

Exhibit A

Mitchell Farm Planned Unit Development (PUD) Standards

1. DEVELOPMENT STANDARDS.

1.1 Lot size and setbacks.

The minimum lot width, depth, and setbacks shall be as follows:

Minimum lot width:	50 ft.
Minimum lot depth:	120 ft.
Minimum lot area:	6,000 sq. ft.
Front setback:	20 ft. / 25 ft. ⁽¹⁾
Side setback:	5 ft.
Rear setback:	20 ft.

⁽¹⁾ Front yard setbacks shall alternate 20 ft./25 ft. on every other lot. Houses with protruding garage doors shall be limited to only those lots with a 25 ft. front setback.

1.2 Number of lots.

The maximum number of single-family residential lots in the development shall be three hundred and thirty-three (333).

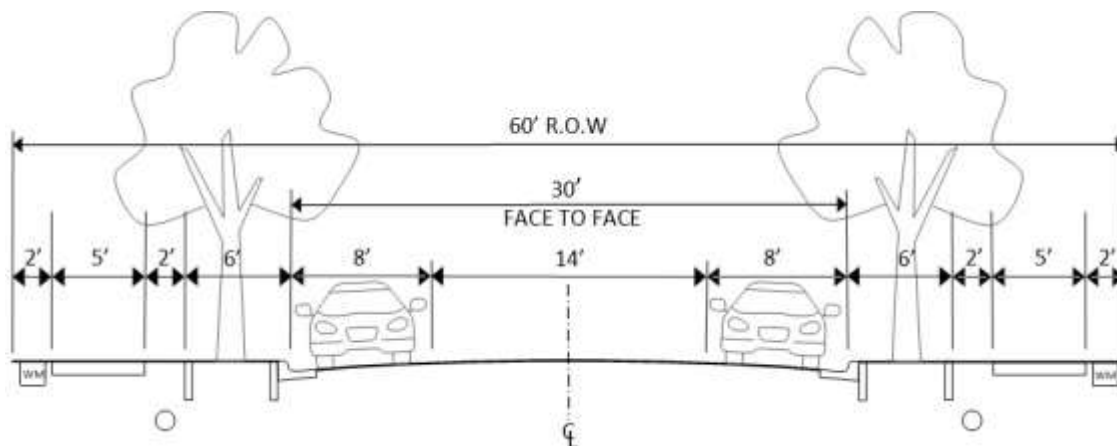
1.3 Base zoning to be "SF-2".

This base zoning for the development shall be "SF-2" (Single-Family Residential District). The development shall adhere to all provisions for "SF-2" (Single-Family Residential District) unless otherwise addressed herein.

2. STREET SECTIONS.

2.1 Local street section.

The standard local street section shall be as follows:



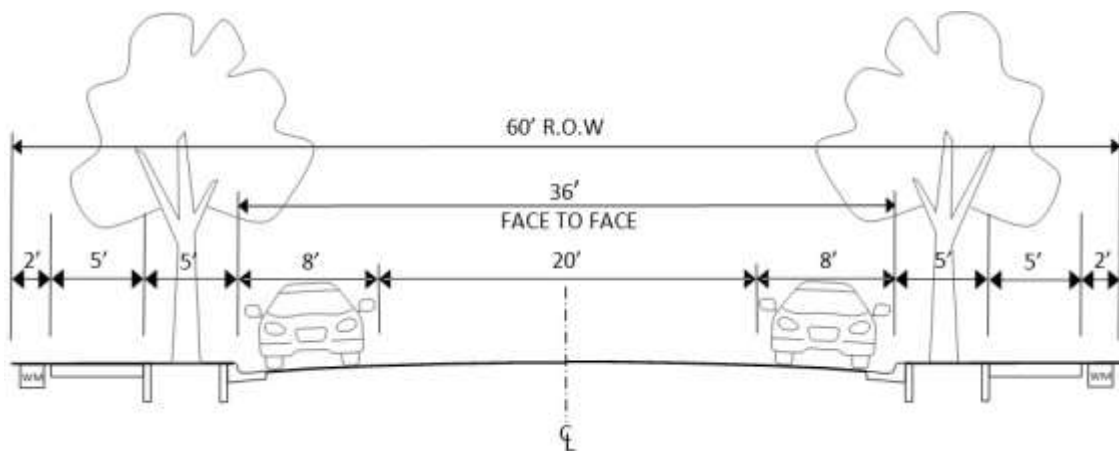
2.2 Collector streets.

