

**Ridgecrest Ventures Limited Partnership**

**P.O. Box 3428**

**Albuquerque, New Mexico 87190-3428**

March 9, 2010

**Architectural Design Guidelines (Third Revision)**

**For**

**Ridgecrest North Subdivision**

**In the**

**Extraterritorial Jurisdiction of the City of Sanger, Denton County, Texas**

WHEREAS, Altura Real Estate Company, Inc. ("ALTURA"), as general partner of Ridgecrest Ventures Limited Partnership, a New Mexico limited partnership, is the developer of Ridgecrest North, a single-family residential subdivision consisting of the following:

**Phase I** being 10.031 acres as recorded in the real property records of Denton County, Texas on September 4, 1997 in Cabinet N, Page 332, Document Number 97-R0061576; and

**Phase I-A** being 4.06 acres as recorded in the real property records of Denton County, Texas on March 29, 2000 in Cabinet R, Page 305, Document Number 00-R0027956; and

**Phase II-A** being 10.08 acres as recorded in the real property records of Denton County, Texas on August 29, 2003 in Cabinet V, Page 206, Document Number 2003-R0144381; and

**Phase II-B** being 8.29 acres as recorded in the real property records of Denton County, Texas on April 13, 2005 in Cabinet W, Page 218-219, Document Number 2005-R0043380; and any future phases of Ridgecrest North at the sole discretion of ALTURA; and

WHEREAS, ALTURA is committed to establishing Ridgecrest North as a quality subdivision; and

WHEREAS, ALTURA believes that reasonable controls over architectural style and design provide tangible benefits to the property owners, homeowners, and developer by maintaining and improving property values while allowing for individual expression;

NOW, THEREFORE, in addition to the Covenants, Conditions and Restrictions for Ridgecrest North, Phase I executed September 23, 1997 and filed with the County Clerk of Denton County (97-R0066617); the Covenants, Conditions and Restrictions for Ridgecrest North, Phase I-A executed March 24, 2000 and filed with the County Clerk of Denton County (00-R0027958); the Covenants, Conditions and Restrictions for Ridgecrest North, Phase II-A executed April 9, 2004 and filed with the County Clerk of Denton County (2004- 48534); the Covenants, Conditions and Restrictions for

Ridgecrest North, Phase II-B (filing pending as of the date of this Second Revision); as well as each and every additional phase of Ridgecrest North, if so declared at the sole discretion of ALTURA.

NOW, THEREFORE, in the Architectural Design Guidelines set forth below are the guidelines established pursuant to the Covenants, Conditions and Restrictions that are in effect as of the date of this instrument, and shall remain in effect unless said guidelines are altered, changed, or modified by ALTURA:

1. The Architectural Design Committee (“COMMITTEE”) shall review plans and specifications for each residential dwelling, ancillary buildings, or other structure or improvement, including site plans, access driveways, etc. and any modification thereto, prior to construction and render their written response within 7 working days of receipt. Approval of the COMMITTEE is required prior to beginning construction.
2. The COMMITTEE shall be comprised of at least two of the following three individuals, who are acting on behalf of ALTURA: Kevin D. Murphy, Kim D. Murphy or Robert E. Martindale. ALTURA may change the composition of the COMMITTEE at any time without notice.
3. The overall design features of the improvements and quality of construction materials shall be reviewed, including, but not limited to, the site location, driveway entrance and driveway culvert location, floor plan, exterior wall treatment, roof style and material, and window and door locations and size. French Country, European, Traditional or Austin Hill Country architecture is preferred. Other architectural styles will be considered with the exception of contemporary architecture. The COMMITTEE encourages architectural diversity through a variety of hips and gable roofs, roof pitch, building offsets, arches, and other architectural features.
4. Each residential dwelling must be a minimum of sixty (60) feet in width across the front. This width requirement may be satisfied in part by an attached garage.
5. At least 80% of the exterior surface, excluding windows and doors, of the residential dwelling will be constructed of brick or stone masonry. “Wood Mold” or “Tumbled” brick is preferred in color ranges of mid-range and buff tone, while bright and highly contrasting colors are discouraged. “Austin” stone is preferred. Hollow tile or concrete block construction is prohibited as is poured concrete or tilt-up concrete walls.
6. Accent exterior surface (the remainder of #5 above) of plywood, hardboard, oriented strand board, vinyl and aluminum material are prohibited. Accent exterior surface of fiber cement siding (i.e., “Hardie” board) that is painted with a high-quality acrylic paint, solid western red cedar and stucco are acceptable.
7. All exposed portions of the fire breast, flu and fireplace chimney shall be enclosed and clad in brick and/or stone masonry or brick and/or stone synthetic veneer matching the materials used on the exterior walls.
8. Exterior woodwork shall be standard construction material, selected and designed to enhance the architectural integrity of the dwelling.

9. The roof pitch shall be at least 7-12 (7" vertical by 12" horizontal). Exceptions to this minimum roof pitch may be granted for architectural styles, such as Tuscan and Andalusian architecture that warrant flatter roofs, so as to conform to the purity of the style. All roofing shall be composition shingle with a 30-year minimum life, slate or tile. Laminated composition shingles such as Duration® by Owens Corning, Timberline® Prestique® by GAF or Landmark® by CertainTeed would be acceptable. Bright and highly contrasting roofing colors are prohibited, while roofing colors that complement the residential dwelling and that are compatible with the neighborhood are encouraged. Non-reflective metal accent roof sections may be approved by the COMMITTEE.
10. Solar collectors, if used, must be integrated into the dwelling design and constructed of materials that minimize their visual impact. Satellite dishes shall not be installed in locations visible from the street, unless specifically approved by the COMMITTEE.
11. The wall plate height shall be at least 9 feet in height.
12. A double car garage is a minimum. The garage entrance shall be on the side or rear of the house so as not to be visible from the street. Carports are prohibited.
13. Property owners shall have house plans prepared by a design professional, however, "mail order" plans adapted for the local conditions and building site are acceptable;
14. Mail boxes shall be designed and constructed in a manner that compliments the overall design and construction of the house. Masonry mail box structures are strongly encouraged;
15. Driveways shall be constructed of reinforced concrete. Access driveways shall be located outside side yard setback areas and side-yard utility and drainage easements, except as otherwise approved by the COMMITTEE.
16. All fences shall be constructed of all new material in conformity with generally accepted standards for the construction of fences and be architecturally compatible with the adjacent residential dwelling and shall not exceed six (6) feet in height. Perimeter lot fencing is prohibited. Concrete block walls are prohibited. Chain link fences are prohibited, except for dog kennels with an area of not more that one hundred and sixty (160) square-feet may be approved. All fencing must be approved by the COMMITTEE.
17. ALTURA reserves the right to amend or change these Architectural Design Guidelines at any time without notice.

Approved: \_\_\_\_\_  
 Altura Real Estate Company, Inc.

Acknowledged: \_\_\_\_\_  
 Buyer/Owner

Date: \_\_\_\_\_