

ENCHANTED HILLS ARCHITECTURAL GUIDELINES

ENCHANTED HILLS SUBDIVISION DEVELOPED BY JAMES VARNER BUILDER
PLAT FILED FOR RECORD MAY 18,2012 IN GREGG COUNTY CLERK FILE # 201208997.

WHEREAS JAMES VARNER BUILDER HAS DEVELOPED SAID SUBDIVISION IN THE CITY OF LONGVIEW, GREGG, COUNTY TEXAS. SUBDIVISION RESTRICTIONS REFER TO THESE GUIDELINES FOR THE INITIAL CONSTRUCTION AND FUTURE CHANGES MADE TO HOMES OR PROPERTIES WITHIN THE SUBDIVISION.

THESE GUIDELINES SHALL BE FOLLOWED BY ALL BUILDERS AND PROPERTY OWNERS, AND SHALL BE CONSIDERED A PART OF THE RESTRICTIONS TO SUBDIVISION.

DEVELOPER MAY REQUIRE A DEPOSIT AS SECURITY THAT THE BUILDER WILL FOLLOW THESE GUIDELINES AND LEAVE THE PROPERTY AND ADJACENT PROPERTIES CLEAN. AFTER THE HOME IS FINISHED DEVELOPER WILL PROVIDE A LETTER OF APPROVAL AND THE REFUND OF THE DEPOSIT. DEVELOPER MAY HOLD THE DEPOSIT OR USE THE DEPOSIT TO PROVIDE ANY CLEANUP INCLUDING MUD FROM THE STREETS, IF THE BUILDER DOES NOT ACT RESPONSIBLY.

NO TREE CLEARING & NO CONSTRUCTION SHALL COMMENCE UPON ANY LOT WITHIN THE SUBDIVISION UNTIL AFTER THE PLANS (FLOOR PLANS, ELEVATIONS, PLOT PLAN, EXTERIOR MATERIALS AND COLORS) HAVE BEEN SUBMITTED TO AND APPROVED BY THE DEVELOPER OR A COMMITTEE APPOINTED BY HIM. DEVELOPER MAY HAVE A REASONABLE AMOUNT OF TIME TO REVIEW SUCH PLANS, DEVELOPER SHALL MEET WITH THE OWNER/BUILDER TO DISCUSS ANY PORTION OF THE PLANS THAT DO NOT MEET APPROVAL OR TO SUGGEST CHANGES. OWNER IS STRONGLY ENCOURAGED TO SUBMIT PARTIAL OR PRELIMINARY PLANS BEFORE INCURRING THE COST OF COMPLETED PLANS THAT MAY NOT RECEIVE APPROVAL.

ALL HOMES MUST MEET THE MINIMUM SQUARE FOOTAGE AS DETERMINED BY THE DEED RESTRICTIONS. EACH SHALL ALSO INCLUDE AT MINIMUM A 2 CAR ENCLOSED GARAGE OF 400 SQ. FT., AND A COVERED FRONT PORCH OF 25 SQ. FT. & COVERED REAR PORCH OF 200 SQ. FT.

DEVELOPER MAY RESTRICT THE LOCATION OF DRIVEWAYS AND GARAGE DOORS AT HIS SOLE DISCRETION, WITH INTENTION OF LIMITING FRONT ENTRY GARAGES. GARAGES THAT PROTRUDE BEYOND THE MAIN FRONT WALL (SNOUT HOUSES) WILL BE LIMITED. PREFERRED WOULD BE SIDE ENTRY SWING IN GARAGES OR PLANS WITH THE GARAGE SET BACK SEVERAL FEET FROM THE FRONT WALL OR BUILDING LINE. THE PURPOSE FOR THIS IS TO LIMIT THE VISION OF CARS PARKED IN FRONT OF THE HOMES. DRIVEWAYS PARALLEL TO SIDE PROPERTY LINES MUST BE SET BACK AT LEAST 2' TO ALLOW FOR FENCES AND VEGETATION. SIDE ENTRY GARAGE DOORS SHOULD BE AT LEAST 25' FROM THE SIDE PROPERTY LINE TO ALLOW ADEQUATE ROOM TO TURN AND OR PARK. EACH HOME SHALL HAVE ENOUGH DRIVEWAY TO ACCOMMODATE TWO VEHICLES OUTSIDE THE GARAGE AND OFF THE STREET ROW.
ALL DRIVEWAYS MUST BE CONCRETE OR BETTER MATERIALS. STREET SIDEWALKS WILL BE REQUIRED ON CERTAIN LOTS.

