

## THREE LAKES VILLAS DESIGN GUIDELINES

### I. INTRODUCTION

Three Lakes Villas is a 12-lot private garden home community located off Three Lakes Parkway. This cozy neighborhood is designed for the homeowner that desires maintenance-free living with plenty of room for extra parking for friends and family. The lot sizes provide ample width and depth to build your dream home! The centrally located landscaped circle drive provides a serene setting visible to all the homes along with a green belt next to Three Lakes Villas! This is truly a place to call home!

#### **THE PURPOSE OF DESIGN GUIDELINES**

The purpose of these Design Guidelines is to assist designers, architects, builders, and homeowners in contributing to the beauty of Three Lakes Villas. The guidelines will coordinate the image and character of the overall development to create a special sense of unique identity. The Architectural Control Committee (ACC) shall have final approval authority on all site planning and design issues and reserves the right to update these guidelines from time to time as may be necessary.

All development within Three Lakes Villas must conform to the codes and regulations of all governing bodies. Where the guidelines provide a more stringent standard than the applicable governing body, the design guidelines shall control. Where the government regulation is more stringent, it shall control.

#### **MASTER PLAN**

The Crossing is designed to optimize suburban needs by strategically intermingling small neighborhood retail centers with regional retailers and entertainment uses along Three Lakes Parkway with the residential developments within the interior of the property. Office uses are to be generally concentrated near the retail centers and alongside water features which will be seen throughout the development. The goal of this development is to successfully integrate a variety of land uses and densities to accommodate all the needs of the patrons and homeowners.



Figure 1 - Overall Master Plan

## II. SITE DEVELOPMENT

### A. BUILDING SETBACKS

All permanent improvements or any part thereof must be constructed within the setback line established per the dimensional standards of The City of Tyler. Any changes to this setback plan must be approved by the ACC and the City of Tyler.

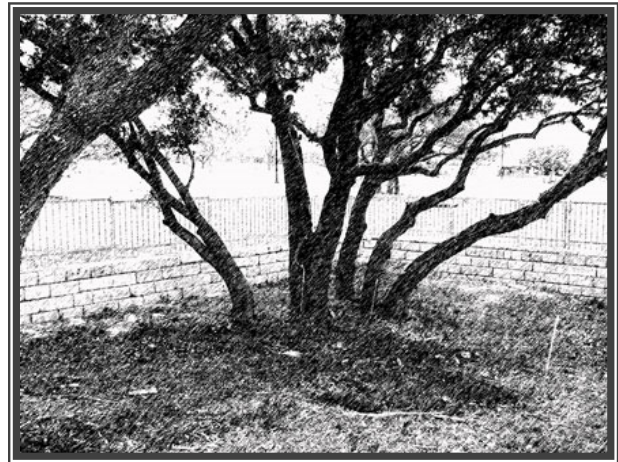
### B. SITE GRADING

All site grading activity shall be conducted in a manner that preserves the natural image of the site. Retaining and terracing shall be used where needed to preserve existing trees and vegetation on the lot.

1. All retaining and terracing visible to the street or any common area shall be through the use of boulders and stone walls, and should accommodate natural grade where possible. Materials used must be consistent with that of residential structure and approved by the ACC unless otherwise noted in the Three Lakes Villas Declaration.
2. Every effort must be made to avoid compaction and/or disturbance to tree preservation areas.
3. Appropriate erosion control techniques must be used to preserve adjacent land uses.
4. All dwelling units shall include drainage structures including but not limited to gutters, downspouts and underground pipes, as shall be necessary to collect the rainfall from one hundred percent (100%) of said Dwelling Unit's roof area and carry the water from the house, underground, to the street curb, drainage pipes, or location approved by the ACC or as otherwise noted in the Three Lakes Villas Declaration.



