohibited.

- i. Masonry material must wrap a minimum of four feet (4') around the side and must meet the minimum percentage for masonry requirements.

2. Wood

Must receive ARC approval for placement.

- a. All wood must be painted, treated, stained with sealer.
- b. Use of MDO (Medium Density Overlay) will be allowed.
- c. Natural weathered wood prohibited.
- d. Trim – Hardie plank is acceptable.

3. Siding

Must receive ARC approval for placement.

- a. Hardie plank is permitted on side and rear elevations.
- b. Reflective metal, aluminum, vinyl prohibited.

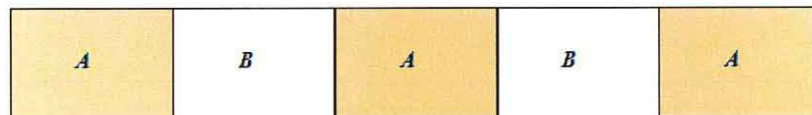
4. Metal

Must receive ARC approval for placement.

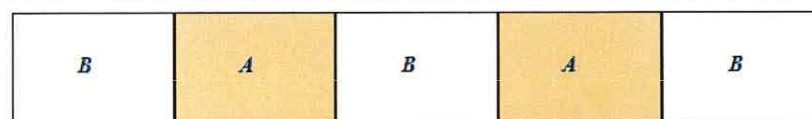
- a. Exposed metals must be anodized aluminum, bronzes, copper, painted galvanized steel.

G. Masonry Repetition

- 1. Same color group brick, stone, stucco or rock may not be immediately adjacent to or directly across the street from one another.

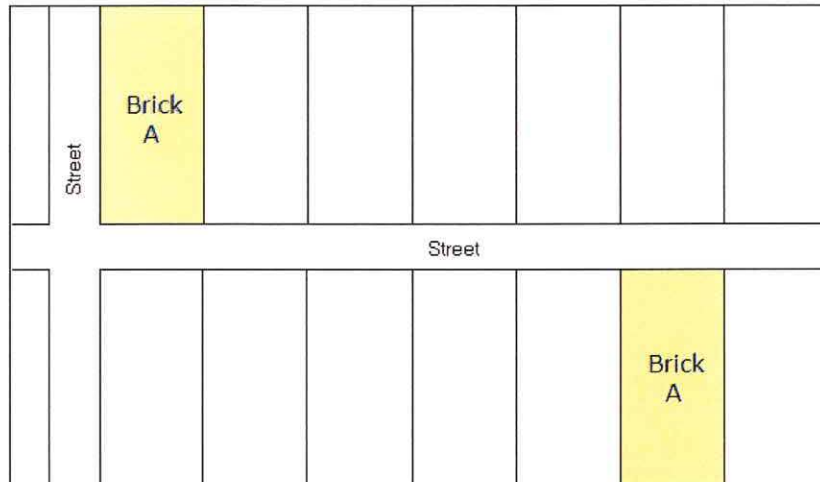


Street



Cresla Bella

2. Use of the same brick more than twice within a four (4) house block is prohibited.



H. Exterior Colors

1. Maximum of three (3) colors per residence. Wood stain is considered a color.
2. Paint colors must harmonize and compliment the masonry material(s) of the home.
3. Earth tones are required.
4. Solid red, solid white or gray tone bricks are prohibited.
5. Pastel and primary colors are prohibited unless used on doors or shutters with ARC approval.

I. Windows

Windows must meet the requirements of the City of San Antonio sound attenuation.

1. Materials

- a. Double-paned windows are required.
- b. Aluminum, vinyl-clad or wood frame windows may be used.
- c. Metal window finishes must match and compliment the architectural style of the home.
- d. Bronze, white, black are acceptable colors.
- e. Clear anodized aluminum is prohibited.

2. Tinting

Encouraged for energy conservation purposes.

- a. Colors must receive ARC approval.

3. Prohibited

- a. Bronze, reflective glass, mirrored glass.
- b. Reflective or mirrored tinting.
- c. Burglar or security bars on windows.
- d. Awnings on windows within public view.

J. Doors

1. Must match and compliment the architectural style of the home.
2. Colors must match the exterior of the home.
3. Burglar or security bars are prohibited.

K. Chimneys

1. Materials

Must be 100% masonry for 100' Lots and if on a perimeter Lot. May be masonry or hardie plank if on an interior Lot.

- a. Materials must match and compliment the architectural style of the home.

2. Chimney Caps

Fireplaces using metal spark arrestors or other metal venting apparatus at the top of the chimney must have painted metal cowling surrounding installed atop the chimney. All other metal or materials placed on top or around the chimney must be painted the same color as the chimney material.

3. Gas Fireplaces

Direct vent permitted if not visible within public view.

L. Roofs

Roof design have follow the Cresta Bella theme Must receive ARC approval.

1. Materials

- a. **Slate, concrete tile, clay tile or dull silver standing seam metal only are permitted.**

- i. Must receive ARC approval.
- ii. Garage and Breezeway roofs must be the same material as the house roof.
- iii. Roof colors must receive ARC approval.
- iv. Red and green colors are prohibited.

- b. **Accent Metal**

Copper roofing and standing seam metal for Bay windows and porches are permitted with ARC approval.

2. Pitches

- a. One story homes - 8:12 or greater
- b. Two story homes - 6:12 or greater
- c. Metal roofs - 4:12 or greater (may vary with ARC approval)
- d. Porches - 4:12 or greater
- e. Dormers - 3:12 or grater
- f. All other roof pitches must receive ARC approval.
- g. Flat roofs or mansard roofs are prohibited.

