

# CARLTON WOODS CREEKSIDE NEIGHBORHOOD CRITERIA

June 14, 2010

These Neighborhood Criteria are incorporated in and form a part of the Carlton Woods Creekside Design Standards. There may be one or several Neighborhood Criteria affecting certain lots within your subdivision. Each set of Criteria apply only to the lots described in that Criteria. Refer to the Criteria that affect your lot.

<b>Neighborhood Name:</b> Red Sky				
<b>Subdivision:</b> Carlton Woods Creekside, Section 12				
<b>Lot Type:</b> Standard Estate		See Attached Exhibits A & B		
Blk. 1 Lots 1 – 3; Blk. 2 Lots 1 – 2				
<b>A. Minimum Setbacks</b> (unless otherwise noted on Exhibit B)				
<b>FRONT</b>		<b>D. Garages</b>	<ul style="list-style-type: none"> <li>Minimum number of spaces</li> <li>Required "hook in" side garage</li> <li>Minimum setback from front facade to garage door parallel to street.</li> <li>Minimum front setback not requiring special door design.</li> </ul>	
• Fence	5'			3
• Development Zone	40'			yes
• Building Zone	50'	20'		
<b>REAR (Golf Frontage)</b>			N/A	
• Fence (golf course)	10**			
• Development Zone	30'			
• Building Zone	60'	<b>E. Initial Land Use Designation (ILUD)</b> Maximum 10,000 SF Living Space		
<b>REAR (Non-Golf Frontage)</b>		<b>F. Fences</b>	<ul style="list-style-type: none"> <li>A special metal fence design as approved by the CWCDC is to be used for side and rear fences when adjacent to golf course or private street.</li> </ul>	
• Development Zone	30'			
• Building Zone (w/o detached garage)	40'			
• Building Zone (w/ detached garage)	40'	* Note Exceptions: Rear fencing shall be installed along the rear property line of Lots 1 & 2, Block 2.		
<b>SIDE (Interior) – Non Zero Side</b>		<b>G. Windows</b>	<ul style="list-style-type: none"> <li>Windows must be wood, metal-clad wood, vinyl-clad wood or butt glass unless structure's architecture style suggests a different material.</li> </ul>	
• Development Zone	15'			
• Building Zone	25'	<b>H. Exterior Lighting</b>		
<b>SIDE (Interior) – Zero Side</b>			<ul style="list-style-type: none"> <li>The CWCDC may require special lighting of address placard along the street.</li> </ul>	
• Development Zone	N/A			
• Building Zone	N/A	<b>I. Special Address Placard</b>		
<b>SIDE (Street)</b>			<ul style="list-style-type: none"> <li>A special address placard design is to be used as approved by the CWCDC.</li> </ul>	
• Development Zone	25'			
• Building Zone	35'	<b>J. Easements for Zero Lot Line Products</b>		
<b>B. Lot Coverage (including pool) %</b>		N/A		
<b>C. Living Area (SF)</b>				
• Minimum	4,000			
• Maximum	9,500			

For additional information and assistance, contact the Carlton Woods Creekside Design Committee (CWCDC).

Neighborhood Name: Red Sky

Subdivision: Carlton Woods Creekside, Section 12

**K. Minimum Slab Elevations**

1. At no point along the perimeter of the house/garage slab shall the top of the finished floor elevation be less than 14 1/2" above natural finished grade, nor less than 3" above the highest elevation of curb adjacent to the lot. All finished slabs shall also be a minimum of one (1') foot above the FEMA 100 year base flood elevation and all structural improvements must comply with minimum Harris County flood plain building requirements. No more than 18" vertical dimension of any concrete foundation is to be exposed to view from the street. The below listing of lots stipulates the minimum slab elevation for both house and garage.

