

EXHIBIT D

LeTara Design & Lifestyle Guidelines

1. Building Layout

Buildings should be designed to fit the constraints of the topography. Using structures to accommodate slopes is encouraged in lieu of extreme cut/fill slopes and construction of retaining walls. When space allows, side-loaded garages or front-loaded recessed garages are preferred over front-loaded garages. Houses on corner Lots shall be oriented so as to face the street intersection or shall have two sides articulated at the intersection.

2. Building Envelope

Each Lot has a building envelope defined by the building setbacks and the maximum building height. Although the envelope forms a box, the goal should never be to fill the box with a building. Rather, the use of varied setbacks and articulated building façades should be used to minimize monotonous repetition.

Houses should be centrally located on the Lot with building height and profile in scale with the surrounding structures and topography. The maximum height of residential structures is forty (40) feet plate height. In the interest of providing visual relief along the street, varied front setbacks are encouraged.

3. Utilities and Utility Easements:

Existing utilities and utility easements are located throughout LeTara. Prior to commencing construction, owners are responsible for locating and avoiding existing water, sewer, gas, electrical, cable television and other utility lines or building over utility easements. It is the responsibility of the Owner to repair or replace existing utilities damaged during work on his or her Lot.

4. Architectural Variety

In order to maintain architectural variety along the residential street, homes of the same model, front elevation, color, brick and materials shall maintain a minimum separation of four (4) units between one another, whether on the same side of the street or on the opposite side of the street. The same model home shall not be directly across the street from each other. is not included in the calculation for the four (4) unit spacing requirement. In addition, homes with the same floor plan but with a different elevation and brick selection shall maintain a minimum of two (2) units between one another, whether on the same side of the street or on the opposite side of the street (see Appendix 1.1). The homes directly across the street will not be included in the calculation for the two (2) unit spacing requirement unless approved by ACC.

All architecture should reflect high quality and craftsmanship, both in design and construction. The use of unusual shapes, colors, and other characteristics that cause disharmony should be avoided.

While no mandatory architectural style is required for LeTara, it is strongly encouraged that the architectural style of the homes incorporates “timeless“ detailing with thoughtful attention to craftsmanship and materials. All plans for construction of buildings and other architectural features shall be prepared by a “qualified” designer and/or engineer and submitted to the ACC prior to construction. Each submittal will be reviewed with respect to its harmonious relationship with neighboring homes and its ability to evoke a sense of elegance and quality.

Unacceptable architectural styles for LeTara include but are not limited to ultra-contemporary, geodesic dome, log construction, and A-frame construction.

Building design should include all façades, rather than emphasizing only the front elevation. Large unbroken planes are not considered in keeping with the desired scale of the development. In order to add definition and break up flat wall planes, the use of certain architectural elements to create shadow lines is encouraged. Examples include deep eaves and offset wall planes, window shutters, well-proportioned porches with brackets, trellises and arbors, decks, detailed fascia and belly bands.

Covered entries and recessed openings at doors and windows lend shadow and detail and thus are strongly encouraged. A nine (9) foot minimum plate height is recommended for the main dwelling. A lower plate height will be allowed for additions to the main dwelling.

Accessory buildings and enclosures should complement the style and scale of the main structure to develop well-balanced massing.

Quality materials such as natural stone and brick masonry, acrylic-based stucco, cementitious (e.g., Hardy-Plank™) siding and select use of natural wood will be encouraged within the development in keeping with the timeless image of the community and the desire for visual harmony. Incorporating more than one material on exterior walls is allowed provided their use does not detract from the building's overall design and form. All materials should appear as structural elements and not as superficial coverings.

Brick masonry should include liberal use of special details such as coining, soldier and other decorative coursing, patterned lay-ups, articulated window headers and sills, and special chimney statements. All exterior surfaces of each residence, whether first or second floor, that can be reasonably be brick, shall be brick. Masonry veneers shall be consistent on all elevations. The exterior front facade of a home in shall be constructed of 100% brick and/or stone. Mortars are to be cream, buff or grey (with tinted color to blend with overall look of architectural elements). Tints used in mortars are to be approved by the ACC. Brick size shall be limited to "King-Size" or smaller. Masonry joints shall be held to a maximum of 1" in width. The use of synthetic stone veneers, masonite, birch, plywood, aluminum or metal siding is not permitted. 85% of the entire exterior square footage shall be masonry on all homes. Side walls shall be masonry.

