



ROUND MOUNTAIN

RESERVE

THE GOOD LAND



DESIGN GUIDELINES





*WITH GOOD STEWARDSHIP,
THE LAND WILL KEEP THRIVING
FOR GENERATIONS*

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1

THE DESIGN PHILOSOPHY





1.1 | GUIDELINES OVERVIEW

These Design Guidelines (“Guidelines”) were prepared in accordance with the Declaration of Covenants, Conditions, Restrictions, Reservations, Easements, and Rights for Round Mountain (“Declaration”).

It is intended that the Guidelines be used by Property Owners (“Owners”) and their designers to develop their individual Ranch Tracts in a way that responds to the aesthetics and vision behind Round Mountain. If there is any conflict between the Declaration and the Guidelines, then the Declaration shall control.

The Round Mountain Architectural Review Committee (“ARC”) will adhere to these Guidelines during the Design Review and Approval Process. In exceptional cases, plans that introduce variations to the Guidelines may be approved if, in the sole opinion of the ARC, they maintain Round Mountain’s vision and identity.

The Guidelines provide a range of appropriate land management, landscape, and architectural design restrictions, which allow Owners flexibility and individual expression, while preserving and celebrating the unique identity of Round Mountain.

Unless indicated otherwise, all capitalized terms, included herein, shall have the meanings provided in the Declaration.

*SENSIBLE DESIGN AND SUSTAINABLE
BUILDING PRACTICES ARE CENTRAL TO
THE ROUND MOUNTAIN VISION*

1.2 | DESIGN VISION

The heritage and natural landscape of the Round Mountain is the inspiration behind Round Mountain and the design criteria set forth in this document. In order to preserve the land's natural beauty, Owners should protect the wildlife and native conditions of their individual Ranch Tract. Through the use of sound land and wildlife management practices, Owners at Round Mountain support healthy living and a strong diversity of plants and animals.

Of primary importance when developing a Ranch Tract is heeding the notion that Round Mountain's built environment should be of the land, and not simply on the land. While the site calls for large individual Ranch Tracts, it is desirable that the boundaries and peripheries are not ingrained and celebrated, but rather that they visually fade over time, resulting in a more organic and integrated overall character and the unimpeded circulation of wildlife.

Each Ranch Tract is unique at Round Mountain, and it is expected that each Dwelling's placement will respond to the distinct orientation, character, and assets of the specific parcel. The placement of a Dwelling and other Improvements should fully consider and capitalize on innate factors such as vegetation, wildlife habitat, views, and topography, as well as opportunities for privacy from neighboring residences.

*THIS MAJESTIC LANDSCAPE
SPANS WOODLAND GLADES, WILDFLOWER
FIELDS, TWISTING RIVERS, AND
ROCKY CANYONS*



1.3 | CONSERVATION VISION

The Guidelines intend to ensure that any improvements in Round Mountain leave as small an impact as possible on the native conditions while creating and maintaining a first-class residential community.

Several distinct ecosystems define Round Mountain, and the variety of flora in this Blanco countryside naturally leads to a tremendous diversity in wildlife. The terrain of Round Mountain varies throughout the project from steep hills to open valleys that may be used responsibly in a variety of ways, including grazing, cultivation, and wildlife management.

As Owners and their designers plan Improvements on an individual Ranch Tract, they should keep Round Mountain's focus on responsible land and wildlife management at the forefront of their planning and construction processes. Sensible design and sustainable building practices are central to the conservation vision of Round Mountain.

1.4 | ARCHITECTURE & COMMUNITY VISION

The buildings and landscape of Round Mountain should be a natural outgrowth of the Blanco countryside. By responding to the elements in an honest, straightforward manner, the architectural character of Round Mountain will not only be timeless, but it will also create a cohesive community that is directly connected to its environment. By following this philosophy, Round Mountain maintains an architectural character that is rooted in and respectful of the past, but thoroughly contemporary and appropriate in its execution. To accomplish this, designers must integrate contemporary residential requirements with the following criteria:

RESPECT THE LANDSCAPE

Because Owners are encouraged to integrate the houses with the natural landscape, the designs should work with the existing and native vegetation (for example: preserving large trees, using native vegetation, and imitating natural growing patterns rather than using “straight-lined” foundation planting). While some landscape design within the Meadow may be residential in nature, the balance of the landscaping within the Ranch Tract should be carefully conceived to preserve and enhance the native conditions of Round Mountain. Porches or balconies that connect most interior spaces directly to the outdoors are customary for all homes at Round Mountain.

