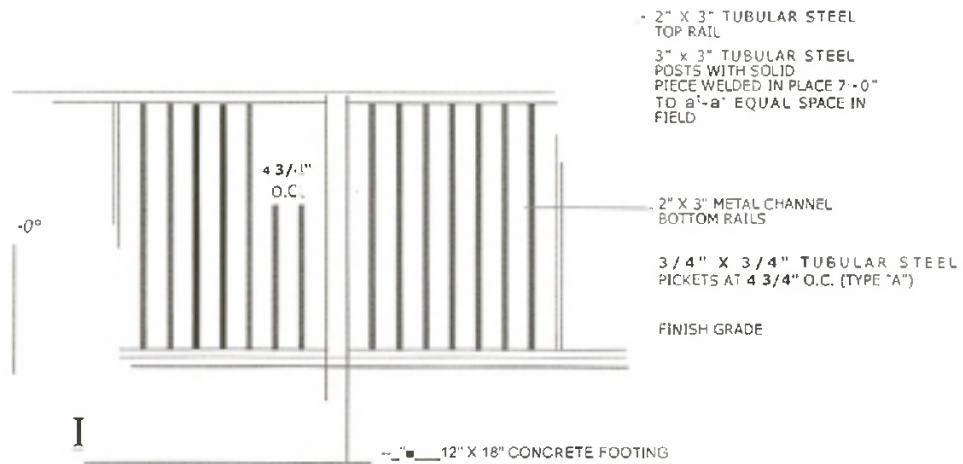


TERRACES ON MEMORIAL
BUILDER GUIDELINES

August 17, 2005

Prepared for
Tivoli Development, L.P.
by
KGA/DeForest Design, L.L.C.



- NOTE:
1. ALL STEEL TO BE 16 GAUGE.
 2. ALL COMPONENTS TO BE WELDED.
 3. ALL WELDS TO BE GROUND SMOOTH.
 4. FENCE TO BE PRIMED AND PAINTED BLACK WITH POLYURETHANE PAINT, MATTE FINISH.
 5. MAX. SPACING AT POOL ENCLOSURE TO BE 4"

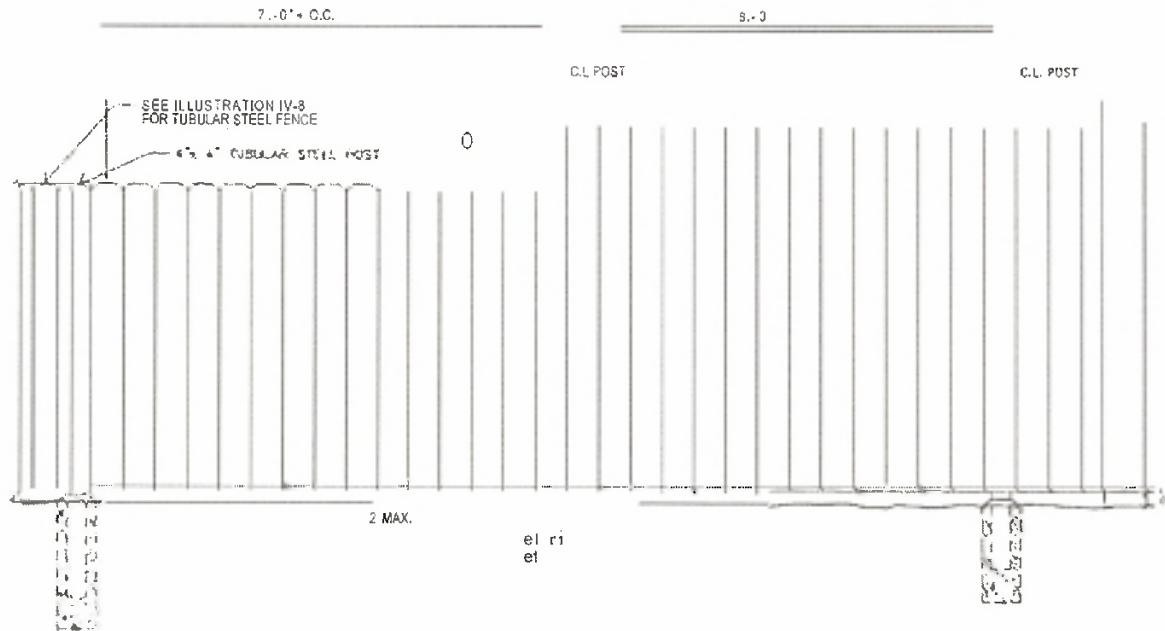
NOTE: FOR ILLUSTRATION PURPOSES ONLY.
 REFER TO CONSTRUCTION PLANS FOR COMPLETE
 DETAILS AND SPECIFICATIONS.