THE HOMES MUST BE OF A STYLE ARCHITECTURE INFLUENCED BY "OLD WORLD" BUILDINGS. THIS MIGHT INCLUDE SPANISH, ITALIAN, OTHER SOUTHERN EUROPEAN STRUCTURES. EAST COAST US STYLES WILL BE LIMITED (EXAMPLE RED BRICK, WHITE PAINT, BLACK ROOF)

IN GENERAL, EXTERIOR COLORS SHALL BE IN EARTHTONES, PRIMARY COLORS SUCH AS

(RED, BLUE, GREEN, PURPLE WILL NOT BE ALLOWED).

ALL HOMES MUST HAVE A MINIMUM OF 9' TALL WALLS. EACH SHALL HAVE AT LEAST A 30% PORTION OF THE FRONT AT A MIN. OF 10'. GABLES OR OTHER RAISED ROOFLINES SHALL BE CONSIDERED TO PROVIDE GREATER HEIGHT. LARGE SIDE GABLES SHALL BE LIMITED TO PREVENT SHADOWS ON NEIGHBOR'S PROPERTY. HIP ROOF LINES WILL BE PREFERRED. ROOFS MUST BE AT LEAST A 8/12 PITCH AND MUST BE ARCHITECTURAL GRADE SHINGLES. DEVELOPER MAY CONSIDER OTHER PRODUCTS FOR ROOFING AT HIS DISCRETION. ALL HOMES MUST INSTALL AND MAINTAIN GUTTERS AND DOWNSPOUTS. PREFABRICATED TYPE CHIMNEYS MUST BE ENCLOSED WITHIN A CHASE AND THE TOP OR TERMINATION CAP SHALL BE CONCEALED WITH A DECORATIVE TYPE COVER (SEE HOMES ON RIVERWOOD)

ALL HOMES MUST BE AT LEAST 75 % MASONRY PRODUCTS ON THE FIRST FLOOR. A SECOND FLOOR MAY BE SIDING, PROVIDED THE GENERAL STYLE MEETS THE OTHER REQUIREMENTS. MASONRY PRODUCTS MEANS BRICK, STONE, OR STUCCO. HARDIBOARD IS NOT CONSIDERED MASONRY (BUT IS CONSIDERED AS SIDING) FOR THIS REQUIREMENT.

THERE MAY BE DRAINAGE REQUIREMENTS DEPENDING UPON THE TOPOGRAPHY OF THE LOT. THE DRIVEWAY MAY BE REQUIRED UPON ONE SIDE OF THE LOT TO CARRY WATER TO THE STREET. RETAINER WALLS MAY BE REQUIRED TO CONTROL DRAINAGE. DEVELOPER WILL MAKE SUGGESTIONS, BUT WILL ACCEPT NO LIABILITY FOR DRAINAGE ISSUES CAUSED BY THE CONSTRUCTION OF A HOME BY OTHERS UPON ANY LOT.

CARE SHALL BE TAKEN TO SAVE NATIVE TREES. EACH HOME IS REQUIRED TO SAVE OR REPLANT AT LEAST 4 TREES. THERE MUST BE AT LEAST ONE IN THE FRONT AND REAR YARD. CORNER LOTS MUST HAVE ONE ON EACH STREET SIDE. OTHERS MAY BE ANYWHERE UPON THE LOT. FOR THIS REQUIREMENT, THE TREES MUST BE AT LEAST 2" DIAMETER MEASURED 4' ABOVE GROUND LEVEL. PLANTED TREES FOR THIS REQUIREMENT MUST BE CANOPY TREES. (CREPE MYRTLES AND BRADFORD PEARS ARE NOT CANOPY TREES).

EACH HOME MUST INSTALL AND MAINTAIN AN AUTOMATED WATER SPRINKLER SYSTEM ON THE ENTIRE YARD. THE LAWNS SHALL BE GRASS (NO COMPLETE GRAVEL) AND A MINIMUM AMOUNT OF LANDSCAPING PLANTS MUST BE INSTALLED ALONG THE FRONT AND SIDE STREET WALLS OF THE HOME. AT LEAST ONE 5 GALLON PLANT SHALL BE PLANTED FOR EACH 3' OF WALL. PLANT BEDS SHALL BE AT LEAST 4' WIDE. SOME TYPE OF APPROVED BED EDGING SHALL BE USED. ANY RETAINER WALLS MUST BE BUILT OF MASONRY PRODUCTS SUCH AS KEYSTONE, NATURAL STONE, BRICK, ETC.

FENCING SHALL ONLY BE OF APPROVED MATERIALS. ANY WOOD PRIVACY TYPE FENCING MUST BE INSTALLED WITH THE FINISHED SIDE TOWARDS THE PUBLIC VIEW. FENCING FACING THE STREET SHALL HAVE BRICK OR STONE COLUMNS AT THE CORNERS OR APPROX. EVERY 20' ALONG SIDE STREETS. TUBULAR STEEL (COMMONLY CALLED WROUGHT IRON) MAY BE USED. MASONRY SUCH AS STONE OR BRICK MAY BE USED. CHAIN LINK MAY ONLY BE USED IF COATED (BLACK OR BROWN) AND IS NOT FACING THE STREET. IF WOOD PRIVACY FENCING IS USED ALONG SIDE OR REAR PROPERTY LINES, THE NEIGHBORING OWNER SHALL HAVE THE RIGHT TO FINISH THE BACK SIDE. FENCES SHALL NOT BE MORE THAN 6' TALL.