Concrete foundation walls shall not be exposed in excess of 6" and shall be faced or finished to blend with the general architectural design of the building.

No lap siding will be allowed. Owners shall obtain ACC approval before installing or replacing siding that differs from original material. The following are prohibited except with the express written consent of the ACC:

- Metal structures such as sheds
- Metal as a building skin
- Multi-colored masonry
- Mirrored glass
- Exposed cinder block

The use of color shall generally be restricted to earth tones or natural colors found in the immediate surroundings, and shall apply equally to additions and/or alterations to existing structures as well as to new detached structures. Garish or unusual colors and color combinations, and/or unusual designs are discouraged. No bright, unfinished or mirrored surfaces will be allowed.

5. Sidewalks, Walkways and Driveways

A five-foot wide concrete sidewalk, located seven feet from the back of the street curb shall be provided on each side of all residential streets. Sidewalks shall be installed as required by the Declaration and shall have a medium broom finish, unless approved otherwise by the ACC.

No plant material may be used as a decorative enhancement within any paved area of the driveway. Driveway must be a 100% solid surface. Front entry driveways must incorporate at least one of the following enhanced decorative paving techniques:

- a) Earth-tone colored stained concrete;
- b) Stamped/patterned concrete;
- c) Brick, stone or concrete pavers; or
- d) Salt-finished concrete

Extension or expansion of driveways requires ACC approval prior to installation. No more than 35% of provided front yard shall be paved. The ACC shall not approve such extensions or expansions intended for side yard parking or vehicle storage.

6. Roofs and Chimneys

The ACC will carefully evaluate roof massing and encourage the creative and harmonious use of hips, clipped hips, gables, multiple ridges and roof axes, dormers and lower eave heights. Well-defined eave detailing with strong shadow lines and articulation is encouraged, as is careful consideration of gutter and downspout location and detailing. The use of roof overhangs of less than 12 inches are discouraged. In order to establish harmony within the community, flat, mansard, gambrel, and A-frame roof styles will not be allowed.

All roof materials and colors are subject to ACC approval. Roof color should complement colors on the home. Concrete slate alternatives are the material of choice. Asphalt shingles shall be at a minimum a three-ply, 30-year architectural grade shingle, subject to ACC approval. Roll-on shingle/roof material is prohibited.

Chimneys built with 100% masonry are preferred. However, Chimney's may be built with cementitious siding or stucco.

Roof slopes within LeTara shall not be less than a 10:12 pitch except with ACC approval. Architectural appendages may have roof slopes of not less than a 4:12 pitch. Porch roof slopes shall have a roof pitch of not less than 3:12 pitch. The sum of all roof pitches less than a 10:12 pitch shall not exceed 750 S.F. per residence excluding Reflective roofing materials are prohibited. Metal roofs shall be considered reflective unless they have been painted or otherwise treated to reduce or eliminate reflections. The submittal shall include a complete specification of such proposed materials, including the manufacturer's claims with regards to reflectivity.

Gutters shall be 6" in size. All downspouts, except those that drain directly to the street, driveway or alley, shall be tied into underground drains if possible. Gutters shall not drain across property lines.

ACC approval is required for rooftop equipment and accessories, unless specifically excepted in this Section. All rooftop mechanical equipment shall match roofing colors and be screened from neighboring dwellings and yards, sidewalks and streets. Exposed flashing, gutters and downspouts shall be painted to match the fascia and siding material of the structure. Any solar equipment and skylights shall be incorporated into the structure and building mass and be architecturally compatible with the residence.

7. Garages

Garage detail must be included in the original ACC request prior to construction. Variation of garage door styles is strongly encouraged. Garages should be side-loading whenever possible and should not dominate the street view of the home. Any garage doors facing a street shall be recessed at least 5 feet from the foremost front façade or a minimum of 25 feet from the front property line.