Legal

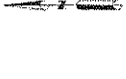
Elevation

Lots 1-3, Block 1

141.0 msl or higher as determined

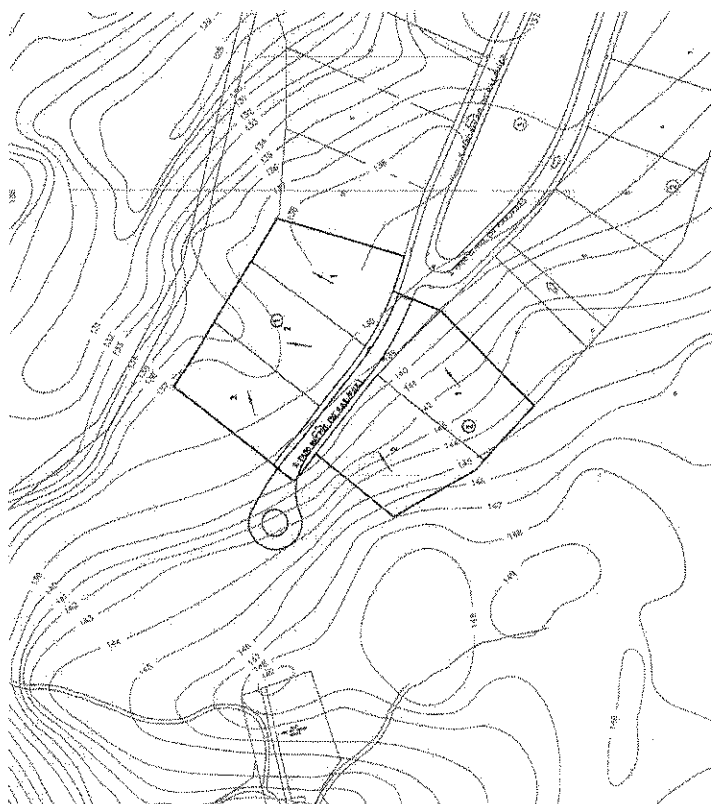
Lots 1-2, Block 2

2. Prior to occupancy of the home, Owner shall provide to the CWCDC a survey, certified by a Registered Public Surveyor, of all improvements constructed on the property, together with the Finished Floor Elevation (Finished Slab-Height) of the residence.
3. See attached Lot Grading Plan for Carlton Woods Creekside Section 12.



**LEGEND**

B	LOT NUMBER
⊕	BLK. NUMBER
—	DIRECTION OF FLOW
⊕	SECONDARY EMBLEM SHAPE
—	WATER
—	WATER VEGETATION
—	WATER VEGETATION
—	WATER VEGETATION
—	WATER VEGETATION
—	WATER VEGETATION



**LEGEND AND SYMBOLS ARE EXPLAINED AS FOLLOWS:**

1. WATER VEGETATION ARE EXPLAINED AS FOLLOWS:
  - A. AS SHOWN ON THE PLAN.
  - B. AS SHOWN AS AN EMBLEM SHAPE AT THE POINT OF INTERSECTION OF THE FLOW.
  - C. AS SHOWN AS AN EMBLEM SHAPE AT THE POINT OF INTERSECTION OF THE FLOW.
  - D. AS SHOWN AS AN EMBLEM SHAPE AT THE POINT OF INTERSECTION OF THE FLOW.
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  - D. AS SHOWN AS AN EMBLEM SHAPE AT THE POINT OF INTERSECTION OF THE FLOW.

**PATE ENGINEERS**  
 1000 W. 10th St., Suite 100  
 Los Angeles, California 90015  
 PHONE: (213) 481-1111  
 FAX: (213) 481-1112