3. Height

Maximum roof height may not exceed thirty-five feet (35') from top of foundation to highest point of roof line, excluding basement garages, walkouts, retaining walls.

4. Roof Top Accessories

- a. **Antennas, towers, satellite dishes** or similar devices for receiving and/or sending signals placement must be no higher than the highest point of the rear roof line and must not be visible from public view. Must receive ARC approval.
- b. **Skylights**
 - i. Must be integrated with the roof design and roof pitch.
 - ii. Framing must match the roof color.
 - iii. Must not be placed on the front elevation or rear of Lake or perimeter Lots.
 - iv. Must receive ARC approval for design and placement.

c. Solar Collectors

- i. Must not be visible within public view.
- ii. Must receive ARC approval for design and placement.

d. Roof Protrusions

- i. Flashing, vent stacks and all other necessary roof protrusions must be away from view of the R.O.W.
- ii. Must be painted the same color as the roof material.

5. Garage Roof

May not exceed the height of the home.

M. Garages

Minimum of a two (2) car garage required for each Lot.

1. Garage Articulation

- a. Any side or rear garage elevation visible within public view must have architectural features to such as windows, arches, etc. to match the architectural style of the home. Must receive ARC approval.
- b. Plain garage elevations are prohibited.

2. Attached Front Loaded

- a. Must meet minimum Front setbacks.
- b. Must use decorative Garage Doors.

3. Swing-In or Side Load

- a. May not back the entry of a unit, cul-de-sac or face another Swing-In.
- b. Setbacks are the same as for the home.
- c. May require Garage Articulation.

4. Detached

- a. Not permitted on Corner, Reserve or Common Area side of Lot.
- b. See Building Setbacks.
- c. May be required to be 100% masonry where visible from public view.

5. Porte Cochere

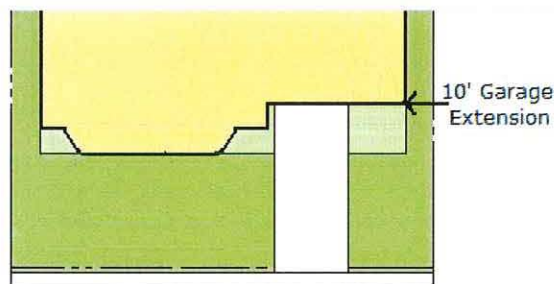
Must match and compliment the architectural style and material of the home.

6. Pedestrian Door

One per garage permitted.

7. Garage Extensions

Maximum ten foot (10') storage extension at the face of the garage with ARC approval.



8. Garage Conversions

Conversion of garage space into livable area is prohibited.

N. Garage Doors

1. General

Single Doors with articulation and decorative features are preferred. Double Doors are allowed with articulation and decorative features.

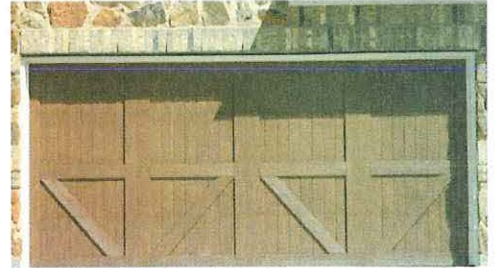
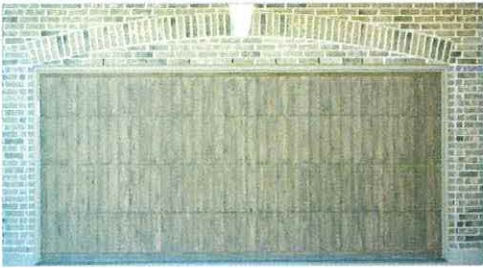
- a. Maximum height of eight (8') feet.
- b. Maximum width of twenty feet (20') for double doors.

2. Front Load, Swing-In and Side Load

- a. **Two (2) Car** - may have one (1) double door or two (2) single doors separated by a twelve inch (12") column.
- b. **Three (3) Car** - may have one (1) double door and one (1) single door separated by a twelve inch (12") column.

3. Materials

- a. Decorative wood or steel doors
- b. Plain wood or steel doors are prohibited.
- c. Must receive ARC approval.



O. Foundation

All exposed foundation more than two feet (2') must be stained or rocked to match the exterior of the home. Must receive ARC approval.

P. Plate Height

Minimum 9' Plate height for all first floors.

Q. Railing

Railing for stairs and paths leading to the front door or side yard, along retaining wall, porch, balcony, or terrace must receive ARC approval.

1. Must be approved stylized wrought iron or steel for stairs to front door or side yard and along retaining walls.
2. May be stylized wrought iron, steel or painted decorative wood for porches, balconies, terraces.
3. Must match and compliment the architectural style of the home.
4. Railing color must receive ARC approval.
5. Pressure treated railing is prohibited.

R. Lighting

"Dark Sky" requirements as required by the City of San Antonio and Bexar County as stated in the City Code Section under "Military Lighting Overlay Districts".

1. No trespass lighting over one and one-half footcandles (fc) at the property line. Unless intermittent lighting.
 - a. Driveways - 2.0fc
 - b. Building façade - 3.0fc
 - c. Landscape highlights- 2.0fc
2. Fully shielded outdoor lighting.
3. Timed lighting for outdoor sales, to include Builder sales offices.

S. Screening

All mechanical equipments such as air conditioning units, utility pedestals, transformers, pool equipment, etc. must not be within public view.

1. Equipment must be located behind fencing or screened with evergreen shrubs. See Landscape Screening.
2. If located behind steel fencing, landscape screening is required.