Street sections highlighted in the graphic below shall have a sixty (60) foot right-of-way with thirty-six (36) foot wide street face-of-curb to face-of-curb.



2.3 Collector street section.

The standard section for the streets highlighted above shall be as follows:



3. STREET TREES.

3.1 Street trees and ground cover required.

- (1) Street trees and root barriers shall be installed on both sides of all collector and local streets within the development.
- (2) Street trees and accompanying root barriers located on local streets be installed by the homebuilder with each home. For corner lots, the homebuilder shall be responsible for installing street trees along the front and side property lines.
- (3) At least one (1) street tree shall be provided between the sidewalk and curb in front of each residential lot.
- (4) Street trees shall be container grown and shall be at least one and one half (1½) inches in caliper and six (6) feet in height at the time of planting.
- (5) On corner lots, two (2) street trees shall be provided between the sidewalk and curb along the side property line.
- (6) The developer shall be responsible for installing street trees and accompanying root barriers along the entire length of both collector streets and adjacent to all open space, drainage tracts, or other common areas. Where street trees are adjacent to such tracts or common areas, street trees shall be planted every fifty (50) linear feet. All such street trees shall be installed prior to issuance of a certificate of occupancy for the first home in the development.
- (7) Street trees shall be centered within the tree lawn in accordance with the typical street sections 2.1 and 2.3 above.
- (8) Placement of street trees within the tree lawn may be adjusted or modified by the City Engineer to avoid conflict with existing or proposed driveways, utilities, or other public or private infrastructure.
- (9) If solid rock makes planting of street trees impracticable, a comparable number of trees may be planted at an alternative location within the development, as approved by the City Engineer.
- (10) Vegetative ground cover shall be planted by the homebuilder between the trees within the tree lawn.

3.2 Approved street tree species.

Street tree species shall be selected from the following list:

- (1) Cedar Elm;
- (2) American Elm;
- (3) Bigtooth Maple;
- (4) Bur Oak;
- (5) Chinquapin Oak;
- (6) Live Oak;
- (7) Shumard Oak;

- (8) Texas Red Oak; or
- (9) Other species as approved by the City Engineer

3.3 Root barriers and steaking required.

- (1) "DeepRoot" UB 24-2 root barriers, or an approved equivalent, shall be provided on both sides of the tree lawn parallel to the curb and sidewalk.
- (2) Root barriers shall be a minimum of twenty-four (24) inches in height and eight (8) feet in length.
- (3) Root barriers shall be placed with the top of the root barrier two (2) inches below finished grade and ribs facing toward the tree.
- (4) The party responsible for installation of the street tree (either the developer or homebuilder, depending on location) shall also be responsible for installation of the associated root barriers.
- (5) Once installed, street trees shall be staked with seven-foot (7') steel posts and shall be painted dark green. Posts shall be driven into the ground two feet (2') with five feet (5') exposed above ground. Posts shall be consistent height and aligned parallel to adjacent curbs. 12-guage stranded cable with rubber hose shall be used to protect the tree trunk.

3.4 Street tree maintenance.

- (1) The owner(s) of any lot with frontage along a public street, including a property owners' association, shall maintain the street trees and other landscaping growing along the frontage or in the street right-of-way adjacent to the lot, including in any park or parking strip between the property line and the street line.
- (2) If a street tree dies, the adjacent property owner shall also be responsible for replacing the tree with a new tree at least one and one half (1½) inches in caliper and six (6) feet in height at the time of planting.

4. ARCHITECTURAL STANDARDS.

4.1 Architectural features.

All new residential structures within the development shall include at least three (3) of the following architectural elements:

- (1) *Vertical articulation.* A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least twelve (12) inches deep.
- (2) *Covered front porch.* A covered front porch of at least forty (40) square feet shall be provided.
- (3) *Enhanced windows.* Windows on the front elevation shall incorporate use of transoms, bay windows, shutters, dormers, or other similar window enhancements.
- (4) *Architectural details.* The front elevation shall incorporate enhanced architectural details including corbels, quoining, louvered vents, keystones, decorative railings, or coach lights.