STORAGE BUILDINGS AND OR SHEDS SHALL NOT BE ALLOWED. ANY AUXILIARY TYPE BUILDINGS SUCH AS DETACHED GARAGES, POOL HOUSES, ETC. MUST BE BUILT OF THE SAME TYPE MATERIALS AS THE HOUSE AND HAVE A PERMANENT FOUNDATION, AND BE

BUILT WITHIN THE BUILDING SETBACK LINES ON THE LOT. IF ANY SUCH STRUCTURES ARE ADDED AFTER THE INITIAL CONSTRUCTION OF THE HOME, PLANS MUST BE SUBMITTED SAME AS THE INITIAL HOME.

ANTENNAS AND PARTICULARLY SATELLITE DISH RECEIVERS SHALL NOT BE INSTALLED IN ANY AREA WHEREAS TO BE VISIBLE TO THE STREET OR HIGHLY VISIBLE TO AN ADJOINING NEIGHBORS WINDOWS OR PATIO AREAS. IT IS STRONGLY SUGGESTED THAT SUCH BE INSTALLED IN THE REAR YARD BELOW FENCE HEIGHT.

CHILDREN'S PLAYGROUND EQUIPMENT SHALL BE ONLY KEPT INSIDE FENCED REAR YARDS, WITH THE HEIGHT KEPT TO A MINIMUM. BRIGHTLY COVERED CANOPIES SUCH AS A YELLOW ROOF ATOP A FORT OR SLIDE LANDING SHALL NOT BE USED.

DEVELOPER MAY APPOINT A COMMITTEE TO ASSIST WITH REVIEW OF PLANS OR ENFORCEMENT OF THESE REQUIREMENTS. AS PER THE DEED RESTRICTIONS, DEVELOPER MAY TURN OVER THE ACC REQUIREMENTS TO THE HOMEOWNERS ASSOCIATION AT A TIME OF HIS DISCRETION. ANY DISCREPANCIES OR INTERPRETATION OF THESE REQUIREMENTS IS AT THE SOLE DISCRETION OF THE DEVELOPER.

DEVELOPER OR HOA HAS THE RIGHT TO ENTER THE YARDS OF ANY PROPERTY TO CHECK THE STATUS OF THESE REQUIREMENTS, AND HAS THE RIGHT TO TAKE ANY ACTION NECESSARY TO BRING THE PROPERTIES INTO COMPLIANCE, INCLUDING HAVING THE WORK DONE, BILLING THE OWNER, AND PLACING A LIEN UPON THE PROPERTY TO COLLECT PAYMENT. THE DEED RESTRICTIONS INCLUDING THE ACC GUIDELINES MAY BE ENFORCED BY ANY LEGAL MEANS BY EITHER THE DEVELOPER, THE HOA, OR ANY OWNER OF PROPERTY SUBJECT TO THE RESTRICTIONS.

THE DEVELOPER OR HOA MAY WAIVE ANY OF THESE REQUIREMENTS ONLY IF IT DEEMED TO BE IN THE BEST INTEREST OF THE SUBDIVISION. AS NEW TECHNOLOGIES OR NEW MATERIALS BECOME AVAILABLE AND BECOME THE NORMAL USAGE IN FUTURE YEARS, THEY MAY BE SUBSTITUTED FOR TODAY'S REQUIREMENTS.

ANY LOTS THAT HAVE BEEN SOLD AND ARE BOUGHT BACK BY THE DEVELOPER OR HIS ASSIGNEES WILL RETAIN ALL OF THE ORIGINAL DEVELOPERS RIGHTS.

DEVELOPER WILL NOT PAY HOA DUES ON HIS LOTS UNTIL TITLE HAS BEEN TRANSFERRED TO ANOTHER PARTY.

DEVELOPER WILL HAVE FULL ACCESS AND USE OF AMENITY CENTER AS AN OFFICE AT NO EXPENSE UNTIL 90% OF ALL LOTS IN ENCHANTED HILLS ARE SOLD AND UNTIL A NEW HOA MANAGER IS NAMED.