T. Address Markers

Address markers to be located at the front of each home are required.

1. Size, color and material must match and compliment the architectural style of the home. Must receive ARC approval.
2. Illuminated so that the address can be read from the street at night.

U. Gutters and Downspouts

Must be painted to match the exterior of the home.

V. Mail Boxes

U.S. Post Office standard mail clusters will be installed at appropriate locations.

1. No individual mail boxes are permitted.

W. Pools, Spas, Hot Tubs, Waterfalls

1. \$1000 deposit to be held by the HOA during construction of any addition added after construction of the home.
2. All must receive ARC approval.
3. Equipment must be screened from public view.

X. Accessory Buildings, Storage and Play Structures

1. Must comply with Standard Building Setbacks as listed on page _____.
2. Must receive ARC approval.
3. May be prohibited if visible within public view, common areas or reserves.

VII. Landscape Guidelines

A. General

Landscape Guidelines provide the minimum requirements for site improvements. Combination of Native Texas trees, shrubs, ground covers and grasses from the Preferred Plant list. Corner Lot landscaping will also follow the Preferred Plant List.

1. Plant proportions shall be those recognized and recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association of Nurserymen. A plant is considered dead if at least 50% of its growth is dead or fails to make new growth from a dormant stage. All replacements must conform to the original Landscape Guidelines. The ARC reserves the right to require the builder to replace plants that do not meet these requirements.
2. **Front Yards**
 - a. Planting beds in the front of the home shall be curvilinear with the plants in massings.
 - b. Groupings of shrubs of the same species provide a substantial look.
 - c. See Front Yard Requirements per Lot Size.
3. **Rear Yards**
 - a. Planting beds must be planted along the rear of the home in massings.
 - b. See Rear Yard with View Requirements.
4. **Corner Yards**
 - a. Lots whose side yards face a street must have Corner Lot Landscaping.
 - b. Plantings shall be in clusters along fence facing the street.
 - c. See Corner Lot Requirements.
5. **Landscape Buffers**
 - a. Landscape buffers have the same requirements as Corner Lot Landscaping.
 - b. Landscape buffers are required for all fencing that measures thirty feet (30') or more in length.
 - c. Fencing more than sixty feet (60') in length requires two (2) landscape buffers spaced evenly along the fence.
 - d. See Landscape Buffer Requirements.
6. **Retaining Walls**
 - a. Landscape design must be submitted to ARC for approval.
 - b. Must use plants from the Preferred Plant List.
7. **Sod**
 - a. All front, side, corner side yards must be sodded.
 - b. Bermuda or approved Zoysia only.
8. **Mulch**
 - a. Mulch with shredded hardwood bark is required along with mandatory Landscape Requirements.
 - b. Mulch colors are subject to prior ARC approval. Red mulch is prohibited.
 - c. Rock ground cover may be no more than 10% of total area of the front and side yards.

9. Edging

- a. Ryerson steel edging (or similar), brick set in mortar or natural stone are permitted.
- b. Plastic, loose brick, concrete scallop, corrugated aluminum or plastic, wire wickets, railroad ties or timbers, wire or small picket fencing, continuous concrete bands are prohibited.

10. Landscape Rocks

Landscape rocks may be incorporated into front and rear yards with ARC approval.

11. Screening

a. Foundation

b. Mechanical equipments

- i. All equipment such as air conditioning units, utility pedestals, transformers, pool equipment, etc. must not be within public view.
- ii. Equipment not able to be placed behind fencing must be screened with evergreen shrubs.
- iii. Five (5) gallon or larger to ensure coverage. See Preferred Plant List for options.

B. Irrigation

- 1. Irrigation systems of approved design must have a minimal overflow onto paved areas using the current standards at time of installation.
- 2. All equipment for such systems must be screened from public view with evergreen shrubs. See Preferred Plant List for screening options.
- 3. **Front yard**
 - a. Irrigation required for all Lots.
- 4. **Rear yard**
 - a. Irrigation required for all rear yards with public view.

C. Minimum Landscape Requirements:

Front Yard

<u>Lot Size</u>	<u>100'</u>
Yard Tree* (measured 12" above grade)	Three 4" caliper Hard Wood
30 Gallon Plant	1
15 Gallon Shrub	3
5 Gallon Shrub	20
1 Gallon Plant	40
Foundation and Equipment Screening	Evergreen Shrubs

*Existing natural trees may be used to count toward yard tree requirements. Each homeowner is to be advised that there are no express or implied warranties as to the life expectancy, vitality or fitness for intended purpose of any tree or shrubs located on the property unless agreed upon between the Builder and homeowner.

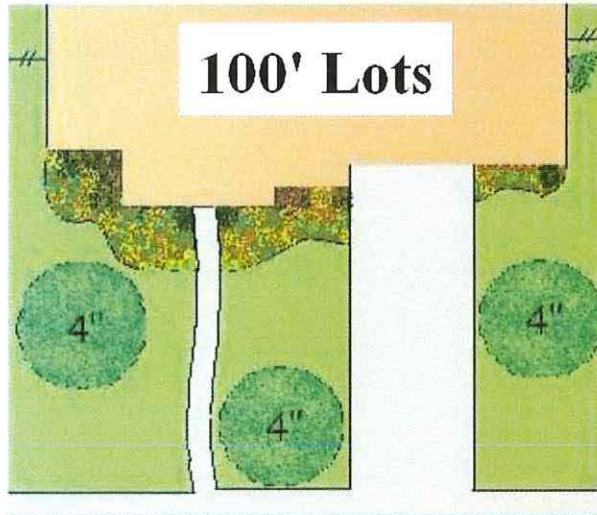
Rear Yard with View

<u>Lot Size</u>	<u>100'</u>
Yard Tree* (measured 12" above grade)	Two 3" caliper Hard Wood
15 Gallon Shrub	2
5 Gallon Shrub	15
1 Gallon Plant	40
Foundation and Equipment Screening	Evergreen Shrubs

