



## 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 contradictions 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: October 9, 2016**



## MINIMUM & MAXIMUM BUILDING AREAS GUIDELINES

### SINGLE STRUCTURE

<b>Section I - Savannah Properties:</b>	<b>Min. - 1,500 sq. feet / Max. - 3,000 sq. feet</b>
<b>Section II - Esplanade Properties:</b>	<b>Min. - 1,500 sq. feet / Max. - 3,000 sq. feet</b>
<b>Section III - Rosemary Properties:</b>	<b>Min. - 1,000 sq. feet / Max. - 3,000 sq. feet</b>
<b>Section IV - The Bluffs Properties:</b>	<b>Min. - 2,000 sq. feet / Max. - 4,500 sq. feet</b>
<b>Section V - Sienna Properties:</b>	<b>Min. - 2,000 sq. feet / Max. - 4,500 sq. feet</b>
<b>Section VI - River Run Properties:</b>	<b>Min. - 2,000 sq. feet / Max. - 4,000 sq. feet</b>
<b>Section VII - Lake Estate Properties:</b>	<b>Min. - 4,000 sq. feet / Max. - 8,000 sq. feet (3,000 sq. ft. minimum downstairs)</b>

- 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 minimum side yard 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 position 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.



## SPECIAL DESIGN PROVISIONS BY SECTION

### **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). Tile 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 and from the road. 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 & FINESTRATION

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.

Doors (including garage doors) shall be wood or other 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.

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. Any louvered shutters shall be hung so that when closed, slates will be downward facing.

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

Windows shall be rectangular, vertically proportioned and operable. Transoms may be oriented horizontally with panes which match other opening configurations. Multiple windows in the same rough opening shall be separated by a 4" min. post. Window sills in masonry construction shall project a minimum of 1" from the face of the building.

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



## REGULATIONS FOR BUILDING ELEMENTS

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.

Paired exterior doors shall be a maximum of 4' finished opening for fixed units; 5' max. for operable units.

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.

Garage doors facing a side yard shall have a cantilevered light fixture centered above the door with an incandescent bulb activated by a photocell. Garage doors shall be painted or stained. All garage doors in Sections 2, 3, and 5 shall be recessed a minimum of 12" from the face of the garage or shall be provided with articulation around the opening.

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

Crawl Spaces 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, Architectural HD shingles, wood shingles, galvalume steel or dark bronze metal. (No other colored roofs or styles are permitted) corrugated 5 -V crimp or standing seam is allowed, copper or other architectural grade roofing material must be prior approved by the ACC and suitable for the Texas Gulf Coastal Region.

Gutters and Downspouts, when used, shall be made of galvanized steel, copper (not copper-coated), anodized or ESP aluminum. Metal chains may be used in lieu of downspouts. Downspouts shall be placed at the corner(s) of the building in the least visible locations from the street. Splash blocks shall be made of concrete, brick or gravel.

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).

Principal Roofs on all freestanding buildings shall be a symmetrical hip with a slope of 6:12 to 10: 12. Also allowed are gables, gabled hips, hipped gables, and flared hips.

Ancillary Roofs (attached to walls or roofs) may be sheds sloped no less than 3:12. Roofs on towers shall be flat or have a slope, which matches the primary structure.

Flat Roofs shall be permitted only when occupiable and accessible from an interior room no less than 100 SF in size.



## REGULATIONS FOR BUILDING ELEMENTS

Parapets are encouraged to reflect vernacular conditions; see Elements.

Eaves shall be continuous, unless overhanging a balcony or porch. A broken pitch roof (a roof which becomes shallower in slope from the eave to the peak) is encouraged. Eaves on the main building shall have an overhang that is deep (recommended 30" - 48"). Eaves on outbuildings shall match the eaves of the main building, or shall be in proper proportion to the main building.

Gutters shall be half-round. Downspouts shall be round.

Dormers shall be placed a minimum of 3' from side building walls, and have shed roofs with a minimum slope of 3-12 or gable or hipped roofs with a slope to match the principal structure. Eyebrow dormers are allowed.

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, and then sealed with paint or stain. (No natural wood fence colors are allowed)

All intended paint or stain colors must be approved by the ACC prior to application. 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.

Flat or continuous surface of walls cannot extend more than 35 linear feet in length without variation of plane surface or distinctive change in wall material.

Foundation Walls, Piers and Pilings shall be parged block or smooth-finished, painted / stained concrete. Retaining Walls shall be masonry or stucco.

Undercrofts shall be skirted. Horizontal wood boards or framed wood may be installed, with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between piers and pilings, and brick screens may be installed between concrete piers and pilings.