PARADE
HOME 2

2110 Nueces Trail • Longview

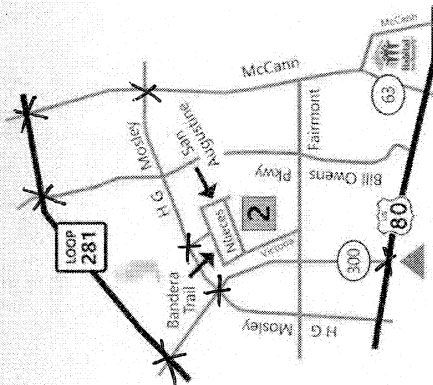
**3492 SF • 4 BEDROOM • 3 BATH
2 CAR GARAGE • 4TH BEDROOM AS
OFFICE • LONGVIEW ISD**

With a unique, spaciouly designed floor plan tucked into quiet **Enchanted Hills**, this "storage generous" home is gifted with surprises.

From the round dining room with custom faux wall treatment, to the outdoor kitchen with fire pit, to a room "just" for Fido!

A customized pantry & butter pantry highlight the kitchen, along with granite counter tops.

The master suite & master bath fireplace adds a touch of delight, while a safe room & security cameras provide a sense of safety.

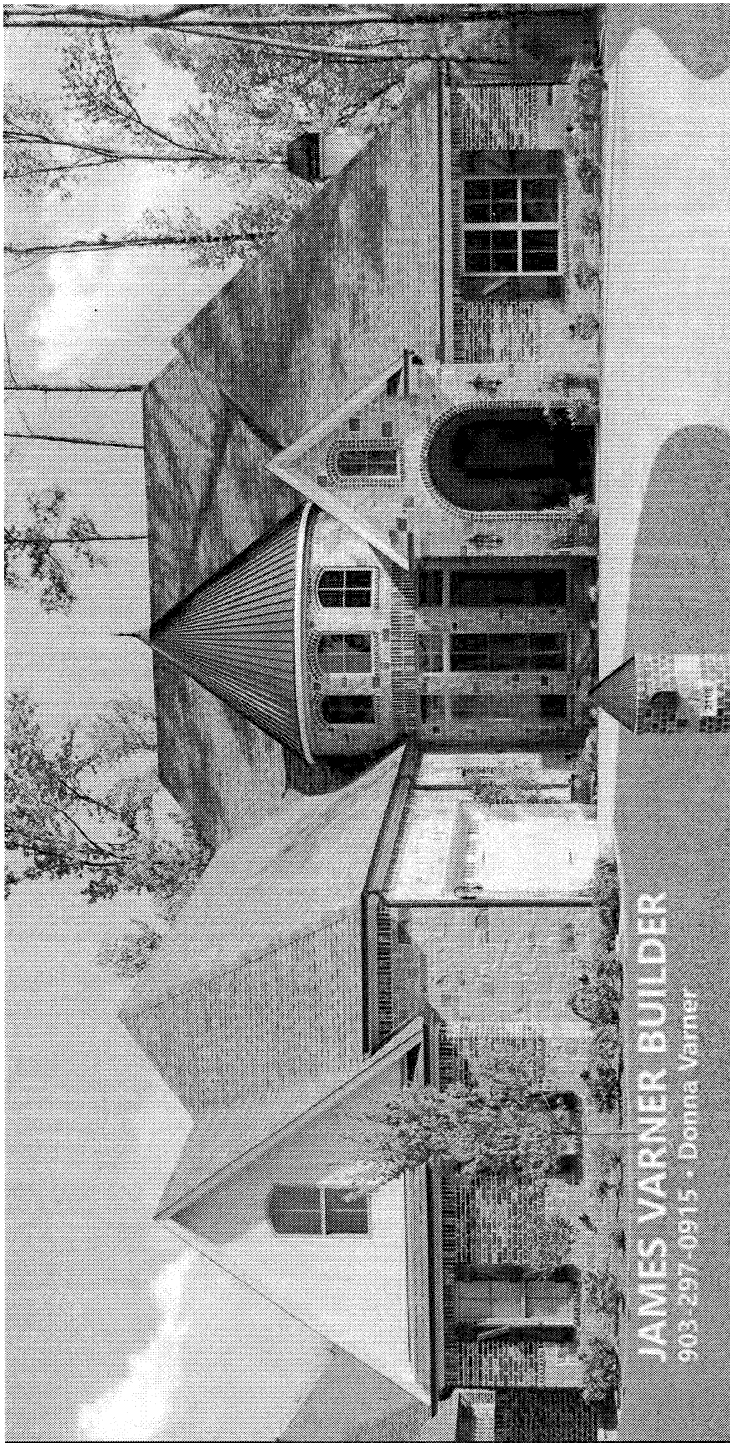


**From Hwy 80 & Hwy 300
(Gilmer Road):**

Go 1.2 miles N on Hwy 300. **L** on H.G. Mosley. Drive 3/10 mile, **R** into Enchanted Hills. **L** on Bandera Trail. **R** on San Augustine. **R** on Nueces Trail.

Home is on the L.

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JAMES VARNER BUILDER
903-297-0915 • Donna Varner

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