**Fig. 1 – Typ. Tree Preservation**



**Fig. 2 – Typ. Tree Preservation**

### **III. ARCHITECTURAL DESIGN CRITERIA**

The intent of the guidelines is to give direction in producing a positive architectural character for the mixed-use development. This will be achieved by consistent use of architectural detailing, building massing and materials and colors for all structures of the development including out-parcel pad sites. Lot owners are strongly encouraged to include the unique characteristics of the individual lots into the design features of the buildings and arrangement of the site plan. Each Lot owner or representative thereof shall be required to submit a site plan and elevations to the ACC for approval. No exterior

improvements to any Lot (with exception to preservation of natural areas during construction) shall be permitted without prior written approval of the ACC. All planting and landscape materials shall comply with approved plant and material list (4.7.1)

#### **A. DESIGN ELEMENTS**

- Natural Materials or approved synthetic materials
- Variety of materials and textures
- Brick/stone patterning or corbelling
- Use of accent materials such as stucco/plaster
- Variation in building heights, rooflines, and wall planes
- No large, uninterrupted glass surfaces
- Awnings
- Covered walkways
- Variety in window size and openings
- Articulated ground floor level or base

#### **B. BUILDING MATERIALS**

1. A minimum of seventy percent (70%) of each of the building wall surfaces other than glass shall be approved brick, stone, stucco or similar material. Accent materials are strongly encouraged. All building materials are subject to approval by the ACC.
2. Architectural design and style shall be continued on all building facades to lend a similarity of design and appearance to the backside of buildings through the use of compatible facades and roof treatments.
3. Acceptable roof materials for visible slope roofs are an approved 30 year minimum asphalt shingle, clay tile, concrete tile, slate or others as approved by the ACC. All chimneys must have caps using materials consistent with the architecture of the structure.
4. Any roof vents visible from a public right of way and/or landscape easement area shall be painted to match the architecture of the structure.
5. Building material colors are to be compatible with one another and shall not dramatically contrast with those existing on immediately adjacent parcels. A limited mix of dominant exterior building materials of a harmonious color range shall be utilized on any structure. The colors used shall be a natural earth tone palette. No primary or bright colors shall be allowed. All materials and colors are subject to approval by the ACC.

6. Any use of wood accent materials must be stained/treated and well-kept over its life span.

**C. MAILBOXES**

Each lot shall have a mailbox of a design and material that is similar to the architectural style of the dwelling unit subject to approval by the ACC. All mailboxes must be enclosed with this material. The location of the mailbox is subject to approval by the ACC.

**D. Patios and Balconies**

No patio or balcony may be nearer than five (5) feet from the property line unless approved by the ACC. No balcony may open towards the side lot line in a way which, in the opinion of the ACC, will unfairly limit the privacy of an adjoining property owner, unless approved in writing by the ACC.

**E. Driveways and Curb Breaks**

All driveways shall be entirely of concrete (except however, other materials may be used with the prior written consent of the ACC). The concrete finish and color on that portion of the driveway which is within five (5) feet of the back of the street curb, shall match the finish and color of the street curb. No driveway or other roadway may be constructed on any lot in such a manner as to furnish access to any other lot without the prior written consent of the ACC. All curb breaks must be saw cut.

**F. SIDEWALKS**

Walks from the street or driveway to the front of the Dwelling Unit shall have a minimum width of three (3) feet and shall be constructed entirely of concrete (except however, other materials may be used with the prior written consent of the ACC). Layout of said walks shall be curvilinear in nature, and approved by the ACC. There shall be no sidewalks constructed along the front lot line.

**G. EXTERIOR SITE LIGHTING**

Decorative lighting (up lighting and landscape lighting) on building facades, trees and sidewalks is encouraged. Lighting plan must be submitted and approved prior to installation.

**H. ADDRESS SIGNAGE**

Address signage shall be compatible with the building finish materials and will be incorporated into the facade design of the mailbox. Any additional locations of address signage must be approved prior to installation. All address signage is subject to approval by the ACC.

