

Ridgewood Ventures, LLC
Ridgewood Farms, LLC
P.O. Box 3428
Albuquerque, New Mexico 87190-3428

Architectural Design Guidelines

For

Ridgecrest North, Phase III
(Lots 12, 13 & 14, Block A)

Within the

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

August 1, 2019

WHEREAS, Ridgewood Ventures, LLC , a New Mexico limited liability company is the owner of certain real property known as Ridgecrest North, Phase III, Lots 12 and 13, Block A and Ridgewood Farms, LLC, a New Mexico limited liability company, is the owner of certain real property known as Ridgecrest North, Phase III, Lot 14, Block A, (individually and collectively known as “Ridgewood”, as owners) located in the Extraterritorial Jurisdiction of the City of Sanger, County of Denton, Texas. the plat thereof recorded in the real property records of Denton County, Texas on July 18, 2018 as Document Number 2018-308; and

WHEREAS, Ridgewood is committed to establishing and maintaining Ridgecrest North, Phase III as a quality subdivision; and

WHEREAS, Ridgewood has adopted these Architectural Design Guidelines in accordance with the Declaration of Covenants, Conditions and Restrictions for Ridgecrest North, Phase III (the “Deed Restrictions”), duly executed and recorded with the Clerk of Denton County on January 22, 2019 as Document Number 6860.

NOW, THEREFORE, the Architectural Design Guidelines (the “Guidelines”) set forth below are the guidelines established pursuant and in addition to the Deed Restrictions. The Guidelines are in effect as of the date of this instrument, and shall remain in effect

unless the Guidelines are altered, changed or modified by Ridgewood at its sole discretion:

1. The Architectural Design Committee (the "Committee") shall review plans and specifications for each residential dwelling, ancillary building, or other structure or improvement and any modification thereto prior to construction, except for customary agricultural grazing improvements such as wire and electric perimeter or cross fencing, livestock pens, feeding and watering facilities, and render its written response within seven (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 the following three individuals, who are acting on behalf of Ridgewood: Kim D. Murphy, Kevin D. Murphy or Shannon Murphy. Ridgewood 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 façade treatment, roof style and material and window and door locations and treatment. French Country, Traditional or Austin Hill Country architecture is preferred. Other architectural styles will be considered with the exception of modern contemporary architecture. The Committee encourages architectural diversity through a variety of hip 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 at the frontline of the building, which may include an attached garage.
5. At least seventy-five percent (75%) of the exterior facade of the residential dwelling, excluding windows and doors, shall be constructed of brick or 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 also preferred. Hollow tile and concrete block construction are prohibited, as is poured concrete and tilt-up concrete walls.
6. Accent exterior façade treatments (the remainder of dwelling façade in #5 above) of plywood, hardboard, oriented strand board, vinyl and aluminum material are prohibited. Accent exterior façade treatments 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 facade.

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 of the dwelling 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 dwelling so as not to be visible from the street or front view of the dwelling. Carports are prohibited.
13. Property owners shall have architectural plans for the residential dwelling 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 dwelling. 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. Concrete block walls are prohibited. Chain link fences are prohibited, except for dog kennels with an area of not more than one hundred and sixty (160) square-feet may be approved. All fencing must be approved by the Committee.

17. Ridgewood reserves the right to amend or change these Architectural Design Guidelines at any time without notice.

Approved: Kim D. Murphy
Kim D. Murphy, Managing Member
Ridgewood Ventures, LLC

Date: August 1, 2019

Approved: Kim D. Murphy
Kim D. Murphy, Managing Member
Ridgewood Farms, LLC

Date: August 1, 2019