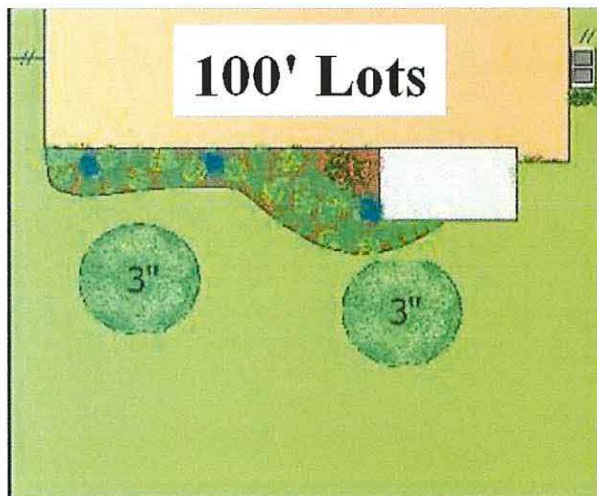
Corner Lot/Landscape Buffer	
15 Gallon Ornamental Trees	3
5 Gallon Shrubs	15
Required for all fencing that measures thirty feet (30') or more in length.	
Fencing that measures sixty feet (60') or more in length require 2 Corner Lot/Landscape Buffers.	

D. Planting Plan

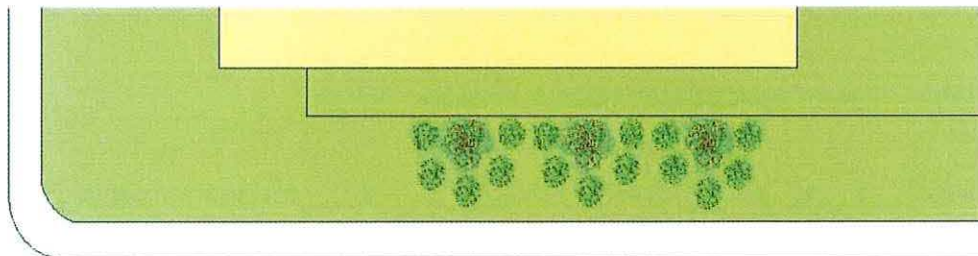
1. Front Yard



2. Rear Yard with a View



3. Corner Lot



E. Approved Plant List

1. Trees



Arizona Cypress



Big Tooth Maple



Cherry Laurel



Crape Myrtle



Cypress, Bald



Cypress,
Montezuma



Elm, Cedar



Elm, Lacebark



Escarpment Black
Cherry



Honey Mesquite



Oak, Blackjack



Oak, Bur



Oak, Chinquapin



Oak, Escarpment
Live



Oak, Lacey



Oak, Southern Live



Oak, Monterey



Oak, Shumard



Oak, Texas Red



Pecan



Soapberry



Texas Ash

2. Ornamental Trees



American Smoke
Tree



Anacacho Orchid
Tree



Carolina Buckthorn



Desert Willow



Eve's Necklace



Flameleaf Sumac



Goldenball
Leadtree



Mexican Buckeye



Mexican Plum



Mountain Laurel,
Texas



Poinciana
Bird of Paradise



Poinciana
Red Bird of
Paradise
Pride of Barbados



Pomegranate



Possumhaw Holly



Red Buckeye



Redbud, Mexican



Redbud, Texas



Retama
Jerusalem Thorn



Roughleaf
Dogwood



Rusty Blackhaw
Viburnum



Senna, Flowering



Senna, Lindheimer



Texas Persimmon



Texas Pistachio



Yaupon Holly

3. Shrubs



Agarita



Agave (Century Plant)



American Beautyberry



Artemisia



Barbados Cherry



Barberry, Japanese



Basket Grass (Sacahuista)



Black Dalea



Bush Germander



Butterfly Bush



Butterfly Bush, Woolly



Coralberry



Cotoneaster



Esperanza Yellow Bells



Evergreen Sumac



Flame Acanthus



Fragrant Sumac (Aromatic)



Glossy Abelia



Holly, Burford



Holly, Dwarf Burford



Holly, Dwarf Chinese



Holly, Dwarf Yaupon



Kidneywood



Lantana, Pink



Lantana, Texas



Mistflower, White
Shrubby White
Boneset



Mistflower, Blue
Blue Boneset



Mountain Sage



Nandina (dwarf-
types)



Oleander



Palmetto, Dwarf
Texas



Primrose Jasmine



Rock Rose



Rose, Belinda's
Dream



Rose, Knock Out



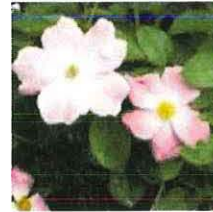
Rose, Livin' Easy



Rose, Marie Pavie



Rose, Mutabilis



Rose, Nearly Wild



Rose, Old Blush



Rosemary



Sage, Texas



Sotol, Texas



Southern Wax
Myrtle



Turk's Cap



Wax Myrtle, Dwarf



Yucca, Paleleaf



Yucca, Red



Yucca, Softleaf



Yucca, Twistleaf

4. Ornamental Grasses



Bamboo Muhly



Big Bluestem



Big Muhly



Bushy Bluestem



Deer Muhly



Dwarf Fountain
Grass



Gulf Muhly



Indian Grass



Inland Sea Oats



Little Bluestem



Mexican
Feathergrass
(Wiregrass)