*WE STRIVE TO CREATE A COHESIVE
COMMUNITY THAT IS DIRECTLY
CONNECTED TO ITS ENVIRONMENT*

RESPOND TO CLIMATE

To facilitate cross-ventilation, balanced light, and a strong connection to the outdoors, house designs should follow the lead of early local vernacular architecture: “dog-run” hallways that function as breezeways, numerous windows, and generous porches provide natural ventilation and light to all spaces. Simple roof forms with ample overhangs, which protect walls and occupants from the sun and rain, and **porches or balconies that connect most interior spaces directly to the outdoors are customary for all homes at Round Mountain.**

UTILIZE APPROPRIATE MATERIALS

As with many early vernacular houses, maintenance and longevity are important considerations when choosing materials. For example, wood finishes that weather gracefully may require less maintenance than painted wood. Modern materials, such as smooth (not textured) fiber cement siding, that hold paint longer are also an option at Round Mountain, as are pressure-treated woods, hardwoods, stucco, and sheet metal, all of which require minimal annual maintenance. Metal roofs are also appropriate as they require little upkeep and can last for generations.

An aerial photograph of a lush green landscape. A dirt path winds through the scene, surrounded by dense green trees and grassy areas. The lighting is warm, suggesting late afternoon or early morning.

2

SELECTION OF PROFESSIONALS





*HERE, THE SKIES ARE BIG,
THE STARS ARE BRIGHT, AND
THE VIEWS ARE GRAND.*

2 | *APPROVAL PROCESS*

Like many of the great communities throughout the world, Round Mountain is a unified place that responds to the climate and the culture of the area, while allowing great latitude for “individual personality.” To that end, Round Mountain has created lists of approved architects, landscape designers, and general contractors to assist Owners in designing and building their Improvements. These professionals are encouraged to help Owners develop their own unique vision while staying consistent with the design aesthetics established within these Guidelines. These lists may change from time to time.

There are two options with regard to selecting professionals. Owners may:

OPTION ONE

Choose professionals from Round Mountain’s lists of approved professionals, the most current version of which Owners may request from the ARC. Owners should carefully review the qualifications and work of any approved professionals prior to engaging them at Round Mountain. The ARC cannot guarantee the satisfaction of work nor will be held accountable for the action of any approved professionals, including but not limited to their reputation, competence, performance, work quality, integrity, or financial condition.

OPTION TWO

Select professionals of the Owner’s choosing. Any professional who desires to perform professional services on a given Ranch Tract

must first submit an application along with applicable documentation as specified by the ARC. Applications accompanied with a list of professional qualifications are available by request to the ARC. Professionals must be approved by the ARC prior to any design work or construction related activity being commenced on the Ranch Tract. Verifying the qualifications of a design professional is an Owners’ responsibility, and the ARC’s acceptance of a professional does not constitute any representation or warranty of the professional’s ability or success with the Owners’ project. Owners should check the professional’s references for recently completed projects to verify previous clients’ satisfaction. The ARC reserves the right not to approve any professional for work at Round Mountain for any reason.

3

SITE DESIGN GUIDELINES





*ROUND MOUNTAIN'S BUILT
ENVIRONMENT SHOULD BE OF THE LAND,
AND NOT SIMPLY ON THE LAND*

3.1 | VISION

Because the process of designing a home at Round Mountain always begins with the land, site design comes before building design. In that way, the building responds to the existing landscape and topography and becomes rooted in its place. Preserve large trees, use native plants, and imitate natural slopes and growing patterns rather than “straight-lined” foundation planting.

3.2 | PRE-DESIGN REQUIREMENTS

- Obtain existing topography at 1-foot intervals for areas of the property that will be disturbed by the project.
- Obtain a tree survey of all trees 8" caliper and larger for areas of the property that will be disturbed by the project.
- Identify the direction of prevailing breezes, scenic views, natural areas of particular interest, heritage trees, and other site features to be incorporated into the design.
- Identify existing structures on neighboring properties in order to respect both privacy and site lines.
- Identify view corridor(s) to the Round Mountain.