4' TUBULAR STEEL FENCE DETAIL

ILLUSTRATION IV-8

NOTES

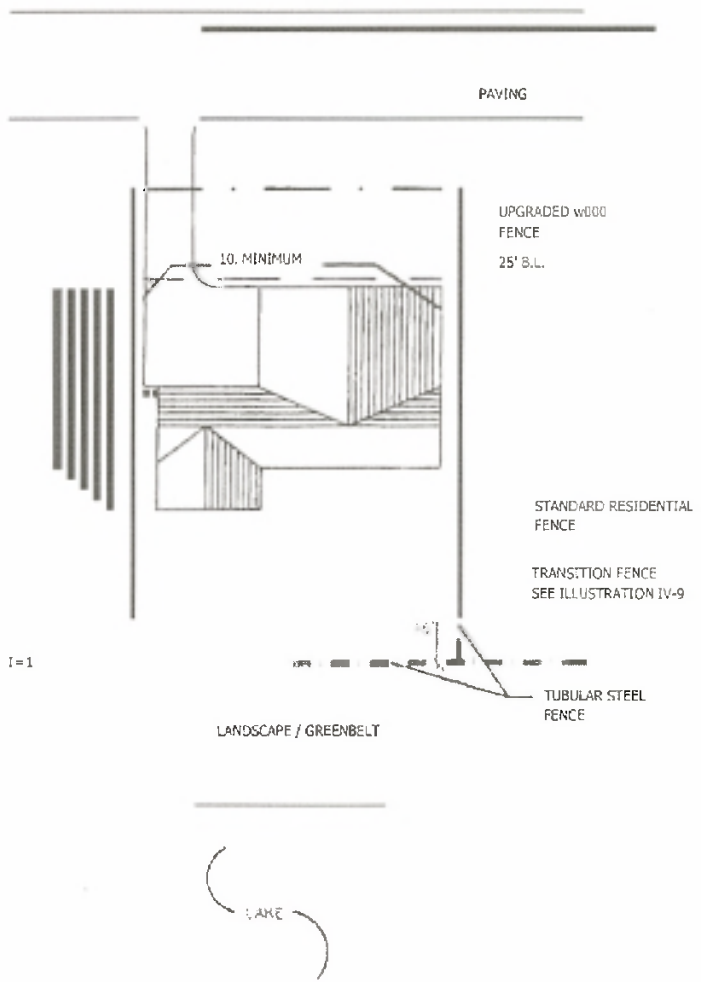
- 1) VERTICAL PICKETS TO BE NO. 1, 1" X 8" CEDAR NOTCHED TOP PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4 X 4 POSTS TO BE APPROXIMATELY 8'-0" O.C.
- 4) PICKETS ARE TO BE ATTACHED WITH Rd GALVANIZED SCREW SHANK NAILS



FOR ILLUSTRATION PURPOSES ONLY. 1)
 2) TO CONNECTION PLANS FOR 'OWLETS
 OR THIS NO SPECIFICATIONS.