All garages must also incorporate cedar/wood clad (or equivalent) garage doors or wood composite doors and contain at least two of the following enhancements:

- Two single garage doors (in lieu of double doors);
- Decorative windows;
- Decorative hardware;
- Reveals/texture;
- Garage door recessed a minimum of 12” from the garage face;
- Cast stone surround.

Garage Door façades shall be designed and stained or painted in a manner consistent with the design and colors of the residence. In all neighborhoods, garage doors should be selected to evoke a sense of quality with attention paid to jamb details and shadow lines. Automatic door openers are required for all garage doors.

All interior facades or walls of the garage must be finished-out. Detached garages require ACC approval. Such garages shall be compatible with and complementary to the main residence in architectural style, material, color and location.

8. Security Doors and Windows

Requests for security treatments for doors and windows must be approved by the ACC prior to installation; however, the use of “burglar bars”, steel or wrought iron bars, or similar fixtures on the exterior of any windows or doors is strictly prohibited. ACC approval is required for the addition of screen doors or other type doors to a home or an accessory building. The material should match or be similar to existing doors on the house and the color must be complementary to that of existing doors on the house.

9. Windows

Windows shall be of clear glass or a tinted glass of bronze, gray, green or smoke color. The use of reflective glass or reflective tinting is prohibited. To ensure the continuity of the view corridors, all window coverings facing public open-space, streets or public amenities shall be white, light beige or natural wood tones. White curtain lining is acceptable. The use of colored solar panels is allowed subject

to ACC approval.

ACC approval is required for exterior shutters. Shutters shall be of a material similar to and of a color and design generally accepted as complementary to the exterior of the house.

10. Awnings and Overhangs

The use of awnings and overhangs requires ACC approval prior to installation. The materials and colors shall be the same or generally recognized as being complementary to the exterior of the building and will be attached directly to the structure without requiring supporting columns or poles. Neither metal nor plastic awnings will be permitted.

11. Decks & Balconies

ACC approval is required prior to the installation of a deck or balcony. Decks and balconies shall be constructed of wood or of a material similar to that of the residence and, if painted, shall be painted a color similar to or generally accepted as complementary to the residence. Decks and balconies shall be installed as an integral part of the residence. Any such decks or balconies shall be located so as not to obstruct or diminish the view from or create a nuisance for adjacent property owners. Construction shall not occur over easements. Decks shall be no more than four (4) feet off the ground and shall be set back a minimum of five (5) feet from property lines. Views under decks shall be 100% screened with cedar, redwood or faux wood material, ie, Trex composite material. Space under decks shall have at least one access door or panel made of the same screening material. Space under decks shall not be used for storage of any type, to provide accommodations for animals, but may be used to screen pool filtration systems.

12. Patios

ACC approval is required for the construction of patio covers, open patios, and enclosed patios. Freestanding patio covers are acceptable, upon ACC approval, as are roof extensions (loggias). Patio covers and posts shall be constructed of either masonry, cedar or redwood or of a material generally recognized as complementary to the residence and shall be similar to or generally recognized as complementary in color to the exterior color of the residence. If patio support posts are wood, they shall be a minimum of 6"x6" in size. Patio covers, open patios, and enclosed patios roofing must match the main house roofing material and color.

Open patios should be an integral part of the landscape plan and should be located so activities do not create a nuisance for adjacent property owners. The patio color shall be similar to or generally accepted as a color complementary to the color of the residence. Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence.

13. Painting/ Repainting

ACC approval is required for any initial exterior painting or repainting of the home or its accessory improvements. The submittal shall contain the manufacturer's paint chips with name and code number. All exterior finishes should be in subdued earth tones such as gray, green, brown, muted blues or reds, or other similar colors. White, primary colors, and other bright colors may be permitted as accent colors only. Downspouts shall be painted to match the body color of the home.

14. Alterations, Additions, and Expansions

ACC approval is required for any exterior alteration to, addition to, or expansion of a home. The architectural design and materials used in any and all exterior additions, alterations, or renovations shall conform to the original home's design intent with respect to style, detailing, and materials used

in the initial construction, as prescribed herein.