*THE BUILDINGS AND LANDSCAPE
OF ROUND MOUNTAIN SHOULD BE A
NATURAL OUTGROWTH OF THE
BLANCO COUNTRYSIDE*

3.3 | RANCH TRACTS

Prior to undertaking any clearing or improvements on a Ranch tract, Owners must complete all necessary steps, including submittal of all applicable applications and deposits, and receive written approval in accordance with Section 6. In addition, certain Ranch Tracts within Round Mountain may have unique characteristics that require specific clearing and use regulations. Each Ranch tract at Round Mountain is subject to the following site design criteria:

PROPERTY LINES

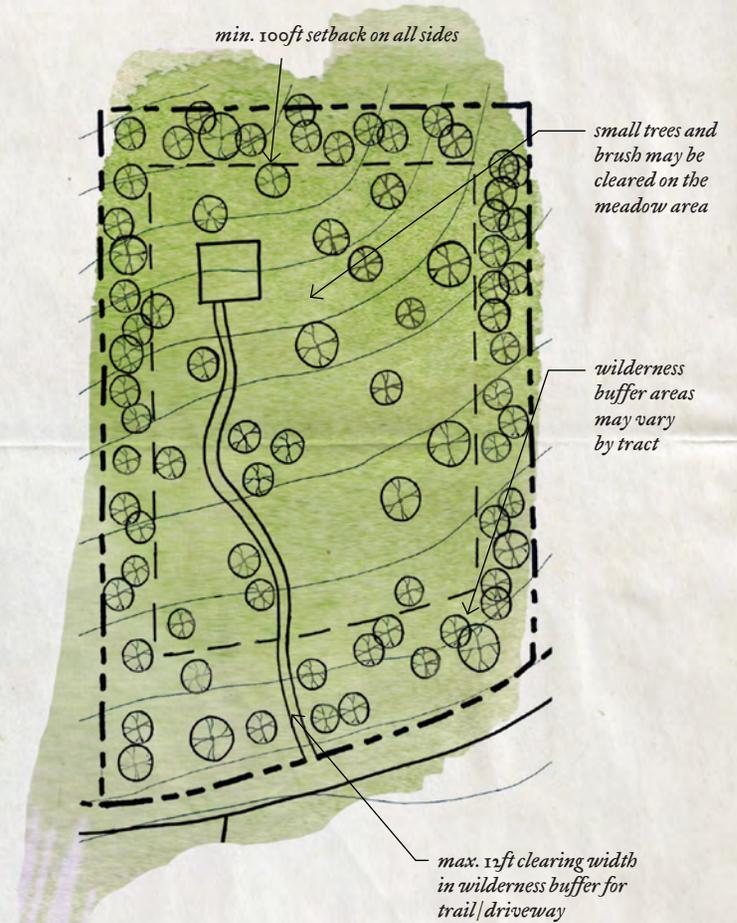
Native landscape adjacent to and along property lines should blend with the neighboring landscape. Property lines are selectively delineated by unique tree blazes, posts, boulders or stacked rocks, or other discrete markers approved by the ARC.

3.3

WILDERNESS BUFFER

There is a wilderness buffer along the perimeter of each Ranch Tract where no clearing is allowed, except for one curvilinear trail (maximum 12' clearing width) and one 12' wide curvilinear driveway (maximum 20' clearing width to incorporate drainage and utilities). The wilderness buffer shall include the following, in addition to specific wilderness buffer areas for each individual Ranch Tract: One hundred (100)- foot setback on all sides (front, side, and back) on all Ranch Tracts. Within the wilderness buffer, no trees greater than 10" diameter may be cleared without approval by the ARC, and then only if they directly interfere with an approved building plan. All mechanized clearing on the Ranch Tracts must be handled by an approved contractor, as defined in the Design Guidelines. Mechanized clearing may be utilized to clear brush for a trail and driveway. See Section 5.2 for a list of native, non-invasive plants that are allowed in the Wilderness Buffer.