#### **I. Fencing/Retaining Walls**

The ACC reserves the right to approve all fencing materials for each lot in Three Lakes Villas. All fence layouts shall be submitted to the ACC for approval prior to installation. All fencing must be installed on the lot line unless otherwise approved by the ACC or noted in the Three Lakes Villas Declaration.

##### **Fencing Guidelines:**

All fencing/gates must be installed level with the ground unless a substantial elevation change requires a different installation. This must be approved by the Architectural Control Committee prior to installation. All fencing must be approved in writing by the Architectural Control Committee prior to installation. All retaining walls must be approved in writing by the Architectural Control Committee prior to installation. The following shall apply for all fencing and retaining walls:

1. Side lot line fencing shall be ornamental iron or equivalent that matches the rear lot line. Privacy slats may be used that match the rear lot line fence.
2. All front gates visible from a public right-of-way or private street must be anchored by ornamental iron posts, stone columns that match the development or columns that match the Dwelling Unit architecture. All gates must be approved by the ACC prior to installation. Gates may use privacy slats. Any other type of gate materials must be approved in writing by the ACC prior to installation.
3. In the event, retainer walls are required for topographical reasons, they must be faced with the stone that matches that of the development. No other stone/brick or stucco is permitted. All retainer walls shall be placed on the property line except as approved in writing by the ACC. The height of any wall shall be determined by the developer and shall not exceed four feet in height. The wall height may vary from one side of the lot to the other to accommodate grade changes. Final wall height must be approved in writing by the Developer prior to installation.

#### **IV. LANDSCAPE DESIGN GUIDELINES**



**A. LANDSCAPE DESIGN**

Our prevailing vision for Three Lakes Villas is one that evokes an image of preservation and sustainability of the natural characteristics of the site in order to create a community that reflects the natural character of the development.

Landscape design shall be sensitive to these characteristics and maintain the preservation of native vegetation and trees where possible. The preferred plant list was established to maintain a consistent plant pallet throughout The Crossing, creating a common thread through identifying characteristics. The combination of native and naturalized plant material in informal, natural patterns, reinforces the identity and character of preservation, creating a successful blend between the built environment and preservation areas. The plant materials approved for Three Lakes Villas are more maintenance-free than other areas to keep overall costs for maintaining at a reasonable level. High maintenance plants are not allowed.

1. Landscape Plans must be submitted for approval by the ACC. These plans shall visually represent grading and drainage, planting, irrigation, and site lighting.
2. The ACC reserves the right to make appropriate revisions and/or recommendations in order to maintain the overall character and image of the site.
3. Only plants from the Plant Material Selection List in Article 4.1.7 may be used in Three Lakes Villas. No other plants are allowed unless approved by the ACC in writing.

**B. TRANSITION LANDSCAPE ZONE**

This zone is a band varying in width from 5-10 feet between any natural areas or protected area zone and the enhanced natural landscaping zone within the buildable area. The purpose of this zone is to provide a soft, informal transition between an existing native vegetation area and newly developed landscaping.

In this area, existing trees are to be protected and pruned and other vegetation selectively pruned or cleared. Where existing planting is thin, native plantings, including trees, shrubs, and groundcovers, are to be planted in natural patterns to reinforce the appearance of a natural area.

**C. LANDSCAPE EDGE**

The site edge or buffer contributes to the overall character of the site, providing the ability to preserve existing vegetation and effectively reduce the visual impact of the infrastructure involved. Preserving as much natural vegetation as possible in these buffer zones enhances the natural beauty of the site.

1. A minimum 5' landscape buffer will be maintained on lot 16 NCB1660-L adjacent to Crosswater Gardens lot 13 NCB1660-S.
2. A minimum 10' landscape buffer will be maintained on lot 4 NCB1660-L. This area must be kept natural and neat.