15. Accessory Structures

ACC approval is required prior to construction of any accessory structure, including but not limited to sheds and permanently installed playhouses. Applications for accessory structures will be reviewed with regard to Lot size, setbacks, and primary building size. Accessory structures should serve as functional elements and enhance the aesthetic qualities and visual theme of LeTara. Accessory structures, such as permanent storage sheds and gazebos, shall be located in the rear yard or in a location not prominently visible from the street, and shall adhere to the standards herein. Storage sheds will not be permitted on open space lots. Storage sheds and gazebos shall be architecturally compatible with the home. If approved, accessory structures shall meet the following criteria:

- Accessory structures shall be of the same color, material, and architectural style as the main residence or of color, material, and style that is generally recognized as complementary to that of the main residence.
- An accessory structure's roofing materials shall match those of the main residence.
- Accessory structures shall be no larger than 8'x8' and no taller than 6 feet.
- Utilities servicing accessory structures shall be installed underground.
- Accessory structures shall conform to the side and rear yard setbacks.
- Accessory structures shall not unreasonably obstruct any adjacent neighbor's views.

Carports (non-fully enclosed automobile shelters) and temporary sheds are prohibited

16. Mailboxes

Mailboxes shall be of uniform construction throughout LeTara and will be located in pairs as determined by the ACC to be compatible with the overall theme of the Community and its amenities. The Declarant will provide a specific design and specifications for mailboxes and may, in its sole discretion, designate different styles of mailboxes for different Neighborhoods. Mailbox purchase, maintenance and replacement is the responsibility of the homeowner.

17. Trash Enclosures/ Storage Areas

Trash enclosures and storage areas shall be designed as an integral part of the building architecture. Neither shall be visible from a public right of way or adjacent properties within LeTara. As is provided in the Declaration, all rubbish, trash and garbage shall be kept within approved containers. Building materials, yard equipment, and stored items shall not be visible from the street or adjacent properties.

Trash containers, meeting the requirements of the City of Haslet are required to be stored entirely from public view on any street or alley on non trash collection days. The garbage containers are permitted to be placed curbside or next to the alley for garbage collection no sooner than 6:00 p.m. of the day prior to collection and must be removed and properly stored no later than 9:00 a.m. the day following garbage collection.

18. Exterior Lighting

ACC approval is required prior to changing or adding exterior lighting. In reviewing lighting requests, the ACC will consider the visibility, style, location and quantity of the light fixtures. Landscape lighting fixtures shall be dark-colored so as to be less obtrusive and shall be as small in size as is reasonably practical. Low-voltage (12 volts) lighting is preferable to conventional house-

voltage systems because of its safety advantages. All lighting shall be compatible with the architecture of the residence. Lighting for walkways generally should be directed toward the ground.

19. Air-Conditioning and Other Mechanical Equipment

Ground level air conditioning units shall be installed at street level only. All mechanical equipment, including air-conditioning equipment, shall be located behind the fence and shall be screened from public view. If the equipment is behind a wrought iron fence, evergreen plant materials no smaller than 7 gallon in initial size must be used to produce the required screening.

20. Energy Conservation

The use of energy conservation techniques is encouraged when appropriate. Solar technology shall be screened from public view from adjacent properties and the public right-of-way and must be approved by the ACC prior to installation. Site planning and landscape design for energy conservation is encouraged. The use of colored solar panels on façades adjacent to open space or public amenity space is not allowed

Lifestyle Guidelines

1. Clotheslines:

Clotheslines of any type are prohibited.

2. Compost

Subject to ACC review, one compost pile measuring no more than three (3) feet in diameter and three (3) feet in height may be allowed within the rear yard if such is adequately screened by planting and/or fencing so as to conceal it from view of neighboring residents and the street. Owners shall be responsible for ensuring that compost piles are well-maintained so as not to emit odors or attract rodents or insects. If complaints, related to the compost area, are logged by neighbors, the owner of the compost area will have 10 days to remove the compost area and return it to normal landscape that is found in the rear yard of the residence.

3. Animals

Dog runs require ACC approval prior to construction. Dog runs shall be located within side or rear yards in such a way that they are not visible to neighbors or, in the case of yards adjacent to community open space or to the general public. The ACC will evaluate the proposed location and size of the dog run and number of animals with consideration given its impact on adjacent properties and streets. Generally, dog run areas should not exceed three hundred (300) square feet in size and fence height should not exceed five (5) feet. The use of underground invisible dog run fencing is encouraged on a case-by-case basis.

