

RESIDENTIAL ARCHITECTURAL GUIDELINES  
FOR  
NORTHSTAR

These Subdivision Architectural Guidelines are designed specifically for the residential subdivision areas within the Northstar master planned community (the “Property”) and are promulgated in accordance with “Declaration of Covenants, Conditions and Restrictions for Northstar Residential Community” (the “Master Declaration”) which instrument was recorded on August 15, 2019 as Instrument No. D219181777 in the Official Public Records of Tarrant County and which is incorporated herein by reference for all purposes.

Adherence to these guidelines is intended to assure owners of the properties within Northstar subdivision that all individual improvements will conform to the same high standards of design excellence. The guidelines seek to establish a design framework which the individual homebuilder or homeowner will use as a guide for site improvement, with latitude and flexibility (on the one hand) balanced against preserving the integrity of Northstar (on the other hand). These Architectural Guidelines will serve to guide, inform, aid and inspire to the same extent as they serve to prohibit, restrict and require. While some features are mandated, it should be understood that the Architectural Control Committee (“ACC”) may make discretionary judgments to reduce or waive any requirement when it can be demonstrated (to the reasonable satisfaction of the ACC) that appropriate mitigating measures have been taken. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more tracts or circumstances are likely to be alike. Also, the ACC have the discretion to disapprove any house plan that, while meeting the technical requirements set forth herein, does not, in the sole discretion of the ACC, meet the intent of these Guidelines, or is not compatible in architecture or features within Northstar.

**I. Restrictions on Use:**

1. Residential Use. The Property and all lots platted on the Property (“Lot” or “Lots”) shall be used for single-family residential purposes only and for streets, parks, open spaces, amenity center, and other facilities ancillary to single-family residential purposes, except that Declarant may authorize a Lot to be used by a builder for a model home or as a temporary parking lot adjacent to model homes. No building shall be erected, altered, placed, or permitted to remain on a Lot other than one detached single-family residence (“Residence”).
2. Single-Family Use. Each Residence/House may be occupied by only one family consisting of persons related by blood, adoption, or marriage or no more than three unrelated persons living together as a single housekeeping unit, together with any household servants.
3. Restrictions on Subdivision. Unless otherwise approved in writing by Declarant, none of the Lots shall be subdivided into smaller Lots.
4. (a) Uses Specifically Prohibited and Other Provisions. No temporary dwelling, shop, trailer, mobile home or above-ground swimming pools of any kind or any improvements of a temporary character (except children’s wading pools and playhouses, treehouses, dog houses, greenhouses, gazebos, and prefabricated buildings for storage of lawn maintenance equipment not exceeding 100 square feet which may be placed on a Lot in places which are not visible from any street or common area unless otherwise approved in writing by the ACC) shall be permitted on any Lot, except a homebuilder or contractor may have temporary improvements (such as a sales office, parking lot, and/or a construction trailer) on a Lot while said Builder is marketing and constructing homes in Northstar. No building material of any kind or character shall be placed or stored upon a Lot until the owner thereof is ready to commence

construction of improvements and then such material shall be placed only within the property lines of the Lot upon which the improvements are to be erected during construction so long as construction progresses without undue delay. Any storage building larger than 100 square feet shall be required to be site built on a concrete slab, and shall have exterior roofing and siding to match the home on the Lot. This structure shall not be located closer to the side or rear lot lines than 5 feet.

(b) No boat, trailer, marine craft, hovercraft, aircraft, recreation vehicle, travel trailer, motor home, camper body or similar vehicle or equipment may be stored, parked or kept on any driveway, in the front yard or in the street in front of a Lot for more than 48 hours nor more frequently than two times per month, nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any Residence. No such vehicle shall be used as a residence or office temporarily or permanently. This restriction shall not apply to any vehicle, machinery, or equipment temporarily parked and in use for construction, maintenance, or repair of a Residence in the immediate vicinity.

(c) No vehicle of any size which transports inflammatory or explosive cargo may be kept on the Property at any time.