**D. Site landscaping**

The design of individual lots within Three Lakes Villas is to be similar in character to the community design of The Crossing. This includes:

1. Use of development stone for retainer walls and fencing with ornamental iron.
2. Plantings from the Plant Material Selection List (4.1.7) of specimen trees, shrubs and groundcover, annuals and perennials.
3. All turf areas must reflect to overall character of the site, and shall provide a seamless integration between natural areas and yard. Only St. Augustine grass can be used on turf areas in Three Lakes Villas.
4. Retaining and terracing through the use of boulders and/or stone walls in order to preserve existing trees and natural topography.
5. To enhance the image of a natural environment, landscape elements should be curvilinear and landscaped with a variety of native trees, shrubs, and ground-covers in natural, informal patterns. All plant material associated with Site Landscaping shall be selected from the Plant Material Selection List (4.1.7).
6. Any lot that does not have any trees (either naturally or through lot excavation), shall be required to plant at least one tree in the front yard areas of the lot. These trees must be on the approved plant list and must be at least three (2) inches in diameter, 8-10 feet tall with a minimum spread of 6-8 feet.
7. In general, pools and water features should be designed to blend with the surrounding landscape and provide minimal disturbance to adjacent lots and common areas.
8. Utility transformers and pedestals must be concealed with plantings approved by the ACC.



**E. PLANT MATERIAL SELECTION LIST**

To achieve the intent of a natural environment at The Crossing, all plant materials, including trees, shrubs, vines, groundcovers, perennials, and grasses, must be selected from the Plant Material Selection List.

**Plant Material Selection List (4.1.7)**

Plant Material Selection List – Appendix 1 (a)

<b>Canopy Trees</b>
Pistachio chinensis – Chinese Pistachio
Quercus macrocarpa – Burr Oak
Quercus Virginiana – Live Oak
Quercus nuttallii – Nuttal Oak
Pinus taeda – Loblolly Pine
Chinkopin Oak
Sawtooth Oak
Betula nigra – River birch
Quercus palustris – Pin Oak
Gleditsia triacanthos ‘Shademaster’ – Shademaster Honeylocust
Ulmus parvifolia – Lacebark Elm
Liquidamber styraciflua ‘Rotundiloba’ – Seedless Sweetgum
Quercus stellata – Post Oak
Pinus elliottii – Slash Pine
Acer rubrum – Red Maple
Juniperus Virginiana – Eastern Red Cedar
Taxodium distichum – Bald Cypress / Pond Cypress
Cedar Elm
Ilex opaca – American Holly
Acer buergeranum - Trident Maple
<b>Ornamental Trees</b>
Pinus thunbergiana – Japanese Black Pine
Cercis Canadensis – Redbud
Cornus florida – Dogwood
Cedrus Deodara – Deodora Cedar
Ilex vomitoria – Yaupon Holly
Ilex x attenuate ‘East Palatka Holly’ – East Palatka Holly
Lagerstroemia indica – Crape Myrtle
Magnolia ‘Little Gem’ – Dwarf Southern Magnolia
Myrica cerifera – Wax Myrtle
Japanese Maple ‘Coral Bark’
Japanese Maple ‘Bloodgood’
Vitex agnus castus – Chastetree

Cupressocyparis leylandii – Leyland Cypress
Viburnum rufidulum – Rusty blackhaw viburnum
Aquifoliaceae Ilex deciduas – Possumhaw Holly
Rhus continus – Smoketree
Pineapple Guava
Parsley Hawthorne
Mexican Plum
Tupelo Black Gum Tree
<b>Shrubs</b>
Abelia spp. –Abelia
Indigofera spp.
Michelo figo - Bannana Shrub
Cotoneaster spp. – Cotoneaster
Forsythia spp. - Forsythia
Hypericum spp. – St. Johns Wort
Lonicera spp. – Honeysuckle
Ligustrum japonicum ‘Texanum’ Wax leaf Ligustrum
Loropetalum chinense – Fringeflower – Dwarf Variety Only
Rhododendron spp. – Azalea
Myrica pussila – dwf. Wax myrtle
Jasminum mesnyi
Salvia regal – Mountain Sage
Viburnum spp. – Viburnum
Rose spp. – Rose - Dwarf Variety Only
Camellia Japonica spp.
Camellia sasanqua spp.
Hydrangea spp.
Spirea spp.
Nandina spp.
Rosmary spp.
Ilex spp.
Raphiolepis indica – Indian Hawthorne spp. - Clara Only
Buddleia spp. – Butterfly bush
Aspidistra elatior – Cast Iron Plant
Gardenia spp.
Barberry spp.
Agapanthus spp. – Lilly of the Nile
Iris spp.
Podocarpus – Japanese Yew
Pinus mugo – Mugo Pine
Arecaceae spp. – Sabal minor
Frost Proof Gardenia
Sweet Olive
Red Yucca
Junipers – Andora or Blue Pacific
Majestic Hawthorne