The dog run fencing should be immediately adjacent to the home and compatible with the home in material and color. Galvanized chain-link fencing is prohibited. Dog runs shall be well-screened from neighboring properties and public streets with landscaping. “Dog kennels” are not permitted.

Since LeTara will be situated within the city limits of Haslet, Texas, LeTara residents are expected to comply with the Animal Care and Control Ordinance. Residents who have complaints regarding animals that are subject to this ordinance, may file a complaint with the City of Haslet.. LeTara Homeowners Association reserves the right to collect unpaid fines imposed by the city for any Animal Care and Control violations cited against LeTara homeowners, at the time of sale of owners property.

4. Gazebos and Greenhouses

ACC approval is required prior to the construction of any gazebo or greenhouse. Any gazebo or greenhouse should be an integral part of the landscape plan and shall not obstruct any adjacent property Owner's view or public open spaces or green belts.

5. Latticework

Attached latticework or garden trellis may be installed without approval, provided it is an integral part of the landscaping and complementary to the exterior materials of existing structures. Latticework may not exceed the height of any fence on the lot. Freestanding latticework will be considered as a Gazebo (see above).

6. Play Structures

Play structures shall be located in the rear yard and set back a minimum of five (5) feet from property lines. Play structures shall be predominately muted, earth tone colors and shall not exceed twelve (12) feet in height. Play structures must be made of wood. No metal play structures are allowed. Canopy must be forest green canvas or wood to match the play structure. No striped canvas or bright colors will be allowed. Playhouses larger than 30 sq. ft. of enclosed space shall be considered an accessory structure (see above).

7. Putting Greens

Owners may, with prior written approval of plans from the ACC, install non-synthetic putting greens in the rear yard. Synthetic putting greens are not permitted.

8. Recreational Equipment

Permanent free-standing, pole-mounted basketball goals are not allowed in the front yard however may be allowed in a side or rear yard with ACC approval. The ACC will consider the proximity of the goal to property lines, neighboring homes and landscaping. The basketball goal must have a clear backboard placed on a black or green pole. No light fixtures may be attached to the goal. Placement and use of free-standing goals within the street right of way is prohibited. Approval is not required for the installation of recreational equipment in side and rear yards, so long as the equipment is no taller than six (6) feet. Owners should exercise consideration toward neighbors. Any recreational equipment shall be set back a reasonable distance from adjacent property lines so as to avoid disturbing neighbors and shall not obstruct any neighbor's view.

9. Satellite Dishes and Antennas

Satellite dishes and broadband antennas are permitted only in the back half of the house or back yard. Only two satellite dishes and/or broadband antennas are permitted per residence and must be no more than two (2) feet in diameter. The satellite dish or antenna shall be placed in such a manner that it is screened from view from adjacent streets and neighboring properties.

10. Spas

ACC approval is required prior to the construction of any spa, "hot tub", Jacuzzi etc. Any spa shall be located in the side or rear yard in such a manner that it is not immediately visible to adjacent property homeowners. Spas should be designed as an integral part of the deck or patio area where they are located.

11. Swimming Pools

The ACC will review requests for swimming pools and pool equipment on a case-by-case basis. Consideration will be given to, but not necessarily limited to, setback from and impact on neighboring properties and the size of the pool enclosure. All pool operating equipment must be placed behind screening fences and not in view of the public. If the screening fence is wrought iron, evergreen plant material no smaller than 7 gallon in initial size must be used to produce the required screening.

12. Temporary Structures

Temporary structures, other than playhouses and those used during the initial construction of a residence, are not permitted. ACC approval is required for tents other than camping tents used for parties or for occasional overnight sleeping by children that are left standing for no longer than 72 hours.

13. Tennis Courts

Tennis courts require ACC approval. Courts shall be enclosed with black vinyl-clad, chain-link fencing, and all posts, support rails, gates and associated hardware shall be black vinyl-clad or painted to match. Tennis court fence height shall not exceed twelve (12) feet on end enclosures, and four (4) feet on side fencing. Tennis court lighting is prohibited.