Stucco I 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.

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



## WALLS & FENCES

Building Walls may be built of no more than two materials and shall only change material along a horizontal line, except for protrusion, towers, or other element accents i.e. cedar shingles may be combined with wood siding when the material change occurs horizontally, (typically at a floor line), with the heavier material below the lighter. Walls of a single building must be built in a consistent configuration.

Wood clapboard & Siding shall be horizontal, maximum of 8" exposed to weather.

Shingles shall be maximum 8" to the weather. Decorative shingles shall not be permitted. Shingles shall be machine cut with bottom edges aligned or staggered.

Exposed Corner Joints are encouraged and shall be mitered.

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

Trim shall be minimum grade "B" trim lumber or fiber-cement material and shall not exceed 6" in width at corners width around openings, except at the front door where it may be any size or configuration.

Fences on adjacent lots shall have different designs, subject to approval by the ACC. No fence shall be greater than 8'-0". Where a wall or fence on one property meets a pre-existing taller or shorter wall or fence on another property, it is the responsibility of the latter designer to transition their wall or fence to the height of the former. At least 5% of the fence along adjacent property lines shall NOT be opaque. It shall be the responsibility of the latter designer to coordinate their openings with the former.



## LANDSCAPING

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

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.

Porch / Deck Railings shall be made of metal, wood or wood fiber & plastic combination (WFP) material while Porch / Deck Floors and Posts may be concrete, wood, WFP or masonry. Porches may be enclosed. Porch ceilings may be enclosed with painted wood; exposed joists shall be painted or stained.

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, anodized or ESP aluminum.

Piers or pilings shall be no less than 10" x 10" and shall consist of brick, stucco, finished concrete, or if wood painted.



## WALLS & FENCES

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

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

Railings shall have top and bottom rails. Wood top rails shall be eased and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the boards or pickets.

Balconies shall be treated with braces, brackets or tapered beams whether serving structural function or not.

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 once per month, or as appropriate on an appointment basis.

### **STEP 1: CLIENT TO RECEIVE & REVIEW DOCUMENTS**

- Design Regulations (This document)
- Declaration of Covenants and Restrictions
- List of Approved Architects and Builders (Selection is in process, see ACC for details)

### **STEP 2: ACC PLAN & DESIGN REVIEW**

- Submit "Plan Review" and "Construction Application" Forms
- Schematic drawings as follows:
  - a. Site Plan (Minimum of 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 pitches.
  - d. Proposed Pool plans & associated structural elements.
  - e. Proposed Fence designs & structural materials desired.
  - f. Proposed Solar panels or other alternate power related items such as a proposed generator.



## DESIGN & DEVELOPMENT PROCESS

- The ACC reserves the right to inspect the construction at all stages for compliance of approved documents. Construction found to be non-compliant might be suspended and/ or stopped.
- Any alterations from the approved Final Review shall be submitted with an executed "Variance Form" with the appropriate supporting documentation or drawings.
- Submit fully executed "Landscaping Review Form"
- Copy of Landscape plan indicating lawns, hardscape, plant materials / bedding, irrigation, drainage and lighting.



## PLAN REVIEW FORM

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

Property Owner: \_\_\_\_\_

Lot. No. & Street: \_\_\_\_\_

Architect or Building Designer: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone / Fax: \_\_\_\_\_

Landscape Architect or Designer: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone I Fax: \_\_\_\_\_

Builder: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone I Fax: \_\_\_\_\_

FINAL REVIEW for:

( ) New Construction

( ) Exterior Addition I Alteration

Area of Conditioned Space \_\_\_\_\_ S.F.

Area of Exterior Decks \_\_\_\_\_ S.F.





## PLAN REVIEW FORM

Two (2) sets of construction documents in compliance with ACC Documents:

- Site Plan
- Floor Plans
- Exterior Elevations
- Structural I Foundation
- Sections I Details
- Landscape Plans
- Pool plans & Hardscapes related
- Proposed Fenced areas & Materials to be used
- Proposed Solar Panel plans (If applicable)



## PLAN REVIEW FORM PART 2

### **Exterior Materials and Colors:**

<b>Item</b>	<b>Color</b>	<b>Material / Notes</b>
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:

Signature: \_\_\_\_\_

Address:

Phone:

Fax:

Landscape Contractor:

Signature: \_\_\_\_\_

Address:

Phone:

Fax:



**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 ACC:

APPROVED WITH NO EXCEPTION    Date:                      By: \_\_\_\_\_

APPROVED WITH NO EXCEPTION    Date:                      By: \_\_\_\_\_

Notes:

DENIED                                      Date:                      By: \_\_\_\_\_