(d) No vehicles or similar equipment shall be parked or stored in an area visible from any street except passenger automobiles, passenger vans, motorcycles, pick-up trucks and pick-up trucks with attached bed campers that are in operating condition, have current license plates and inspection stickers and are in day to day use as motor vehicles off premises ("Regular Use Vehicles"). Regular Use Vehicles shall be parked only in the garages or in the driveways of a Residence. Visitors or guests of a resident of a Residence may park their vehicles on the street, provided, however, any such parking shall be only temporary, from day to day, and shall not exceed 72 hours in duration without the written consent of the ACC.

(e) No structure of a temporary character, such as a trailer, basement, tent, shack, barn or other out-building, shall be used on any of the Property at any time as a dwelling house; provided, however, that any homebuilder may maintain and occupy model houses, sales offices and construction trailers during construction periods.

(f) Other than the existing gas well pad sited within Northstar, no oil or gas drilling, oil or gas development operation, oil or gas refining, quarrying or mining operations of any kind shall be permitted on the surface of the Property. No oil or gas wells, tanks, tunnels, mineral excavations or shafts shall be permitted upon or in any part of the surface of the Property. No derrick or other structure designed for use in quarrying or boring for oil, natural gas or other minerals shall be erected, maintained or permitted on the surface of the Property.

(g) No animals, livestock or poultry of any kind shall be raised, bred or kept on the Property, except that dogs, cats or other household pets may be kept for the purpose of providing companionship for the occupants of a Residence. No more than 5 total household pets shall be allowed. Animals are not to be raised, bred or kept for commercial purposes or for food. It is the purpose of these provisions to restrict the use of the Property so that no person shall quarter on any part of the Property cows, horses, bees, hogs, sheep, goats, guinea fowls, ducks, chickens, turkeys, skunks or any other animals that may interfere with the quietude, health or safety of the community. No more than four pets will be permitted on each Lot. Pets must be restrained or confined on the homeowner's rear yard inside a fenced area or within the house. It is the pet owner's responsibility to keep the Property (including all yards, sidewalks, trails and common areas) clean and free of debris from such owner's pets. All animals must be properly tagged for identification and vaccinated against rabies.

(h) No Lot or other area on the Property shall be used as a dumping ground for rubbish or a site for the accumulation of unsightly materials of any kind, including broken or rusty equipment, disassembled or inoperative cars and discarded appliances and furniture. No lawn or garden equipment, toys, bicycles, furniture (except appropriate outdoor furniture) or household items may be stored on porches or in driveways visible from the street. Trash, garbage or other waste shall not be kept except in sanitary containers and shall not be placed on the curb or alley more than 18 hours prior to its scheduled collection day. All equipment for the storage or other disposal of such material shall be kept in clean and sanitary condition. All containers and other facilities for disposal must be located and screened in a manner approved in writing by the ACC. Compost heaps may be maintained only in rear yards unless otherwise approved in writing by the ACC.

(i) No individual water supply system shall be permitted on the Property.

(j) No individual sewage disposal shall be permitted on the Property.

(k) No Lot or improvement shall be used for business, professional, commercial or manufacturing purposes of any kind. No activity, whether for profit or not, shall be conducted on the Property which is not related to single-family residential purposes. No noxious or offensive activity (as determined by the ACC) shall be undertaken on the Property, and nothing shall be done which is or may become an annoyance or nuisance to the neighborhood. Nothing in this subparagraph shall prohibit a builder's temporary use of residence as a sales office until such builder's last Residence on the Property is sold. Nothing in this subparagraph shall prohibit an owner's use of a Residence for quiet, inoffensive activities such as tutoring or giving art or music lessons so long as such activities do not materially increase the number of cars parked on the street or interfere with adjoining homeowner's use and enjoyment of their Residences and yards. Nothing in this subparagraph shall prohibit a resident from using a home as an office or home-based business so long as there are no outside employees or customer traffic at said residents home nor within Northstar.