**STANDARD DETAIL FOR FENCE TRANSITION 4' HT.
 TUBULAR STEEL TO WOOD**

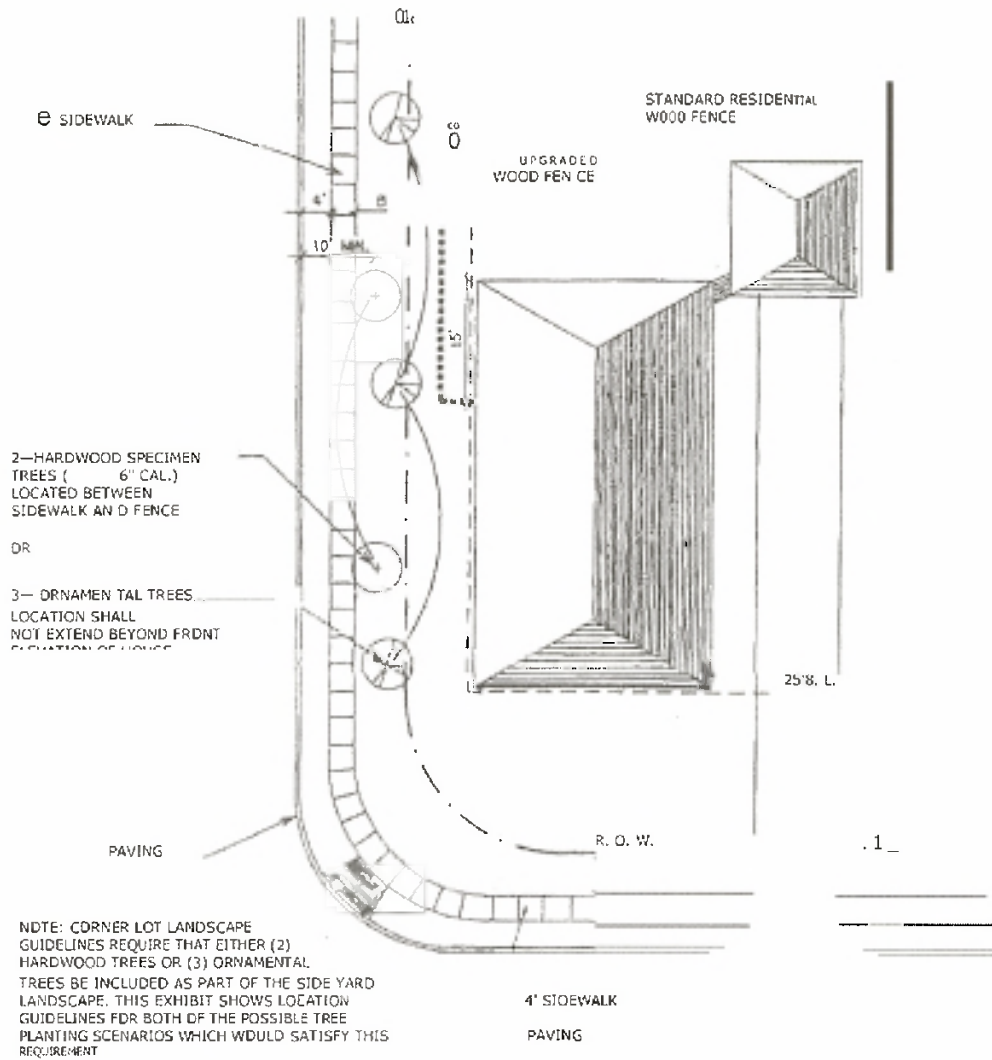
ILLUSTRATION W-9



NOTE FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
COMPLETE DETAILS AND SPECIFICATIONS.