Junipers – Any kind
<b>Groundcovers / Vines</b>
Autumn Fern
Holly Fern
Carolina Jasmine
Ajuga reptans – Ajuga
Zophiopohon japonicus – Mondo grass
Potentilla verna – Spring cinquefoil
Veronica peduncularis ‘Georgia blue’ – Georgia Blue Veronica
Liriope spp.
Vinca spp.
Ivy spp. - Ivy
Rosa banksia – Lady banks rose
Bignonia capreolata – Crossvine
Wisteria spp.
Trachelospermum jasminoides - Confederate Jesamine
<b>Grasses</b>
Muhlenbergia capillaries - Gulf Muhly grass
Miscanthus sinensis spp. - Miscanthus
Chasmanthium latifolium - Inland Sea Oats
Stipa tenuissima – Mexican feather grass
Panicum varigatum – Switch grass
Pennisetum spp.
Japanese Sedge Grass
Carex
<b>Improved Turf Areas</b>
St. Augustine – Shade Grass
<b>Perennials / Annuals - to be approved with landscape submittal</b>

**F. IRRIGATION**

No sprinkler or irrigation systems of any type that draw upon water from streams, ponds, lakes, wetlands or other surface water within the property shall be installed, constructed or operated within the property unless approved in writing by the ACC. All irrigation systems shall utilize a central, computerized controller and rain gauge to maximize efficiency. All irrigation equipment shall be below grade with appropriate concealment and be located in landscaped areas only. The use of adequate bubbler irrigation system is encouraged to provide deep root-zone irrigation of trees and shrubs. Plant materials should be grouped according to their water consumption needs.

**G. LANDSCAPE STRUCTURES**

Landscape Structures such as pergolas, arbors, gazebos, porte-cocheres, greenhouses, and/or decks should be consistent with associated building materials of dwelling unit. All such features shall be located within the building setbacks, and require approval of the ACC prior to commencement of construction.

**H. LANDSCAPE MATERIALS**

The use of consistent landscape materials will create a sense of place and establish the overall character of the site, so that the image of Three Lakes Villas has a strong visual connection throughout the site. These include:

1. All beds shall be mulched with an approved material.
2. Alternative paving material for patios, seating areas, and remote access shall be approved by the ACC prior to installation.
3. All bed edges will be encouraged to remain natural or edge; manufactured edging must be approved prior to installation. Where needed to establish appropriate grade, stone/brick edging will be encouraged. An earth tone color edging is also encouraged.
4. Landscape wall stone should be approved by the ACC prior to installation. Walls should complement architecture of building structure.
5. Approved brick paver accents on all sidewalks.
6. Site amenities such as trash receptacles must be concealed from street site, common areas or any other public viewpoint.
7. All A/C units must be concealed from street site, common areas or any other public viewpoint with either plantings or a wall as approved by the ACC.

**I. LANDSCAPE MAINTENANCE**

Landscaping must be maintained in healthy condition in a way that makes the area look natural, but well kept. This includes:

1. Appropriate irrigation and fertilization
2. Weed and pest control
3. Recycling and mulching of waste materials

4. Timely mowing, edging, clipping, pruning and cleanup in enhanced natural landscape zones
5. Selected pruning and cleanup in the identified tree preservation areas