14. Yard Ornaments and Flags

Yard ornaments, including but not limited to, birdhouses, fountains, sculpture, statues, and banners require ACC approval. Yard ornaments in the front yard exceeding 36" in height, and in the rear yard exceeding 60' in height are prohibited and will not be approved. Holiday yard ornaments and lights will be allowed up-to 30 days prior to the Holiday and must be removed within 30 days after the Holiday.

Flags must be installed on wall mounted poles. Each Lot is limited to two flags and the approved supports for each. The bracket shall be no more than twelve inches long. The pole shall be no longer than six feet and the flags shall be no larger than 3' x 5'. The flags shall be limited to the United States flag and the State of Texas flag, and non offensive school and holiday flags as determined by the HOA, at its sole discretion; and may be flown on the separate flagpoles. Any others require ACC approval. The bracket shall be securely mounted to a building and shall be no more than six feet above the ground. The bracket shall firmly hold the pole no less than 45 degrees from horizontal.

15. Signs

The Declarant shall have the right and privilege to develop and implement uniform signage specifications and requirements applicable throughout LeTara, including, but not limited to, Builder "For Sale" signage, directional signage and model home signage. Individual builder directional weekend signs are not permitted within LeTara. Existing homes for sale or for lease shall have no more than one sign per property.

All signs advertising a home/lot for sale or lease, or rent must either (a) if marketed by a licensed Texas Realtor, must be the sign typically used in the ordinary course of his or her business as provided for and allowed by said realtor's agency, or (b) must comply with the requirements of the "standard" LeTara sign to be compatible with the overall theme of LeTara and its amenities. This requirement applies to builders as well as property owners. The sign may be displayed only while the lot/home is for sale or lease and shall be removed when the property is no longer for sale or lease. Realtor weekend directional signs are limited to "open house" signs only, and will only be allowed during the "open house" timeframe. No directional "home for sale" signs will be allowed in the

community.

The sign shall be located in the front of the home/lot. In the event the sign is to be displayed adjacent to the street, it shall be located within the boundaries of said lot and between the sidewalk and the home. No signs shall be erected on the roof of any structure or on any fence.

If any attachments are added to the sign, they must be painted the same color scheme as the “standard” LeTara sign. Any sign rider attachments to the “standard” sign must be securely attached to the bottom of the sign and not the top of the sign. Information boxes or tubes must be securely attached to the sign.

No vendor signs of any kind are allowed in the community- pool company, remodeling, painting, roofing, lighting/sound, etc.

One political sign per candidate or ballot item is allowed. Signs must be located between the sidewalk and the home. They may be displayed only during the 90-day period prior to an election and must be removed 5 days after the date of the election. The size of the sign shall not exceed the limits set forth in the CC&Rs for real estate signs.

“Team Participation” signs are allowed as long as they are professionally done and do not exceed six square feet. These signs must be installed within three feet of the front of the home.

“Garage sale” signs are allowed only during approved times set forth by the HOA. Directional signage for garage sales will be provided by the HOA. No individual garage sale signs will be permitted within the community.

The installation or relocation of all other signs requires ACC approval. The ACC may dictate a specific uniform size, style and color for such signs.

Every Owner shall provide an address sign incorporated into the design of the residence and clearly visible from the street. Painting of address numbers on the street curb is prohibited. One security sign may be permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling. The ACC may impose size, shape and color restrictions on security signs.

The content, placement and appearance of all temporary signs are subject to ARC approval.

16. Fire Wood Storage

ACC approval is not required for storage of firewood provided it is located in rear yard only, is not visible from any street and public view, and is neatly stacked.

17. Landscaping and Hardscaping

In keeping with the landscape theme of LeTara, it is important that all residential landscapes blend with the surrounding environment. Careful integration of site grading, architecture, and landscaping will accomplish this, while also maximizing each site’s potential. Thoughtful attention to landscape design will ensure that as each home site is completed, it will become an integrated element in the overall character of LeTara. To further this goal, it is important to preserve and incorporate native plant material and existing trees into each proposed landscape design as provided for in the CC&Rs and in the “Tree Preservation Requirements”.

Homeowners are required to extend landscaping to the street curb or sidewalk where the side or rear yard of the lot is adjacent to the street. In addition, all corner lots will be required to install planting material along fences between the sidewalk and the homeowners fence that will have a mature growth height of at least 5 feet.