REAR YARD FENCING SETBACK -LAKE
LOTS

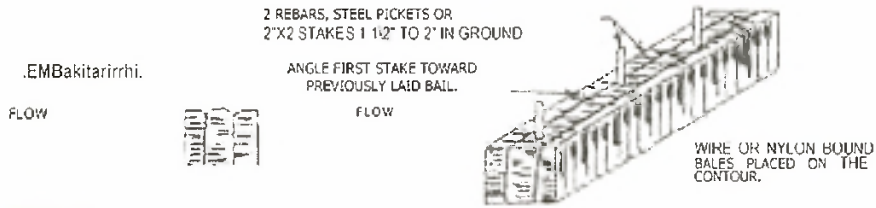
ILLUSTRATION IV-10



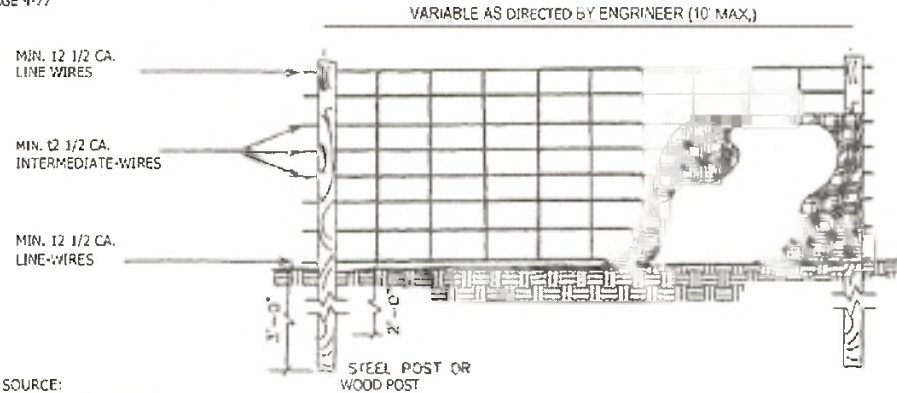
NOTE FOR LUMINATION PURPOSES ONLY.
 REPEFI TO COMMOTION RAIM FOR
 COMPLETE DETAILS N41, SPECIFICATIONE

**CORNER LOT
 SUPPLEMENTAL LANDSCAPING**

ILLUSTRATION V-1



4 VERTICAL FAC
SOURCE:
IS (12); AND SEDIMENT CONTROL GUIDELINES FOR VE
ING AREAS IN TEXA U.S. DEPT. OF AGRICULTURE
SOIL CONSERVATION SERVICE FIG. 4-8,
PAGE 4-77



SOURCE:
CITY OF GREENVILLE, N.C.
STL. NO. 20.05
MANUAL OF STANDARD DESIGNS AND DETAILS

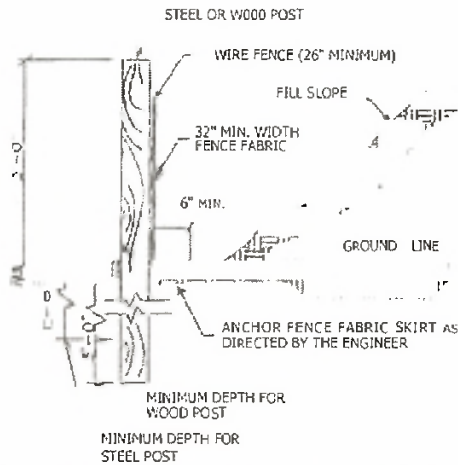
GENERAL NOTES:

FENCE FABRIC SHALL BE MINIMUM 32" WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

BURLAP SHALL BE 7-1/2 oz. WEIGHT AND A MINIMUM OF 32" IN WIDTH. BURLAP SHALL BE FASTENED ADEQUATELY TO THE FABRIC AS DIRECTED BY THE ENGINEER. MIRAFI 143 OR EQUIVALENT MAY ALSO BE USED.

STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

WOOD POST SHALL BE 6 TO 7 FEET IN HEIGHT AND 3 TO 4 INCHES IN DIAMETER.



SOURCE:
CITY OF GREENVILLE, N.C.
MANUAL OF STANDARD DESIGNS AND DETAILS
STL. NO. 20.05
NDM FOR ILLUSTRATION PURPOSES ONLY.
SEEK TO CONSTRUCTION FROM FOCI
COMPLETE DETAILS AND SPECIFICATIONS

TERRACES ON MEMORIAL BUILDER GUIDELINES

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• ** THESE BUILDER GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE ** •

ALL IMPROVEMENTS TO PROPERTY
ARE REQUIRED TO BE SUBMITTED TO
THE TMARCHITECTURAL REVIEW COMMITTEE (TMARC)
FOR REVIEW AND APPROVAL PRIOR TO THE INCEPTION OF ANY CONSTRUCTION.

FURTHER, IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE COMPLIANCE
WITH THE LATEST REVISIONS TO THESE BUILDER GUIDELINES.
COPIES WILL BE MADE AVAILABLE UPON REQUEST TO THE TMARC.

TERRACES ON MEMORIAL BUILDER GUIDELINES

I. INTRODUCTION

Terraces on Memorial is a residential development of Tivoli Development, LP. The Information contained in the Terraces on Memorial Builder Guidelines (the "Builder Guidelines") provides guidance to builders in planning their projects. The objective of these Builder Guidelines is to achieve quality and uniformity in building construction, community cohesiveness, environmental compatibility and desirable visual results. The Builder Guidelines define and address certain items and areas which are common to the project as a whole and items over which Tivoli Development, L.P., as the primary developer, will exert strict control.