Seep Muhly



Sideoats Grama



Switchgrass



Wild Rye

5. Vines and Groundcovers



Asian Jasmine



Aztec Grass



Carolina
Jessamine



Coral Honeysuckle



Coral Vine



Crossvine



Fig Vine



Frogfruit



Horseherb



Lady Banksia
Rose



Leadwort
Plumbago



Liriope



Monkey Grass
(Mondo Grass)



Oregano



Passion Vine



Periwinkle,
Littleleaf



Pigeonberry



Purple Heart



Santolina
(Lavender Cotton)



Sedge, Berkeley



Sedge, Meadow



Sedge, Texas



Sedum
(Stonecrop)



Silver Ponyfoot



Trumpet Vine

VIII. Construction Guidelines

The following Construction Guidelines (Guidelines) shall apply to any and all work performed on or within the Cresta Bella Development. All Builders shall be bound by any County building codes and all other applicable governing authority.

A. **Builder's Compliance**

The Builder shall comply with these Guidelines. Non-compliance will result in written notification from the ARC of any observed violation/s via Fax and/or Email to the Field Supervisor and Project Manager. The Builder will have seven (7) calendar days after such notice to correct the violation item/items. If non-compliance item/items are not corrected within the seven (7) days the Builder will incur a fine for each non-compliant item. The ARC will also take the necessary action to correct the violation item/s at that time. Any expense incurred by the ARC to correct a violation item/s will be invoiced to the Builder. Should the Builder refuse to pay the invoice upon receipt or otherwise fail to pay within thirty (30) days of receipt of the invoice, the ARC may record a lien against the Lot upon which the violation/s occurred until all fines are paid. Non-addressed violations could affect approval of future submittals.

B. **Governing Authority**

All Applicants shall comply with the regulations of any governing authority, as well as all applicable Occupational Safety and Health Act Regulations and Guidelines (OSHA).

C. **Builder Signage**

All signage must receive ARC approval.

1. **Model Identification sign:** Builders are permitted one (1) lighted sign per model home. Sign size, shape, material and color must receive prior ARC approval.
2. **Lot Identification sign:** for advertising and sale of a Lot, one sign per Lot, no more than five (5) square feet in size.
3. **Directional Signs** are prohibited.
4. **Bandit signs** are prohibited. All other temporary signs must receive ARC approval.

D. **Construction Trailers, Portable Field Offices, Sales Trailers Etc.**

1. Any Applicant who desires to bring a sales trailer, construction trailer or field office into Cresta Bella must submit a written request for approval by the ARC.
2. The location of such trailers or offices must also be requested in writing for approval by the Cresta Bella ARC.
3. Requests must include a copy of the site plan with proposed location and description of trailer or office.
4. Landscape screening and skirting is required for all trailers and must receive ARC approval. All storage areas require fencing on all sides.
5. All temporary structures must be removed upon completion of construction of the model home or close out of builder Lots.

E. **Debris and Trash Removal**

Builders shall clean up all trash and debris on the construction site on a regular basis. Lightweight materials, packaging and other items shall be covered or weighted down to prevent being blown off the construction site. Builders are required to retrieve promptly all trash and debris blown onto streets and neighboring properties. Builders are *prohibited* from dumping, burying or burning trash anywhere within Cresta Bella. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore of affecting other Lots or any open space. Each Builder is required to construct a trash containment area within the middle of the front of the Lot. Orange construction fence should be placed on sides and rear of construction Lot to prevent construction debris from blowing into adjacent Lots.

1. The Developer will designate an area in each Unit in Cresta Bella specifically for concrete wash-out. The Builders must clean out the concrete wash-out at intervals of no less than 30 days. Mud and dirt from the construction site on the paved streets of Cresta Bella whether caused by

the builder or any of its subcontractors or suppliers shall be promptly removed and streets shall be cleaned by the builder.

F. Sanitary Facilities

Adequate sanitary facilities for Builder's construction workers must be supplied by each Builder. Such facilities shall be located only within an area approved by the ARC.

G. Vehicles and Parking Areas

Construction crews shall not park on, or otherwise use, other Lots or any open space. Private and construction vehicles and machinery shall be parked only within areas designated by the ARC. All vehicles shall be parked so as not to inhibit traffic. At no time shall vehicles be allowed to park under existing trees and must stay off of and away from tree roots.

1. Each Builder shall be responsible for assuring that the subcontractors and suppliers obey the speed limits posted within the Development. Adhering to the speed limits should be a condition included in the contract between the Builder and its subcontractors/suppliers. The Builder and its subcontractors/suppliers shall use extreme caution around occupied properties. Resident complaints shall be courteously addressed and resolved quickly. Repeat offenders will be reported to the local County Law Enforcement office. Once occupied properties exist, the developer may restrict parking to one side of the street only.

H. EPA – SWPPP

Each Builder shall comply with the Environmental Protection Agency's Storm Water Pollution Prevention Program (SWPPP) or other governmental authorities on similar issues.

I. Excavation Materials

Excess excavation materials shall be hauled away from Cresta Bella and properly disposed of. Failure to do so shall result in the ARC removing the material and charging the expense to the Builder. Excavation materials may not be deposited on any common area or Lots not belonging to that builder. Materials are only to be stored a maximum of 60 days.