RANCH TRACTS

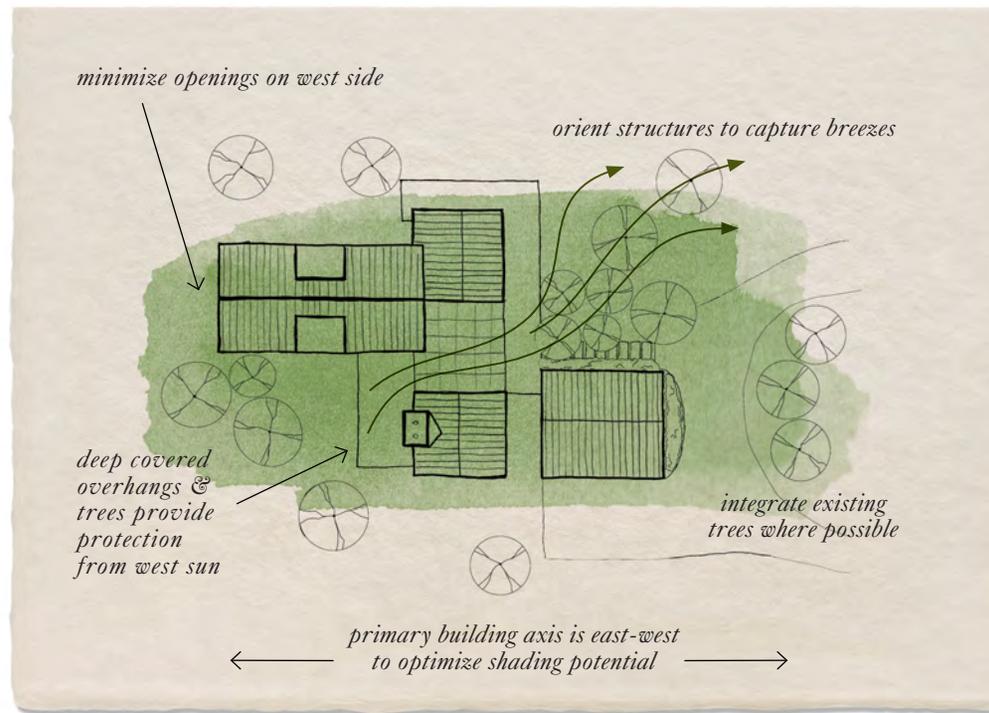


*A HOME AT ROUND MOUNTAIN ALWAYS
BEGINS WITH THE LAND, SITE DESIGN
COMES BEFORE BUILDING DESIGN*

THE MEADOW

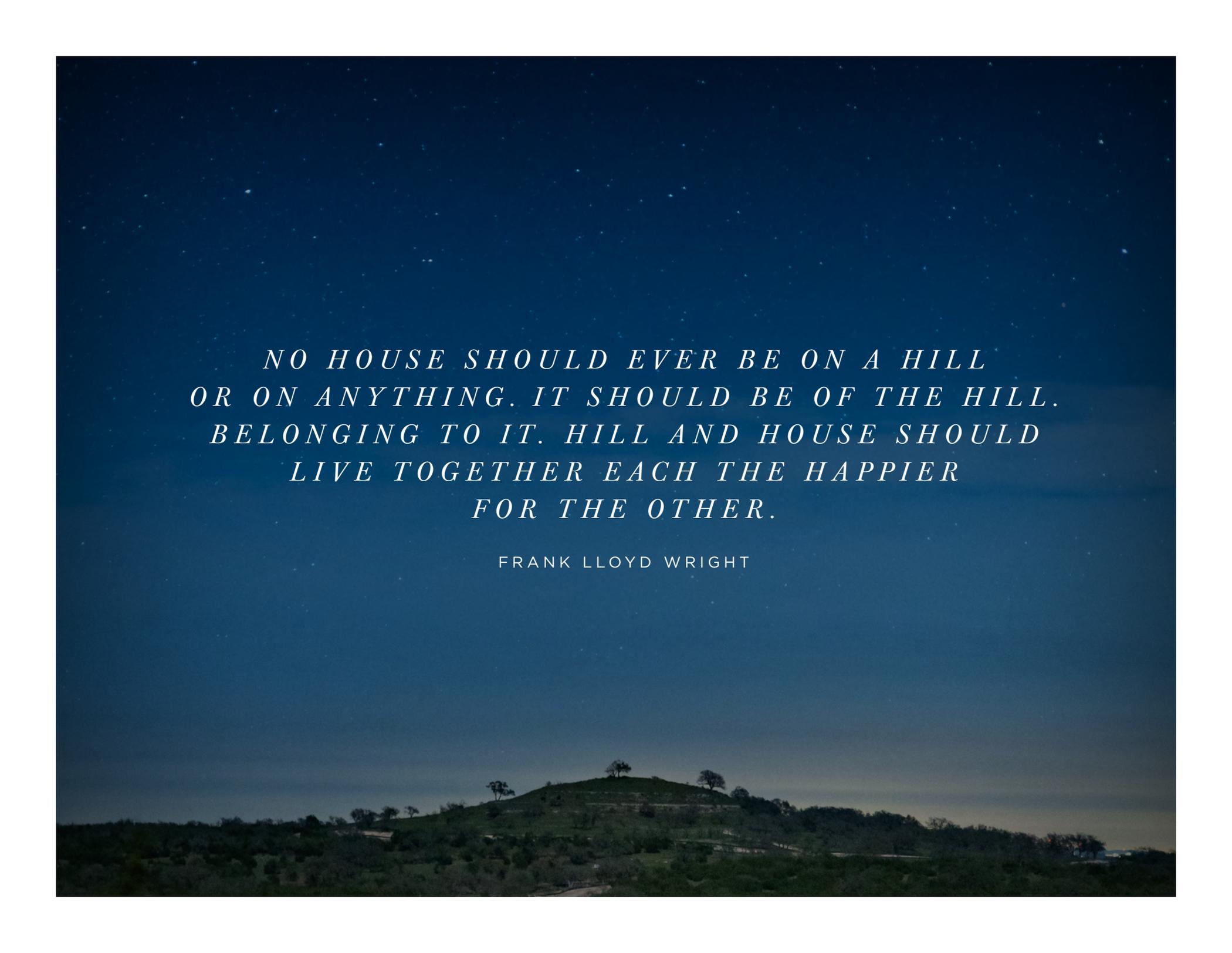
The Meadow is a naturalized area on a Ranch Tract where all above-ground improvements, such as a dwelling, ancillary buildings, barns, and parking shall be located. Within this area, small trees and brush may be cleared such that the land is restored to a more open condition similar to the native post oak savannah. The shape of openings within the meadow shall generally be irregular to provide interesting sightlines and visual interest. Ponds, specifically designed for the primary benefit of wildlife on Ranch Tracts 10 acres and greater, may be constructed within the meadow if they are designed to remain full from natural water runoff. Any applicable dam or spillway related to the pond must be located such that it does not interfere with drainage to or from the Ranch Tract. Pond(s) may not exceed 10% of the total acreage of the

Ranch Tract, and it is the Owner's responsibility to ensure TCEQ compliance. Fenced gardens and food Ranch Tracts may be constructed within the meadow. Re-seeding with a native seed mixture is allowed in the meadow. See section 5.2 for a list of native, non-invasive plants that are allowed in the meadow. Septic system equipment, drainage, and buried utilities may be situated within the meadow. All areas disturbed within the meadow during excavation must be promptly restored using approved native plant materials. Sprinkler dispersal of treated wastewater from an aerobic septic system is allowed within the meadow. Any clearing, construction, planting, or alteration of the Ranch Tract must meet all requirements and receive all applicable approvals as specified herein and in the Declaration.