Master Plan

Terraces on Memorial encompasses approximately 54 acres of land and is located in the City of Houston in Harris County, Texas, south of Interstate 10 on State Highway Six. Terraces on Memorial has been planned to include a blend of three types of residential neighborhoods in a coordinated suburban setting with homesites for approximately 273 families. See the Conceptual Master Plan (Illustration 1-1). These Builder Guidelines are meant to supplement the restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Terraces on Memorial which as recorded in the Official Real Property Records of Harris County, Texas (the "Declaration").

Architectural Review Committee

The Terraces on Memorial Architectural Review Committee (TMARC) is composed of representatives initially selected by Tivoli Development, L.P. The TMARC, at its sole and absolute discretion, has the authority to promulgate and administer standards, rules and regulations governing the planned development and improvement of all tracts within Terraces on Memorial and has primary authority over the initial planned development.

Upon receipt of proper documentation, the TMARC also has the authority to grant variances to criteria established by the Builder Guidelines. The TMARC may not grant a variance where the restriction or requirement is enforced by means of city ordinance or county enforcement.

The approval of the TMARC of any and all submittal packages is limited to compliance with the criteria established by the Builder Guidelines. The TMARC is not responsible for ensuring builder compliance with city, county, state and federal requirements.

Intent of Builder Guidelines

The Builder Guidelines are intended for the use of the builders in Terraces on Memorial and the design professionals they employ. The Builder Guidelines are aimed at providing an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged.

in order to create a specific identity for each neighborhood. However, certain standards have been adopted for key elements in order to provide continuity and ensure the overall quality of the neighborhoods.

Through the use of Builder Guidelines and other criteria, the design philosophy of Terraces on Memorial will be implemented. The TMARC shall review and approve the plans and specifications of each proposed structure, building or addition to ensure compliance with the Builder Guidelines and restrictions created under the Declaration.

The Builder Guidelines contain the construction and development standards adopted by Terraces on Memorial Homeowners Association, Inc. and implemented through the TMARC. Prior to commencing design, the builder should refer to the property deed, the recorded subdivision plat and the Declaration. In addition, Terraces on Memorial is located within the boundary of the City of Houston and is subject to Houston's development ordinance. The City of Houston should be contacted prior to initial development to ensure compliance with all applicable regulations.

These guidelines apply to the attached and detached housing types in Terraces on Memorial. Where regulations are specific to attached or detached housing, they are identified as such.

In addition to compliance with the Declaration, all original construction, replacements, repairs and/or restorations of any improvements or any part thereof or property within Terraces on Memorial are subject to the prior approval of the TMARC and must comply with the Builder Guidelines which may change from time to time, as deemed necessary and appropriate in the sole discretion of the TMARC.

Terraces on Memorial is located in Harris County, which also has development regulations, including curb cut and driveway standards.

Compliance with all governmental regulations is the obligation of the builder.

II. SITE PLANNING CRITERIA

The residential neighborhoods within Terraces on Memorial are designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of the neighborhood. Developing a "street scene" requires builders to coordinate their architectural designs and landscape styles in a manner that reflects street and neighborhood individuality while maintaining a level of continuity. The purpose of this section is to identify those elements that will influence the overall appearance of the neighborhood.

The builder shall be responsible for individual site development and maintenance including the area within the street right-of-way. On corner lots, the builder shall be responsible for both rights-of-way. Each builder shall be responsible for street cleaning and trash pick-up on the lots and immediate area where residences are being constructed.

Site Massing and Exterior Elevations for Detached Single Family

- It is preferred that corner lots located at the principal entry of a neighborhood contain a single story residence. Because of its high visibility from the adjoining collector street, the TMARC will exert strict control over site elements such as exterior materials, residence orientation and driveway location.
- Where a single story occurs next to a double story residence, the common single story elements should be adjacent to each other. Whenever possible, all single story residences should include some variation of the ridge.
- When the public street system terminates in a cul-de-sac which abuts either landscape reserve, open space or an abutting street right-of-way, it is preferred that the end lots located on the cul-de-sac street shall contain a single story residence.
- Unless site conditions dictate otherwise, when a one-story residence occurs next to a two-story residence, it is encouraged that single-story elements be adjacent to each other.
- In the event that a two-story residence is constructed on a corner lot located at a principal entry, both elevations of the house facing each street must be 100% brick or permitted masonry.