J. Restoration or Repair of Other Property Damage

Damage or scarring of any property outside the construction Lot, including but not limited to roads, driveways, utilities, vegetation and/or other improvements that results from construction operations will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and at the expense of the Builder. If the Builder fails to restore/repair the damaged area, the ARC may repair the area and impose the expense as a charge against the construction deposit. In the event of default by the Builder in meeting these obligations or the construction deposit is insufficient to meet the obligation, the Builder shall be responsible and a lien may be recorded against the Lot until paid.

K. Miscellaneous and General Practices

All Builders will be completely responsible for the conduct and behavior of their agents, representatives and subcontractors while in Cresta Bella. The following practices are *prohibited*:

1. Changing oil of any vehicle or equipment on the Lot itself or any other location within Cresta Bella.
2. Allowing concrete suppliers, plasterers, painters or any other subcontractors to clean their equipment anywhere other than designated location(s) approved by the ARC. Such cleaning outside the designated area is strictly *prohibited*. Violation of this provision will result in the repayment of expenses to the ARC for repairing the damage.
3. Removing any rocks, plant material, topsoil or similar items from any property or construction site within Cresta Bella is prohibited..
4. Possession of any type of firearms or illegal weapons within Cresta Bella.
5. The use of residents' utilities without their written consent.
6. Using disposal methods or equipment other than those approved by the ARC.
7. Careless disposition of cigarettes or other flammable material. It is recommended that at least three ten pound (10lbs) ABC-rated dry chemical fire extinguishers shall be present and available in a conspicuous place on the construction site at all times.
8. The use of illegal drugs or alcohol is *prohibited*.
9. Destruction or removal of protected plant materials or plants without ARC approval.

10. No pets, including dogs, may be brought into Cresta Bell by either Builders or construction personnel. In the event of a violation the ARC, Declarant, or the Association has the right to contact authorities to inspect/impound any pet, refuse to permit the Builder or subcontractor involved to continue on the project or to take such other action as permitted by law.
11. Radios and other audio equipment which can be heard outside the construction site.
12. The use of horns not used for traffic safety by any catering trucks. Trash generated by the purchase of items from any catering truck shall be contained and disposed of properly. Repeated problems with these requirements will result in the catering trucks being denied admittance to into Cresta Bella.
13. Builders will be responsible for repair and/or replacement of trees, plants, sidewalks, lights, etc damaged during construction.

L. Construction Access

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the Lot unless the ARC approves an alternative access point.

M. Street Cleaning

All streets in front of a construction site are to be free from dirt, debris and spilled concrete. Each builder shall be responsible for street cleaning. All streets must be cleaned weekly or as needed. All streets must be clean each Friday before weekend sales activity.

N. Construction Signage

Unless required by local governing authorities, no construction signs may be posted anywhere in Cresta Bella. The exception being, the ARC may authorize a Builder to post one construction sign per Lot. Such sign must be designated and Approved by the ARC. Location must also be Approved by the ARC.

O. Concrete Washout

One designated concrete "Washout" areas, for concrete trucks, will be allowed per unit. Location must receive ARC approval. "Washout" area must be maintained by Builders at all times. When multiple builders are building within a unit, the cleanup of the "Washout" will be shared by all Builders on an altering monthly basis.

P. Sediment Control

As soon as possible earthwork commences, sediment control methods shall be installed to filter all storm water runoff from the tract into the public street. Sediment control must be placed at all inlets. The sediment control system must remain in place and in good repair until construction is complete. It may be removed when landscaping is installed and lawns are established. Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution Prevention Plan. Builders shall be responsible for filing and securing all necessary permits.

1. Sand Bags

Sandbags must be placed at the beginning and end of each construction site to contain construction dirt/debris. All inlets must have sandbags and sediment control at all times during construction. Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution Prevention Plan.

2. Safety fencing

Orange plastic fencing w/metal posts to protect residents from construction areas and prevent construction trash from flowing outside of the construction site. Fencing should be placed on both sides and rear, if necessary, of construction site.

Q. Lot Maintenance

Owners of all Lots shall at all times keep all weeds and grass cut in a low-laying and attractive manner. No Lot may be used for the storage of materials or equipment except for normal residential requirements or incident to construction of improvements is permitted. In such case, all materials and

equipment shall be stored so as not to be visible from any street. Debris on all empty Lots must be removed weekly.

R. Illegal Dumping

Dumping of any type onto an empty Lot or construction site is *prohibited*. Building materials that obviously belong to another builder must be picked up by that builder.

S. Stealing

Stealing within Cresta Bella neighboring/occupied resident Lots will result in fines or legal action. Builders will be responsible for any and all damages.

T. Daily Operation

Daily working hours for each construction site shall be as follows:

Monday – Friday	7 a.m. to 7 p.m.
Saturday	8 a.m. to 6 p.m.
Sunday	9 a.m. to 6 p.m.
Designated Holidays	9 a.m. to 6 p.m.

Construction hours are subject to requirements of applicable City ordinances to change, and will be determined by ARC from time to time.

Non-Compliance Fines

Signage:	\$50 per sign. Immediate removal of unapproved
Construction activity:	\$100 per occurrence
Noise control:	\$50 per occurrence
Trash containment:	\$100 per occurrence
Street cleaning:	\$100 per occurrence
Concrete washouts:	\$100 per occurrence
Lot maintenance:	\$100 per occurrence
Sediment control:	\$200 per occurrence
Sandbags:	\$50 per bag
Safety fence:	\$100 per occurrence
Sanitary facilities:	\$100 per occurrence
Illegal dumping:	\$500 per occurrence
Stealing:	\$500 per occurrence
Alcohol consumption:	\$500 per occurrence

IX. Architectural Review Process

The official submittal of plans and specifications to the Architectural Review Committee (ARC) is to provide a review process for conformance to guidelines and standards, adopted by the ARC. All new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures must be reviewed and approved by the ARC prior to commencement of any on-site building or construction activity.