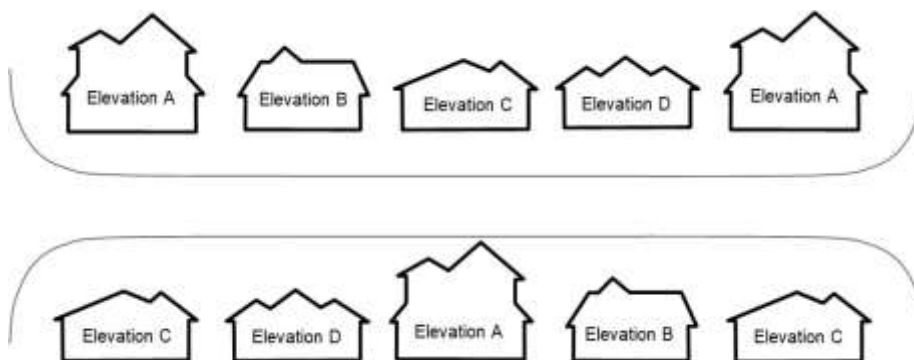
- (5) *Variable roof pitch.* At least two (2) different roof types (e.g. hip and gable) or two (2) different roof planes of varying height, direction, or pitch shall be provided.

4.2 Garage door standards.

- (1) In this section, “homes with protruding garage doors” shall mean those homes where the exterior wall on either side of the garage door is the most forward plane of the front elevation.
- (2) Homes with protruding garage doors shall only be located on lots having a twenty-five (25) foot front setback.
- (3) Homes with protruding garage doors shall not be located on lots having a twenty (20) foot front setback.
- (4) Garage doors shall not comprise more than fifty (50) percent of the horizontal length of the front elevation. This standard is applicable only to the width of the garage door, not the entirety of the garage.
- (5) All garage doors within the development shall have accent windows and decorative hardware.

4.3 Repetition standard.

- (1) No elevation shall be repeated within four (4) residential lots on the same side of the street, or within three (3) residential lots on the opposite side of the street (see example below):



- (2) For purposes of this section, elevations shall be substantially different in terms of shape, massing, and form. The same elevation with different materials, different architectural features, or different fenestration shall not be considered a different elevation for purposes of this section.

5. TRAFFIC IMPACT ANALYSIS.

The developer shall conduct a Traffic Impact Analysis (TIA) in accordance with all TXDOT requirements. Such TIA must be submitted to and approved by the City Engineer prior to approval of the preliminary plat. If TXDOT waives their requirement for a TIA, the developer shall still submit a TIA to the City prior to approval of the construction plans. Such TIA will specifically evaluate the need for a traffic signal at the intersection of Ivy Mountain Rd. and Reese Creek Rd.

6. LANDSCAPING STANDARDS.

6.1 Required landscaping on residential lots.

Landscaping on all residential lots within in the development shall be provided as follows:

- (1) A minimum of six (6) three-gallon shrubs shall be planted on each lot.
- (2) All portions of the lot not covered by structures, paving, planting areas, or tree beds shall be fully sodded.
- (3) Each home shall have either an irrigation system or hose bib attachment within one hundred and fifty (150) feet of all landscaping required by this section.
- (4) Approved non-vegetative ground cover materials (such as washed gravel, bark mulch, lava rock, or other decorative covers generally used in landscaping) may be used to meet the provisions of this section. Where approved, non-vegetative ground cover shall be porous and form a uniform appearance free from weeds and grasses.

7. FENCING STANDARDS.

7.1 Enhanced fencing along collector streets.

Enhanced fencing shall be provided by the developer adjacent to collector streets in those areas where the collector street abuts any developed residential or non-residential property as follows:

- (1) Enhanced fencing shall consist of wood privacy fence with top rail supported by masonry columns of brick or stone.
- (2) Masonry columns shall be provided every one hundred (100) linear feet and at all turn points and corners.
- (3) Fencing along collector streets shall be at least six (6) feet, but not more than eight (8) feet in height.
- (4) The finished side of the fence shall face the public right-of-way.
- (5) Required fencing along collector streets shall be fully constructed prior to issuance of a certificate of occupancy for the first home in the development.

7.2 Fencing on residential lots.

- (1) All fencing on residential lots shall be wood privacy fencing or ornamental wrought iron fencing.
- (2) Privacy and ornamental fencing shall not exceed six (6) feet in height.
- (3) The finished side of the fence shall face the public right-of-way.
- (4) The Homeowners' Association (HOA) shall designate a pre-approved fence stain color. All wood fences within the development shall be stained the same color.

8. COMMON OPEN SPACE.

8.1 Open space areas.

- (1) Not less than a total of five (5) acres shall be provided within the development for use as neighborhood parks.
- (2) Not less than three (3) contiguous acres of useable open space shall be provided by the developer for use as an HOA park.