Housing Plan and Elevation Repetition for Detached Single Family Lots 55' Wide or Wider

The following three scenarios represent the Builder Guidelines for determining when a plan and elevation can be repeated within a subdivision.

- When building the same plan, same elevation, on the same side of the street or on both sides of the street, three (3) full lots must be skipped (see Illustration II-1).
- When building the same plan, different elevation, on the same side of the street, one (1) full lot must be skipped (see Illustration II-1).
- When building the same plan, different elevation, on both sides of the street, one (1) full lot must be skipped (see Illustration II-1).
- The TMARC reserves the right to reject an elevation that closely resembles that of a nearby home or in any way detracts from the overall street scene.

Housing Plan and Elevation Repetition for Detached Single Family Lots Less Than 55' Wide

The following three scenarios represent the Builder Guidelines for determining when a plan and elevation can be repeated within a subdivision.

- When building the same plan, same elevation, on the same side of the street or on both sides of the street, three (3) full lots must be skipped (see Illustration 11-1).
- When building the same plan, different elevation, on the same side of the street, one (1) full lot must be skipped (see Illustration 11-1).
- When building the same plan, different elevation, on both sides of the street, one (1) full lot must be skipped (see Illustration 11-1).
- The TMARC reserves the right to reject an elevation that closely resembles that of a nearby home or in any way detracts from the overall street scene.

Lot Coverage 11-1

- Buildings, driveways, walks and other structures shall not exceed 65 percent of the total lot area for standard single-family residential developments. Pools, spas and decks are not considered structures for the purpose of calculating the lot coverage. This criteria does not apply to the attached and patio products.

Building Setback Lines

- Minimum building setback lines are established by the City of Houston's Development Ordinance and are reflected on the recorded subdivision plat. In determining the appropriate setback line for a specific building site, the builder should refer to the Declaration and the recorded plat. If there is a discrepancy between these two documents, the document specifying the greater setback lines of the two shall apply. Encroachment upon the established setback lines with residential structures and garages is prohibited. The TMARC may, in special cases, grant variances to building lines NOT specifically illustrated on the recorded plat. A variance may be allowed only if it can be demonstrated by the designers of a particular house that the variance will allow a significant positive contribution to the house design or, more importantly, to the site design of the community as a whole.

In instances where a utility easement is greater than the building line requirement, the greater setback shall apply.

- Rear yard setbacks for detached garages shall not extend beyond the recorded utility easement reflected on the appropriate recorded subdivision plat.
- Pool decks and walkways located in the rear yard are not considered encroachments to the side setback lines. However, a planted landscaped area, minimum three (3) feet in width, must be maintained between the property line and the aforementioned structures.

Garage Placement for Single Family Detached

- Attached garages may not face the side street and must be placed on the opposite lot side from the side street on corner lots.
- In all instances, each residence within Terraces on Memorial shall provide enclosed garage parking for two (2) vehicles.

- Detached garages facing side streets are not allowed.

Driveways and garages are to be placed rear the property line farthest from the entry street, when a lot sides onto a neighborhood entry street or collector/loop street

Driveway Placement for Single Family Detached

It is the intention of these guidelines to require location of driveways so that they are not adjacent to common side property lines wherever possible. Refer to Illustration 11-3 for general driveway location plan. Exceptions will be made based on site related conflicts such as inlets, manholes, or street lights.

Utility Easements

- All single-family residential lots contain a utility easement for the distribution of electrical, telephone, gas and cable television service. In some instances, sanitary sewer lines are also placed within the utility easement. Utility easements are typically located along the rear lot line, although, selected lots may contain a side lot utility easement for the purpose of completing circuits or distribution systems. Both the recorded subdivision plat and the individual Lot survey should be consulted to determine the size and location of utility easements on a specific lot. Encroachment of structures upon the utility easement is prohibited.
- Generally, interior lots contain a seven (7) foot wide utility easement along the rear lot line. Perimeter lots or lots that back up to drainage facilities, pipeline easements, property boundaries and non-residential tracts typically contain a fourteen (14) foot wide utility easement.