The site plan, architecture, landscape and irrigation plans must be approved in writing by the ARC and a pre-construction meeting to identify existing trees and utilities must take place before construction begins. A final inspection before closing of the property is also mandatory.

Reasonable variances may be granted upon written request as long as the variance shall be in conformance with the overall intent of the master plan for the improvement and development of property. All applicants must comply with the conditions for approval that may be imposed on a variance. Each builder must address the variance request in writing and the reason(s) why the request should be granted.

Submittals to be delivered to the attention of the ARC, preferably via email in PDF format or in person, care of:

Tina Jameson
CBHOA@CIAServices.com
CIA Services
465 Bear Springs Rd
Pipe Creek, Texas 78063-3178

Submittal Requirements

Only complete submittals will be reviewed. Builders are responsible for compliance with all governing codes and ordinances and must provide liability insurance to the ARC.

Submittal fees must be sent with Submittals and made payable to McCauley Architectural Reviews, Inc.

50' Lot Custom Home Submittal Process

Architectural Plan and Site Plan Submittal (2 copies):

Plan Submittal fee: Review fees and deposits as set by HOA

Full set of plans showing:

- All elevations, (front, sides and rear of each)
- Square Footage on each Elevation
- Floor Plans for each Plan Set
- Outline specifications describing all materials to be used on the project.
- All plans must have an architect and engineer stamp.
- Completed Master Plan Submittal Form

Landscape Plan:

- Landscape plans showing location, type and size of landscape materials per unit.

50' Lot Site Plan Submittal:

Submittal fee of \$100 per Site Plan

Site Plan showing:

- Setbacks – Building Lines
- Drainage Foundation, retaining walls, etc.
- Fencing., sidewalk, walkway, driveway size material and placement
- Exterior selections
- Completed Site Plan and Exterior Selection Form

- Re-submittal fee of \$75.00 for changes to site or plan.
- Re-submittal fee of \$50.00 for changes to exterior selections.

Pre-Construction Inspection:

- Required for construction and must be requested after ribbon survey and prior to Lot clearing and construction.
- Ribbon survey indicating the location of the building pad, clearing area and existing trees to be preserved.
- \$1,000 penalty for each tree of three inch (3") caliper or greater removed without written authorization from ARC.
- Complete Pre-Construction Submittal Form

Final Inspection:

- Must be requested upon completion of home.
- Approved Final Inspection prior to closing is mandatory.
- \$50 fee Re-inspection fee for all Disapproved Final Inspections. Due with re-inspection request.

City Building Permits

In addition to the submittal requirements for the Cresta Bella ARC, applicants shall also comply with Bexar County requirements and/or local governing authorities for the Building Permit Review Process.

SCHEDULE OF FINES

Clearing without Cresta Bella ARC Approval	\$1,000.00
Tree removal without permission (per tree)	\$1,000.00
Inadequate Silt Fence	\$250.00
Excessive Construction Debris	\$250.00
Encroachment on adjacent properties	\$500.00
Damage to Streets, Infrastructure (per location plus cost of repair)	\$500.00
Occupy without Final Inspection	\$500.00
Violation of Construction Rules	\$500.00
Incompletion of home after 9 months (fine per day)	\$75.00

Disclaimer

Neither Cresta Bella nor the members of the Architectural Review Committee (ARC) nor its representative, their successors or assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the ARC for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Cresta Bella, the members of the ARC, or its representatives, to recover any damages.



Cresta Bella

Custom Plan Submittal and Plot Plan Submittal Form

Prior to Construction, all new home plans must be submitted to the Cresta Bella Architectural Review Committee for review. It is the applicants responsibility to ensure compliance with the Cresta Bella Deed Restrictions and Architectural Design Guidelines.

Submittals to be delivered to the attention of the ARC, preferably via email in PDF format or in person, care of:

Tina Jameson
CBHOA@CIAServices.com
CIA Services
465 Bear Springs Rd
Pipe Creek, Texas 78063-3178

Date Submitted: _____ Submittal Fee: _____
Owner Name: _____ Builder Name: _____
Address: _____ E-Mail: _____
Phone Number: _____ Fax Number: _____

Master Plan Submittal:

Plan #	Masonry %	Living Sq.Ft.
_____	_____	_____

Plot Plan Submittals:

Lot/Block/Section: _____ Address: _____
Setbacks: Front: _____ Back: _____ Right Side: _____ Left Side: _____
Estimated Start: _____ Estimated Completion: _____ Buyer/Spec: _____
Comments: _____

Please check items attached:

Plot Plan: _____	Utility Plan: _____	Exterior Selections: _____
Drainage Plan: _____	Foundation Plan: _____	Landscape Plan: _____

Must schedule Pre-Construction PRIOR to construction. \$1000 fine per tree for clearing without permission.

Review and approval of any application may be made on the basis of aesthetic considerations only, and the ARC shall not bear any responsibility for ensuring the structural integrity or soundness of approved plans or construction, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all structures are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.