(l) Except for children's playhouses, treehouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment placed at locations on a Lot that are not visible from any street, no building previously constructed elsewhere shall be moved onto any Lot, it being the intention that only new construction be placed and erected thereon.

(m) WITHIN EASEMENTS ON EACH LOT, AND WITHIN DRAINAGE SWALES RUNNING BETWEEN LOTS, UNLESS OTHERWISE APPROVED IN WRITING BY THE ACC, NO STRUCTURES, PLANTING OR MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, WHICH MAY CHANGE THE DIRECTION OF FLOW WITHIN DRAINAGE CHANNELS OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS. DECLARANT OR THE ACC MAY REQUIRE ANY OWNER CAUSING ANY CHANGE IN THE FLOW OF SURFACE WATER TO REMOVE AT SUCH OWNER'S EXPENSE, ANY STRUCTURE OR IMPROVEMENTS CAUSING SUCH ALTERATION.

(n) AFTER DECLARANT OR ANOTHER DEVELOPER HAS GRADED THE LOT, THE GENERAL GRADING, SLOPE AND DRAINAGE PLAN OF A LOT (INCLUDING THE INSTALLATION OF RAISED SHRUB BEDS, SWIMMING POOLS OR SIMILAR IMPROVEMENTS) MAY NOT BE ALTERED WITHOUT (I) THE PRIOR WRITTEN APPROVAL OF THE ACC AND (II) THE PRIOR WRITTEN APPROVAL OF THE CITY AND OTHER APPROPRIATE AGENCIES HAVING AUTHORITY TO GRANT SUCH APPROVAL.

(o) Except as provided in this Section 4 (o) or unless approved in writing by the ACC, no sign of any kind shall be displayed to the public view on any Lot. One sign of not more than five square feet advertising the property for rent or sale or signs used by a homebuilder or Declarant to advertise the Property during the development, construction and sales periods may be displayed on a Lot; provided, however, all signs used by a homebuilder must be approved by the ACC prior to use thereof. No “bandit” signs at all may be placed on the Property or in rights-of-way. Safety Signs (as hereinafter defined) may be displayed on a Lot. For purposes of this Section 4 (o), “Safety Sign” shall mean (a) “No Trespassing” signs placed on fencing of a Lot; (b) home security system warning signs or (c) “Beware of Dog” signs; provided, however, that no Safety Sign shall exceed six inches by eight inches in size. The ACC or the Association (hereinafter defined) shall have the right to remove any sign, billboard or other advertising structure that does not comply with the above, and in so doing shall not be subject to any liability for trespass or any other liability in connection with such removal. The Association is a third party beneficiary of this Section. No resident shall engage in activities or displaying signage that would jeopardize or malign property values within Northstar or negatively affect the appeal any part of Northstar to a prospective buyer.

(p) The drying of clothes in public view is prohibited. The owners and occupants of any Lots at the intersections of streets or adjacent to parks, playgrounds or other facilities where the rear yard is visible to the public shall construct a drying yard or other suitable enclosure to screen from public view the equipment which is incidental to normal residences, such as clothes drying equipment, yard equipment and storage piles.

(q) Except within fireplaces in the main residential dwelling, outdoor cooking in barbecue grills, or outdoor fireplaces and firepits, no burning of anything shall be permitted anywhere on the Property.

(r) All utilities shall be installed underground unless otherwise approved in writing by the ACC. No gas meter shall be set nearer the street than 6 feet behind the nearest front corner of the dwelling unless the meter is designed for and installed underground.

(s) No patio covers or other patio roofing structure shall be erected or constructed on a Lot without the prior written approval of the ACC, unless part of the initial construction by a builder. Without limitation of the foregoing, the construction and appearance, including the roofing and paint trim, of a patio cover or other patio roofing structure must match the construction and appearance of each building constructed on a Lot.

(t) Basketball goals must have clear plexiglass backboards and black poles and may be installed only with the prior written approval of the ACC. Temporary basketball goals may be installed only in the rear yard. Goals shall be installed perpendicular to the street on a pole if possible.