Grading and Drainage

- Each lot shall be graded to conform to Type 'A' criteria; so that storm water will drain from the rear property line through the side yard and front yard to the abutting street and not across adjacent lots. Minimum grade shall be 1.0 percent. Exceptions will be made in those instances where existing topography dictates an alternate lot grading plan. The TMARC must approve all exceptions.

III. ARCHITECTURAL DESIGN CRITERIA

Texas law does not presently permit the establishment of building codes in unincorporated areas. It is the intention, however, that all building construction in Terraces on Memorial be of the highest quality. As a minimum builders are required to warrant compliance with the International Building Code.

It is the intent of this section to establish basic criteria for the construction of residences within Terraces on Memorial. Emphasis is on quality of material, design and construction in order to promote well-crafted residences within the neighborhoods. The house footprint and the roof form should work together to provide variety and interest when viewed from the street. These Builder Guidelines allow for diversity in design and should produce a climate of individuality, while ensuring the architectural integrity of the community as a whole.

Foundations

- Minimum slab elevations are determined by, and should be coordinated with, the appropriate county agency. All foundation plans must be signed and sealed by a Texas Registered Professional Engineer.
- Prior to construction, a form survey should be undertaken to ensure that building setback lines are not violated.
- A soils test should be undertaken to ensure foundation quality prior to foundation construction.

Exterior Materials

- Samples of all finish materials must be submitted to TMARC for approval.
- All residences must be comprised of at least 51.0 percent masonry products, exclusive of windows, doors and other building openings.
- It is preferred that masonry coverage be 100% across the front elevation. At a minimum, the entire first floor of the front elevation exclusive of doors, windows and other building openings shall be masonry. The masonry shall extend proportionately around the sides and rear elevations of the building.
- The number of primary materials on the exterior will be limited to three (3), excluding roof shingles.
- Artificial, simulated or imitation exterior materials are not permitted without approval of TMARC.
- Changes in materials should have a logical relationship to the changes in the form of the house. It is preferred that no material changes occur at an outside corner, whether front or rear of a residential unit.
- Brick

Brick shall meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards for Brick compiled by the American Society for Testing and Materials under designation C216-87. Copies may be obtained from the TMARC.

Brick shall be light or dark ranges in earth tone colors unless otherwise approved by the TMARC.

- Mortar Joints

All mortar joints shall be tooled. "slump" joints will not be allowed.

- Stone

The use of any type of stone on the exterior of a residence must be approved by the TMARC to ensure architectural compatibility within the neighborhood.

- Wood

All wood must be painted or stained, naturally weathered wood is prohibited. If a stain is used, a wood sealant must be utilized.

- Trim

All wood trim shall be smooth, high quality finish-grade stock, stained or painted as approved by the TMARC.

- Siding

Siding material may be Hardi Board or Hardi Plank and must be of horizontal lap type. Vinyl, diagonal, board and batten, plywood and particle board are prohibited. Nardi Board or Hardi Plank is not considered masonry and, as such, it cannot be included within the percentage of masonry materials required.

- Metal

Exposed metals shall be anodized aluminum, bronze, copper or painted galvanized steel.

- Stucco

Stucco may be used as an exterior wall finish, provided its detailing is consistent with the style of the architecture. Stucco must be uniform in color and compatible with all other exterior housing materials. For the purposes of this document, drivet is not considered as stucco, therefore, the use of drivet is hereby prohibited.

- Synthetic Materials

Synthetic materials such as metal siding, masonite and vinyl siding may only be used with the approval of the TMARC.

Privacy Walls

- Privacy walls must match dwelling unit materials and shall be no more than eight (8) feet in height. All privacy walls must have TMARC approval.

Window Treatment

- Wood or metal windows may be used. When metal windows are utilized, the finish shall complement the color and architectural style of the house.
- No reflective glass or glazing will be allowed on any front or side facade, or on any facade that is visible from the street or greenbelt/lake area.

- The use of tubular steel ornamentation or burglar bars on the exterior of any window is prohibited.

Roof Treatment

- Roofing materials used on all production homes shall be weatherwood in color.
- Wood shingles are strictly prohibited.
- Roofing materials will be 240# minimum 30 year warranty shadow profile composition shingle.