All landscaping shall be maintained in accordance with the requirements of the Declaration.

18. Tree Requirements

All lots within LaFrontera will be subject to the following minimum tree planting schedule:

TYPICAL LOT SIZE	NEIGHBORHOOD ZONING DESIGNATION	REQUIRED TREE SIZE AND LOCATIONS
50 & 60’’ wide	Residential Lot	Two 4’’ trees in <u>front</u> yard including Min. One 4’’ <u>street tree</u>
75’ or 100’’	Residential Lot	Two 4’’ trees in <u>front</u> yard including Min. One 4’’ <u>street tree</u> <u>Min. One 4’’ in rear yard</u>

All required street trees shall be Red Oak, Burr Oak or Cedar Elm, and any one of these species may not comprise more than 45% of the street trees planted within LeTara.

For all other required trees, at least one of the front yard trees and one of the rear yard trees shall be Southern Live Oaks.

Tree care, maintenance and replacement are not covered under front yard maintenance provided by the HOA. Trees must be maintained in a clean and attractive condition and must be pruned in a professional manner as to not impede both the sidewalk and street traffic.

The following practices are suggested to help minimize maintenance problems:

- Plants should be chosen with regard to the region’s climate and their ultimate size, shape and growth rates.
- Plants and irrigation heads shall be located out of the path of pedestrian/bicycle traffic.
- Irrigation systems should be maintained. Such maintenance should include draining and servicing sprinkler systems and conducting operational checks on a weekly basis to ensure proper performance of the system and are the responsibility of the homeowner.
- Good soil mixes should be provided. They should include sufficient organic material (30% per tilled depth).
- At least 2’’ of shredded hardwood mulch, or comparable, should be used in planting beds to hold soil moisture and to help prevent weeds and soil compaction.
- Fertilization, weed and pest controls, etc. should be provided only as required for optimum plant growth.
- Woody plants should be pruned only when needed. Never prune more than 1/3 of the foliage.
- Trees should be spaced to allow for efficient mowing.

- Plants with similar sun, water, and space requirements should be located together.

19. Irrigation

Automatic irrigation systems are required in LeTara.. The following items apply when designing an irrigation system:

- The irrigation system shall provide 100% coverage of the landscaped areas in all yards.
- The system shall be automatic and with rain sensors
- The environment of the area - wind, rain, temperature, sun exposure and topography - should be considered when designing a system.
- Drip or bubbler irrigation systems are recommended for trees.
- Drip irrigation systems are required for the space between the sidewalk and street, so as to prevent streets and sidewalks from icing during cold weather.

20. Lot Grading

Owners shall not grade their property in a manner that interferes with the established drainage pattern over any property, except as approved in writing by the ACC. Owners should work with the natural contours and seek solutions that minimize the impact of grading with respect to major alterations of existing grades. Grading shall not extend onto adjacent properties without approval of the Owners of those adjacent properties.

Berms, slopes and swales may be used to define spaces, screen undesirable views, and reduce noise and high winds but should not exceed three (3) feet of horizontal distance to one foot of vertical height (3:1 slope). This will permit greater ease of mowing and general maintenance. Extensive cut/fill slopes are discouraged. Fill slopes shall not exceed 3:1. Cut slopes may be 3:1 if the soil's natural angle of repose allows.

Terracing which utilizes retaining walls may be used where the space cannot accommodate the maximum slope, provided that retaining walls shall not exceed four (4) feet in height, with a minimum of five (5) feet between adjacent walls. Retaining wall locations and design require ACC approval.

21. Erosion Control

In some cases, there may be relatively steep slopes on a Lot. It is important to note that if slopes are not landscaped, severe erosion and silting may occur. All erodable areas of disturbed soil shall be protected through the use of "best management practices" until the soil is stabilized. Failure to exercise proper soil and sediment control techniques, particularly in areas which drain directly into ponds, detention facilities, streets or storm sewer inlets may result in the HOA installing erosion control devices and assessing the costs thereof against the Owner. The Owner shall landscape slopes within seven (7) days after grading is completed.

Accepted erosion control techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics. Loose aggregate or wood chips are not recommended on steep slopes.