Cresta Bella

Custom Exterior Selection, Landscape Plan, and Irrigation Submittal Form

Date Submitted: _____

Owner Name: _____

Address: _____

Phone Number: _____

Contact: _____

E-mail: _____

Fax Number: _____

Submittal for: _____

Lot/Block/Section: _____

Address: _____

Exterior Selections (Including Manufacturer)

Brick: _____ Trim: _____

Stucco: _____ Garage: _____

Stone: _____ Shutters: _____

Roof Material: _____ Roof Color: _____

Driveway: _____ Walkway: _____

Other: _____ Culvert, Slope or Headwall: _____

Foundation stain color: _____ Retaining Walls: _____

Fence Material: _____

Landscape Plan attached: _____

Irrigation Plan attached: _____

_____ Approved

_____ Approved with Conditions

_____ Disapproved

Comments: _____

Reviewer Date

Developer Date

Must schedule Pre-Construction PRIOR to construction. \$1000 fine per tree for clearing without permission.

Review and approval of any application may be made on the basis of aesthetic considerations only, and the ARC shall not bear any responsibility for ensuring the structural integrity or soundness of approved plans or construction, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all structures are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.



Cresta Bella

PRE-CONSTRUCTION SUBMITTAL

All lots must have pre-construction on site inspection before construction begins. This is to determine which, if any, trees will be left and determine utility placements as it relates to proposed construction.

Please make sure house area is marked off and send plot plan indicating all setbacks.

Date Submitted: _____

Owner: _____ Builder: _____

Contact: _____ Phone Number: _____

E-mail: _____ Fax Number: _____

Lot/Block/Section: _____ Address: _____

Disapproved: _____

Approved: _____

Comments: _____

Inspected By: _____

Approved By: _____

Inspector Initials

Date

Member, ARC

Date

\$1,000 Fine for Each Tree Cleared without Approval from ARC



Cresta Bella

Master Plan Submittal Form

Prior to Construction, all new home plans must be submitted to the Cresta Bella Architectural Review Committee for review. It is the applicants responsibility to ensure compliance with the Cresta Bella Deed Restrictions and Architectural Design Guidelines.

Submittals to be delivered to the attention of the ARC, preferably via email in PDF format or in person, care of:

Tina Jameson
CBHOA@CIAServices.com
CIA Services
465 Bear Springs Rd
Pipe Creek, Texas 78063-3178

Date Submitted: _____ \$100 Submittal Fee: _____
Builder Name: _____ Contact Name: _____
Address: _____ E-Mail: _____
Phone Number: _____ Fax Number: _____

Master Plan Submittal:

Plan #	Masonry %	Living Sq.Ft.	Approved	Approved with Conditions	Disapproved
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Comments: _____

_____ Reviewer	_____ Date	_____ Developer	_____ Date
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Must schedule Pre-Construction PRIOR to construction. \$1000 fine per tree for clearing without permission.

Review and approval of any application may be made on the basis of aesthetic considerations only, and the ARC shall not bear any responsibility for ensuring the structural integrity or soundness of approved plans or construction, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all structures are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.



Cresta Bella

Site Plan Submittal and Exterior Selections Form

Prior to Construction, all Site Plans and exterior materials must be submitted to the Cresta Bella Architectural Review Committee for review. It is the applicants responsibility to ensure compliance with the Cresta Bella Deed Restrictions and Architectural Design Guidelines.

Submittals to be delivered to the attention of the ARC, preferably via email in PDF format or in person, care of:

Tina Jameson
CBHOA@CIAServices.com
CIA Services
465 Bear Springs Rd
Pipe Creek, Texas 78063-3178

Date Submitted: _____

\$100 Submittal Fee: _____

Builder Name: _____

Contact Name: _____

Address: _____

E-mail: _____

Phone Number: _____

Fax Number: _____

Site Plan Submittals:

Lot/Block/Section: _____

Address: _____

Plan #: _____

Square Footage: _____

Setbacks: Front: _____ Back: _____

Right Side: _____ Left Side: _____

Buyer

or

Estimated Start: _____ Estimated Completion: _____ Spec: _____

Exterior Selections

Brick: _____

Trim: _____

Stucco: _____

Garage: _____

Stone: _____

Shutters: _____

Driveway: _____

Walkway: _____

Other: _____

Culvert, Slope or Headwall: _____

Foundation stain color: _____

Retaining Walls: _____

Fence Material: _____

Front Returns: _____ Upgraded Wood Side Fencing: _____ GSO/Upgraded Wood Rear Yard: _____ Upgraded Wood

____ Approved

____ Approved with Conditions

____ Disapproved

Comments: _____

Reviewer

Date

Developer

Date

Must schedule Pre-Construction PRIOR to construction. \$1000 fine per tree for clearing without permission.

Review and approval of any application may be made on the basis of aesthetic considerations only, and the ARC shall not bear any responsibility for ensuring the structural integrity or soundness of approved plans or construction, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all structures are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.



Cresta Bella

PRE-CONSTRUCTION SUBMITTAL

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this Instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

DEC 30 2011



[Signature]
COUNTY CLERK BEXAR COUNTY, TEXAS

All lots must have pre-construction on site inspection before construction begins. This is to determine which, if any, trees will be left and determine utility placements as it relates to proposed construction.

Please make sure house area is marked off and send plot plan indicating all setbacks.

Date Submitted: _____

Owner: _____ Builder: _____

Contact: _____ Phone Number: _____

E-mail: _____ Fax Number: _____

Lot/Block/Section: _____ Address: _____

Disapproved: _____ Approved: _____

Comments: _____

Inspected By: _____

Approved By: _____

Inspector Initials _____ Date _____

Member, ARC _____ Date _____

\$1,000 Fine for Each Tree Cleared without Approval from ARC

Doc# 20110233515 Fees: \$244.00
12/30/2011 5:06PM # Pages 58
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY CARBON OR
PHOTO COPY DISCOLORED PAPER ETC.