Rain Gutters and Drains

- The installation of rain gutters and drains is encouraged on all roof sections where runoff occurs which affects pedestrian entrances and walkways. Rain gutters and drains shall be integrated with the architectural design in color, shape and location. Drain pipes tied into the rain gutter downspouts must be screened from public view either by suitable material or by planted shrubs or ground cover.
- The use of a splash pad or hidden drain pipe is required. Form
- Gabled and hipped roofs of varying pitch throughout the residence is preferred. The minimum allowance of roof pitch shall be four (4) in twelve (12), except where a garden or deck is called for. Mansard roofs and other types of raised roof forms may only be used with special permission of the TMARC.
- Large front-facing gables are to be avoided unless they are broken into small scale elements.

Chimneys

- Fireplace chimneys must be constructed of materials that match the home in style and color and must meet or exceed the chimney standards set forth in the Southern Building Code.
- All chimneys shall have an appropriate metal or masonry cap

Exposed Roof Metal

- All stack vents and attic ventilators must be located on the side or rear slopes of roofs and mounted perpendicular to the ground plane. Vents and ventilators are not permitted on the front slopes of roofs. In cases where metal roofing is employed (following TMARC approval) roof accessories may be made of the same metal. All exposed metal roof accessories, stack vents, roof flashing, attic ventilators, etc. shall match roofing material color.
- A minimum number of vent stacks may be allowed on the side roof section of the house upon approval of the TMARC.

Skylights and Solar Collectors

- The location and design of all skylights shall be approved by the TMARC. It is preferred that skylights not be located on any roof slope visible from public view.

Antennae and Satellite Dishes

- Antennae utilized in receiving or transmitting signals of any frequency are not allowed on or attached to the roof or chimney and must be screened from public view when placed anywhere on a lot.
- Satellite dishes no larger than eighteen (18) inches in diameter may be allowed or attached to the roof or chimney so long as the satellite dish cannot be seen from the public street right-of-way that fronts or sides the residential unit. In the event it is impossible to receive a signal from these locations, the receiving device may be placed in a visible location as approved by the TMARC. The TMARC may require screening of the satellite dish while not substantially interfering with reception.

Garages

- Garages, at a minimum, shall have an interior dimension sufficient to accommodate the storage of two (2) full size vehicles at the same time.
- All garage doors should be of metal design and colored to complement the adjacent wall. Upgrade ornamental wood doors will be considered a case by case basis.
- It is preferred that garages on lots not be constructed adjacent to each other along an adjoining property line. Refer to illustration 11-3 for preferred locations of driveways.
- Attached garages may provide two single doors of equal size, separated by a column, or one double door.
- All detached garages shall be one (1) story in height, except in those instances where application for variance is made with the TMARC, and said variance is granted.
- Three (3) car garages are limited to those lots which can demonstrate through submitted plans to accommodate three (3) car garages.
- Where allowed, each three (3) car detached garage shall have one (1) double door and one (1) single door separated by a column.
- It is preferred that attached garages (with garage doors that parallel the street) situated on lots fifty-five (55) feet or more in width, be recessed from the front facade of the house a minimum distance of three (3) feet
- A detached garage must be connected to the residence by a breezeway or covered walk.
- Carports (porte cochere) constructed of the same building materials and as an integral part of the residence are acceptable. All other carports are prohibited.
- Windows with shutters or blinds may be required on the facade of a side or rear loaded attached garages to enhance the front elevation of the residence and the street scene.
- Garage doors containing windows are prohibited.
- Designs incorporating side or rear entry garages are encouraged to break up the monotony of multiple garage doors facing the street
- Attached garages cannot exceed the height or stories of the main dwelling.

Exterior Lighting Fixtures

- All exterior lighting fixtures visible from the street or greenbelt area must have the approval of the TMARC and should complement the architectural features of the residence.

Exterior Color Schemes

- All exterior colors must be submitted to and approved by the TMARC. The palette of exterior colors for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their natural state, such as brick, stone, copper, etc. The use of pastel colors or primary colors is not permitted. Paints or stains should be limited to a maximum of three (3) complimentary colors per residence.

Mechanical Equipment

- All air conditioning compressors, power and pool equipment should be completely screened from public view. Screening may consist of architectural or planting elements as approved by the TMARC.

Maintenance

- Each residence shall be maintained in a neat, clean, orderly condition by the builder/owner prior to and after the sale of such residence. Periodic repairs shall be made to correct any condition which suggests visual deterioration of a residence.