(u) No garage sales may be held except on dates and times, and in accordance with written rules, prescribed by the ACC.

(v) All Christmas, Hanukkah, Kwanza and New Year’s exterior holiday decorations must be removed within 14 days after the holiday to which they relate. All other holiday decorations must be removed within 7 days after the holiday to which they relate.

(w) Decorative statuary that is no more than 18-inches tall, situated within 5-feet of the house, shall be allowed, limited to two such statuary per house. Any statuary not meeting this criteria will not be allowed without prior written approval of the ACC. This section is not meant to impact temporary holiday decorations as addressed in Section I.4(v) above.

## II. Design and Construction Guidelines

1. **Minimum Floor Area.** Unless otherwise permitted in writing by the ACC, the square footage guidelines for total air-conditioned living area within the main residential structure, as measured to the outside exterior walls, but exclusive of open porches, garages, patios, and detached accessory buildings, shall be as follows:
  - a. 50' Lots – Minimum of 1,500 square feet and a maximum of 3,200 square feet; no builder shall build more than 30% of their Houses (aggregate) below 2,000 square feet.
  - b. 60' Lots – Minimum of 1,800 square feet.
  - c. 70' Lots – Minimum of 1,800 square feet.
  
2. **Restrictions to 1-Story.** The ACC may require certain lots to have only 1-story homes built upon them. Said restriction to be established on a phase by phase basis.
  
3. **Building Materials.**
  - a. Masonry shall be defined as clay-fired brick, stone, cultured stone, or cement based three step stucco (“stucco”). Cementitious lap siding (“cementitious siding”) shall not be considered masonry. Concrete brick is expressly prohibited.
  - b. Unless approved in writing by the Committee, the total exterior wall area of each building constructed on a Lot, shall be not less than 75% masonry for the first floor and not less than 50% masonry for the second floor (or a higher percentage if required by the City). Windows, doors and gables are excluded from the calculation of the total exterior wall area.
  - c. Notwithstanding the foregoing, the front façade on all dwellings shall be 100% masonry (exclusive of dormers, areas above a roofline, and detailing such as wooden beams, lintels, shutters, columns, etc) except where specifically approved by the ACC.
  - d. For all Houses that back, side, or are adjacent to Northstar Parkway, Sendera Ranch Blvd, and Bates-Aston Road, (collectively the “Roadway”), even if separated by a common area from said Roadway, unless otherwise approved in writing by the ACC, the total exterior wall area of each such building shall be 100% masonry. Areas above the roofline shall be exempt from the masonry requirement on the façade facing the Roadway.
  - e. Chimneys shall be masonry, siding or stucco. Siding or stucco chimneys shall be either painted to match the trim of the house or in neutral tone colors to match the roof color.
  - f. All flashing, roof vents, plumbing vents, and other roof penetrations shall be painted to neutral tone colors.
  - g. All exposed concrete grade beams shall be rubbed smooth and grouted.
  - h. No exposed grade beams shall exceed 24-inches in height. Deeper exposed grade beams shall require dropped brick ledges so that no more than 24-inches of concrete is exposed.
  
4. **Fences for Interior Lots.**
  - a. Unless otherwise approved by the ACC, no fence shall exceed six feet (6'- 0”) in height measured from finished grade. Interior lot line fences shall be constructed of Western Red Cedar (#2 or “Standard and Better”), and shall be stained using the Community Standard Stain.