8.2 Open space amenities.

- (1) Amenities shall be provided within the three-acre HOA park area as follows:
 - a) *Playscape*. At least one (1) playscape shall be provided within the HOA park. Such playscape shall include at least two (2) slides and two (2) swings. The area beneath the playscape shall be provided with a mulch bed.
 - b) *Walking trail*. A concrete walking of at least one quarter ($\frac{1}{4}$) mile long (1,320 ft.) and six (6) feet in width shall be constructed by the developer within the park area.
 - c) *Covered pavilion*. A covered pavilion of at least one thousand five hundred (1,500) square feet shall be constructed by the developer within the park area.
 - d) *Trees*. At least five (5) trees per acre shall be planted by the developer within the park area. Such trees shall be at least one and one half ($1\frac{1}{2}$) inches in caliper and six (6) feet in height at the time of planting.
 - e) *Picnic tables*. At least two (2) picnic tables shall be provided by the developer within the park area.
 - f) *Barbeque grills*. At least two (2) barbeque grills shall be provided by the developer within the park area.
 - g) *Benches*. At least two (2) benches shall be provided by the developer within the park area. At least one bench shall be located within ten (10) feet of the playscape.
 - h) *Trash receptacle*. At least one (1) trash receptacle shall be provided within the park area and shall be installed by the developer and maintained by the HOA.
 - i) *Pet waste stations*. At least two (2) pet waste stations shall be provided within the park area. Pet waste stations shall be installed by the developer and maintained by the HOA.
- (2) In addition to the three-acre HOA park area, useable open space amenities shall be provided as follows:
 - a) Drainage Tract A, as shown on the attached Concept Plan and being 1.42 acres in size, shall incorporate a useable recreation amenity, such as a multi-purpose field.
 - a) Drainage Tract B, as shown on the attached Concept Plan and being 0.79 acres in size, shall incorporate a secondary playscape having at least two (2) swings or a climbing structure, as well as one (1) bench, one (1) trash receptacle, and one (1) pet waste station.
- (3) All required open space amenities shall be fully installed prior to issuance of a certificate of occupancy for the first home in the development.

8.3 Drainage tracts.

All drainage tracts and associated infrastructure and amenities within the development shall be owned and maintained by the HOA.

8.4 Subdivision entry signs.

- (1) Two (2) subdivision entry signs shall be provided by the developer, including one at the entrance on Clear Creek Road, and one at the entrance on Reese Creek Road.
- (2) Each subdivision entry sign shall have at least twelve (12) three-gallon shrubs. Such landscaping shall be installed by the developer.
- (3) Subdivision entry signs and associated landscaping shall be owned and maintained by the HOA.
- (4) The City shall require a right-of-way occupation license prior to the placement of any sign within a City right-of-way.

9. HOMEOWNERS' ASSOCIATION.

9.3 Homeowners' Association required.

- (1) A Homeowners Association (HOA) shall be established by the developer for the development.
- (2) The HOA shall be responsible for the continuous and perpetual operation, maintenance, and/or supervision of all infrastructure, common areas, and amenities within the development.
- (3) A copy of the agreements, covenants and restrictions establishing and creating the association shall be provided to the City prior to approval of the final plat of the subdivision and must be recorded with such final plat. At a minimum, the agreements, covenants, conditions, and restrictions establishing and creating the Homeowners' Association shall contain and/or provide for the following:
 - a) Provisions acceptable to the City for the establishment and organization of the mandatory homeowners' association and the adoption of bylaws for such association, including provisions requiring that the owner of any lot within the applicable subdivision and any successive buyer shall automatically and mandatorily become a member of the association;
 - b) The initial term of the agreements, covenants, conditions, and restrictions establishing and creating the association shall be for a 25-year period and shall automatically renew for successive ten-year periods, and the association may not be dissolved without the prior written consent of the City;
 - c) Provisions acceptable to the City to ensure the continuous and perpetual use, operation, maintenance, and/or supervision of all facilities, structures, improvements, systems, areas or grounds by a responsible body, in perpetuity, and to establish a reserve fund for such purposes;

- d) Provisions prohibiting the amendment of any portion of the association's agreements, covenants, conditions, or restrictions pertaining to the use, operation, maintenance and/or supervision of any facilities, structures, improvements, systems, areas or grounds that are the responsibility of the association without the prior written consent of the City; and
- e) Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit, incurred or resulting from the City's removal of any landscape systems, features or elements that cease to be maintained by the association or from the City's performance of the operation, maintenance or supervision responsibilities of the association due to the association's failure to perform such responsibilities.

9.4 HOA management company required.

A professional management company shall be hired and contracted with by the developer for purposes of managing and administering the affairs of the HOA.