DATE: JAN. 2010  
 PROJECT: THE WOODLANDS LAND DEVELOPMENT COMPANY  
 H.M.C.U.D. NO. 386

CARLTON WOODS  
 CRENSHAW SEC. 12  
 IN THE WILDS OF CRENSHAW PARK  
 LOT DRAINING PLAN

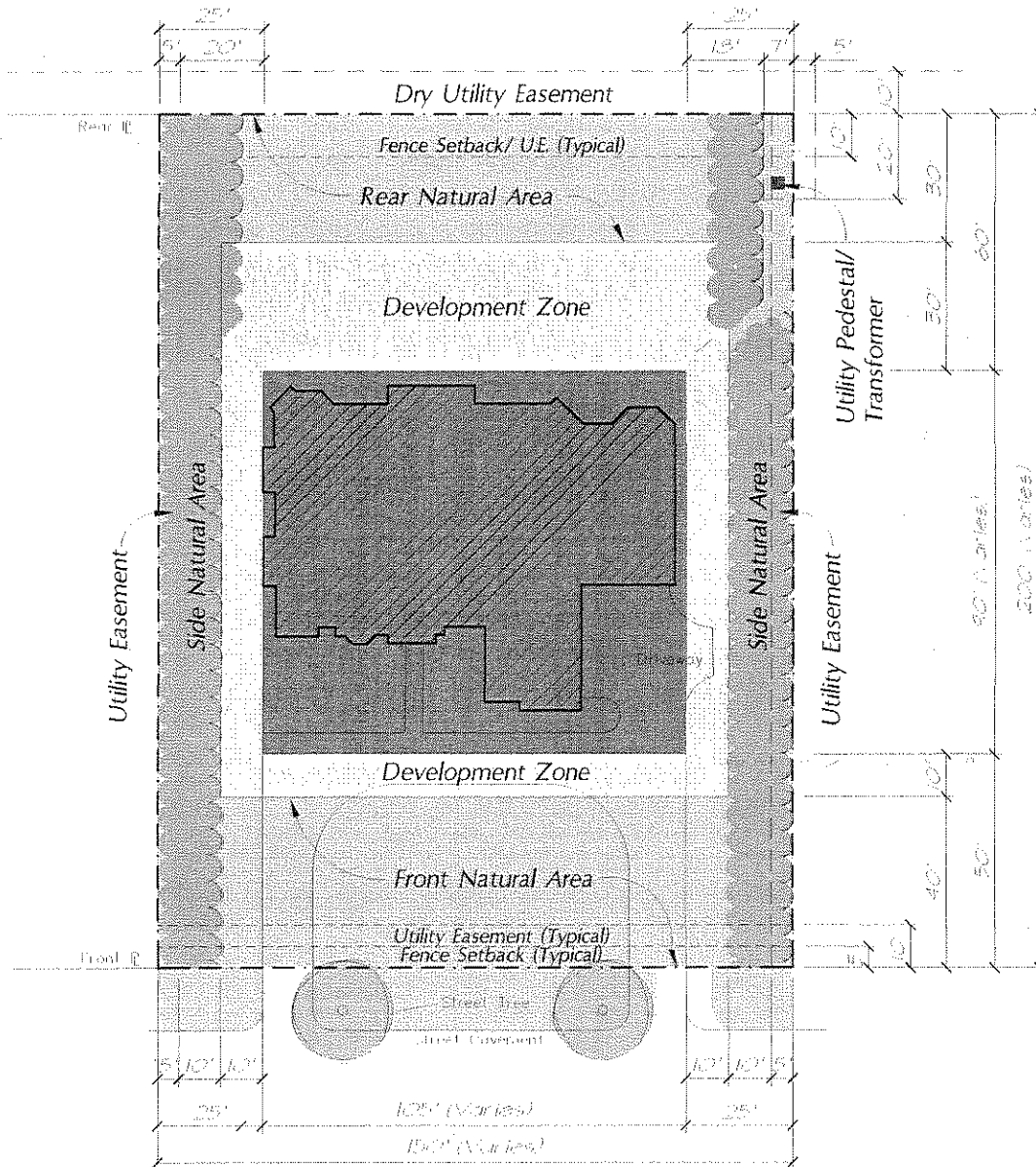
APPROVED BY: JACQ  
 DATE: JAN. 2010  
 CITY OF LOS ANGELES  
 CITY ENGINEER

# Carlton Woods Creekside

## Easements/Setbacks - Standard Estate

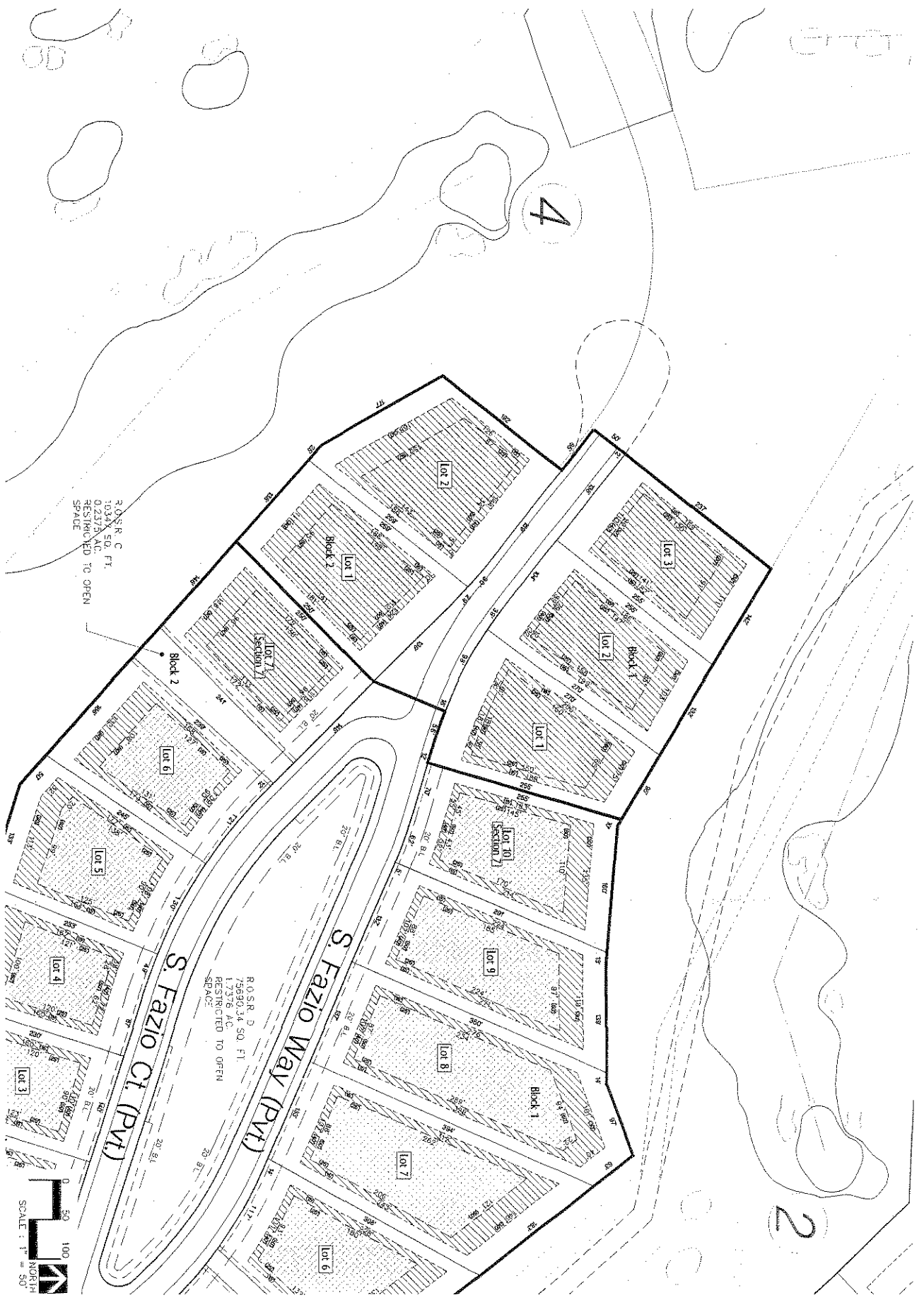
Exhibit "A"

Golf Course



**Note:** CenterPoint electrical easement varies. Check title records to determine location and width of easement.

**Note:** Fence locations are subject to restrictions imposed by existing utility easements.



DRAWING NUMBER  
 SHEET 1 OF 1  
 DATE 10/20/10  
 SCALE: 1" = 30'

SHEET TITLE

REVISIONS

SHEET TITLE

Exhibit B Development Criteria  
**Section 12 CW Creekside**  
 The Woodlands Development Company  
 The Woodlands, Texas