- b. All fence posts must be galvanized steel, and fences must have at least three horizontal runners for attaching pickets.
  - c. No pine or spruce fencing materials shall be permitted.
  - d. Fences of front yards are prohibited.
  - e. Fence returns facing the street shall be set back from the front of the house by at least 8-feet. Fence returns on two adjacent homes shall be constructed to align with each other with no offset, or with a maximum offset of 4-feet, unless approved in writing in advance by the ACC. All fencing between the offset fence returns shall comply with the Enhanced Residential Detail.
  - f. All fences shall be stained using the Community Standard Stain, which shall be Wood Defender Semi-Transparent Fence Stain, color #808406 Sierra, as manufactured by Standard Paints, Inc.
5. Fences along Greenbelts/Common Areas. With respect to each and every lot which has a side or rear property line coincident with or adjacent to a greenbelt/common area so as to constitute "greenbelt/common area frontage," fences shall comply with the following requirements:
- a. 60" in height.
  - b. Material shall tubular steel or wrought iron, and the color shall be flat black, painted with an exterior oil based paint or powder coated. A top rail shall be provided, and no pickets shall extend above said top rail.
  - c. In certain locations, only when designated by the ACC, wooden fencing complying with the Enhanced Residential Fence detail attached as Exhibit A shall be constructed instead of tubular steel.
6. Roof
- a. A minimum roof pitch of 6:12, unless otherwise approved by the ACC.
  - b. Roof materials shall be laminated dimensional/architectural composition shingles with 30 year minimum manufacturer's warranty. No 3-tab roofing shingles, or any roofing that resembles 3-tab shingles, will be allowed. The type, quality and color must otherwise be specifically approved by the ACC. Only weathered wood, blacks, browns, grays, and slate colors shall be allowed.
  - c. Metal roofs shall not be allowed for the primary roof, but shall be allowed for appropriate architectural features when approved by the ACC. Metal roofs shall be copper, bronze, gray or zinc colors.
7. Required Landscaping. All landscape is to be installed by the builder prior to the house being occupied. The Lot areas listed below shall be landscaped with the following size and/or number of plants as set forth below. Large Canopy Trees shall be limited to those listed on the attached Exhibit B.

**REQUIREMENTS FOR NEIGHBORHOODS OF 50-FOOT AND 60' FOOT LOTS:**

Turf Areas	All turf areas including front, side and rear yards shall be fully sodded
Front Yard	One 3-inch caliper (minimum) large canopy trees, one 6-foot to 8-foot tall ornamental tree, twelve 3 to 5 gallon shrubs (for 50' Lot Neighborhoods), sixteen 3 to 5 gallon shrubs (for 60' Lot Neighborhoods), eight 1 gallon shrubs, and two flat of flowers.

## REQUIREMENTS FOR NEIGHBORHOODS OF 70-FOOT AND LARGER LOTS:

Turf Areas	All turf areas including front, side and rear yards shall be fully sodded
Front Yard	Two 3-inch caliper (minimum) large canopy trees, one 6-foot to 8-foot tall ornamental tree, twenty 3 to 5 gallon shrubs, twelve 1-gallon shrubs, and two flat of flowers.

8. Irrigation. The ACC requires that each Lot have an automatic irrigation system for the front, side, and rear yards with rain/freeze sensor. Bubblers shall be provided for all trees.
9. Monotony.
  - a. As a general rule or objective, each floor plan should have three (3) dissimilar elevations.
  - b. Monotony Rule: An individual Floorplan/Elevation combination shall not repeat along the fronting or siding streetscape without at least two (2) intervening Houses of sufficient dissimilarity (both sides of the street). The intent of this guideline is to avoid the negative “look alike” effect of frequent repetition, while allowing sufficient latitude for the builder in satisfying market demand. See Exhibit C for an illustration of this Monotony Rule.
  - c. Houses having the same floor plan with different elevations shall be separated by at least one intervening House on each side of the street.
  - d. Houses have the same brick shall be separated by at least two intervening homes on the same side and on the opposite side of the street.
10. Driveways. All design, construction materials, and location of driveways will meet or exceed the City of Fort Worth standards and must be approved by the ACC.
  - a. Setbacks – Driveways must be at least one foot (1’) from adjacent property lines.
  - b. Finishes – Driveways shall be surfaced with concrete, brick pavers, stone, interlocking pavers, stamped or stained concrete, or concrete with stone or brick border. Asphalt driveways are prohibited. Salt finish concrete driveways are acceptable.
  - c. Features – Driveways shall intersect the street as close to 90 degrees as possible.
11. Sidewalks.
  - a. Each owner of a Lot must cause to be built on such Lot, in a location approved by the ACC, a concrete sidewalk built to the City of Fort Worth specifications. Lead walks shall be a minimum of 5-feet in width.
12. Garages. All garages shall be approved in advance by the ACC.
  - a. All Houses shall have a minimum two-car garage. Two offstreet parking spaces must also be provided on the Lot behind the front property line.
  - b. Side loaded attached garages are acceptable if mixed with other types and are not all loaded from the same side.
  - c. All garage doors shall have either carriage-style hardware, or they shall be wood clad or faux-wood clad. Any faux-wood clad garage doors must be approved by the ACC in advance.
  - d. All garage doors shall be equipped with an automatic garage door opener.
  - e. Carports are prohibited without express approval of the ACC.
13. Lot Drainage. It will be the responsibility of the builder and of each homeowner to preserve the original drainage patterns and provide adequate drainage for each House.