The Owner shall install ground cover and shrubs as necessary to prevent slope erosion.

22. Drainage

Owners shall not interfere with the established drainage pattern over any property except as approved

in writing by the ACC. Homeowners may make drainage modifications to their Lots provided that they do not alter the established drainage pattern and have approval of the ACC.

Landscape plans shall conform to the established drainage pattern and planting beds shall cause water to drain away from the foundation of the house and shall prevent water from flowing under or ponding near or against the house foundation. Water shall flow fully over walkways, sidewalks or driveways into established drainage patterns. Obstruction of surface flows resulting in a backup of water onto any lot or tract is strictly prohibited. If deemed necessary, the ACC may require a report from a drainage engineer as part of landscaping or improvement plan approval.

23. Walls

The installation of walls requires ACC approval. Walls should appear as extensions of the home's architecture and be complementary to the main structure. Walls may be used to enclose and define courtyards or patios, extend and relate the building forms to the landscape, and provide security and privacy. In no case should they block community views to public open space. Freestanding walls shall not exceed six (6) feet in height.

Low decorative walls that are part of the landscape design will be considered. Front yard landscape walls shall not exceed three (3) feet in height. Any brick or stone used in landscape borders must be mortared. No dry-stacking of brick will be allowed.

ACC approval is required prior to installing borders around landscape beds. Landscape borders must be installed in a neat professional manner as to not create difficulties in keeping the lawn side of the borders maintained.

Retaining walls shall not exceed four (4) feet in height, there shall be a minimum of five (5) feet between adjacent walls, and walls shall be located so as not to alter established drainage patterns. Retaining walls visible from a public street shall be of mortar-jointed Milsap stone. The Owner/Builder of the "high side" property shall be responsible for installation of side property line retaining walls.

Pursuant to the CC&Rs, the foregoing standards are intended as an aesthetic guide only. Neither the Declarant nor the ACC ensures the soundness, structural integrity, or effectiveness of retaining walls constructed.

24. Fences

Fences are required on all lots within LeTara using the approved fencing for the applicable lot. All fences on a residential lot abutting an open space must be wrought iron. All fences on the front of residential lots parallel to the street and between residences must be approved bronze steel fencing requiring ACC approval.

To help preserve the visual and aesthetic integrity of LeTara, all Lot boundaries adjacent to public open space, amenities or other locations determined by the ACC shall utilize the approved bronze steel fencing. The ACC will dictate the design and location of such fencing and provide this information to each prospective homeowner or builder prior to contracting. The Owner or builder on such Lots shall install this fence prior to moving into the house. Fences constructed between residences can be wood. The ACC will review such Lot and recommend adjustments to this fencing plan as deemed necessary. Fencing heights between residences shall be a minimum of six (6) feet in height and shall extend along the side property lines from the rear property line to the house structure.

Side yard fencing that is adjacent to a street shall have an 8 foot fence if not adjacent to a public open space or a public amenity with appropriate landscaping installed in front of the 8 ft fence. Double walls or double fences along common property lines are prohibited.

Wood fences shall be constructed with a minimum of #2 spruce or cedar boards and shall be single-faced with 1"x4" pickets placed side-by-side and capped with a 2" x 8" cap with 1"x4" trim under the cap. All wood fencing shall be 6' in height unless otherwise stated in this section. Fence posts shall be a minimum of 2 3/8" diameter galvanized round steel post set in concrete and spaced no more than eight (8) feet apart, if fence height is 6 foot or six (6) feet apart, if fence height is 8 foot high. All wood fences shall be stained and sealed with a medium brown or cedar tone stain. When restaining fences, proper cleaning is required prior to restaining. Fences shall be set back a minimum of 5 feet from the front face of the exterior wall that contains the residence's primary front entrance. Neither plastic nor chain link fencing is allowed.

All fences, whether constructed by the Owner or the Builder, shall be maintained consistent with the Community-Wide Standard. In the event a fence or wall is damaged or destroyed, the Owner shall repair or recondition the same at Owner's expense within three (3) weeks of the damage.

If a pet guard is needed on a decorative wrought iron fence, the only approved solution is a 2"x4"x 18" tall wire mesh, painted to match the fence.

(End of Exhibit D)