- a. Caution should be used in establishing the foundation elevations so that driveways for slabs are not constructed too high impairing adequate drainage from the back yard around to the front.
  - b. After the conveyance of each Lot from the developer, each Lot must be graded and maintained in such a manner so as to permit all water from all sources to drain naturally into the street storm sewer system that sides on or fronts each respective Lot.
  - c. Except where shown on the Lot Grading Plans for the Subdivision in which the lot is located, no Lot may be graded in such a manner as to permit water runoff to drain or flow onto or across any adjacent Lot, nor shall any Lot be graded or maintained in such a manner as to allow the accumulation of standing water.
  - d. Trees, planting beds, dog runs, storage containers, or other improvements shall not be installed along the side Lot line in a manner that will impede surface drainage between houses.
14. Antenna and Satellite Dishes.
- a. Any antenna or satellite dish must be located to the rear one-half (1/2) of the House.
  - b. Any antenna or satellite dish shall not extend above the roofline of the House located on the Lot and shall not be visible from the frontage street or any adjoining street.
15. Exterior Lighting.
- a. All Houses shall have a minimum of one (1) coach lights on the front façade. Coach lights fixtures shall be at least 12-inches tall and shall not be installed more than 8-feet above the slab.
  - b. No exterior light whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian traffic will be allowed.
  - c. Decorative or lantern fixtures shall have a maximum of 45 watts per fixtures.
  - d. No floodlights shall be installed on the front of any house without approval of the ACC. Uplighting is allowed.
16. HVAC Screening.
- a. Where practical, all meters, air conditioning unit, and pool equipment shall be located away from public view, preferably in the rear or fenced side yard.
  - b. If necessary, a screening element must be constructed of materials approved by the ACC. Landscape screening may be used that will grow to height and width to screen said features within three growing seasons.
17. Pools, Spas, and Hot Tubs. The materials, location and construction of all pools, spas and hot tubs must be approved in advance by the ACC.
- a. Swimming pools and accompanying spas shall be in-ground, or balanced cut and fill, and shall be designed to be compatible with the site and the dwelling. Self-contained, above-ground hot tubs require approval by the ACC.
  - b. The swimming pool, spa or hot tub plans must be drawn on a copy of an accurate site plan and shall include specific indications of distances from the water containing basin(s) and surrounding slab walks to the lot lines and building setbacks.
  - c. No access across another Lot or greenbelt/open space area for the purpose of building or maintaining a swimming pool, spa or hot tub is permitted without prior written consent of the other property owner or the ACC in the case of greenbelts/open spaces.
18. Design.
- a. Articulation of front elevations is encouraged. Variation of roof color is also encouraged within the ranges specified above.



- b. Front facing garages shall not protrude more than eight feet in front of either the front of the house or a front porch of at least eight feet in width on a structured slab.
- c. All windows facing a street (all front windows and side windows facing a side street) shall be divided light unless approved by the ACC.

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These initial Architectural Guidelines are hereby adopted on this 15 day of August, 2019.



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Don E. Allen

For the Architectural Control Committee and the Board of Directors