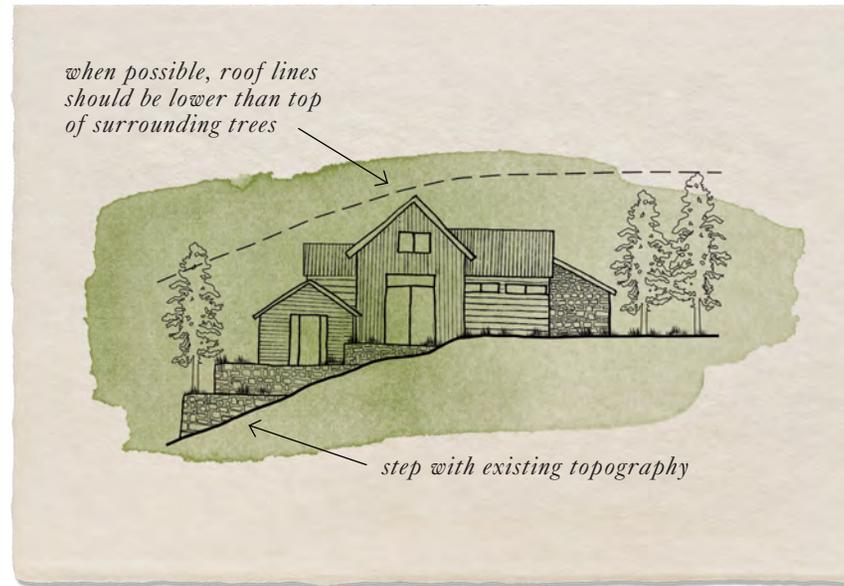
3.4 | BUILDING ORIENTATION

To facilitate cross-ventilation, balanced light, and a strong connection to the outdoors, house designs follow the lead of early local buildings. A series of separate structures with narrow profiles benefit from excellent cross-ventilation and balanced natural lighting. All other things being equal, a building with an east-west axis provides better protection from the sun than one with a north-south axis. Building placement should prioritize views of nature and respect the site lines and privacy of neighboring houses. Because the architecture of Round Mountain is directly connected to its environment, topography, and trees are part of the architectural design. Materials should be compatible with the color and texture of the surrounding landscape and should be selected for their durability and simple detailing. Homeowners are encouraged to use materials in their natural state. For example, wood can be left to weather naturally or be sealed with a clear sealer.



*NO HOUSE SHOULD EVER BE ON A HILL
OR ON ANYTHING. IT SHOULD BE OF THE HILL.
BELONGING TO IT. HILL AND HOUSE SHOULD
LIVE TOGETHER EACH THE HAPPIER
FOR THE OTHER.*

FRANK LLOYD WRIGHT



3.5 | GRADING & DRAINAGE

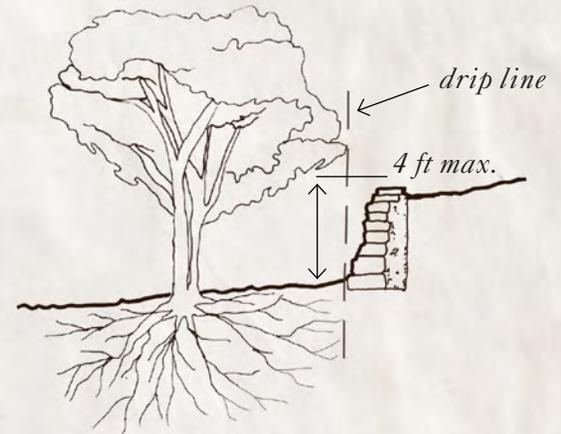
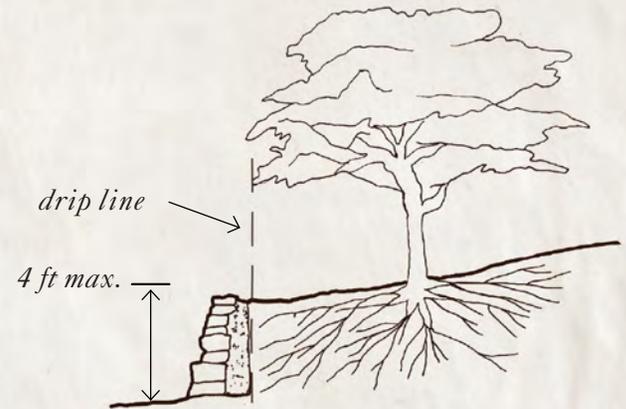
The architecture of Round Mountain preserves the character of the property's natural topography, maintains natural drainage patterns, protects heritage trees, and integrates houses with the natural landscape and native vegetation.

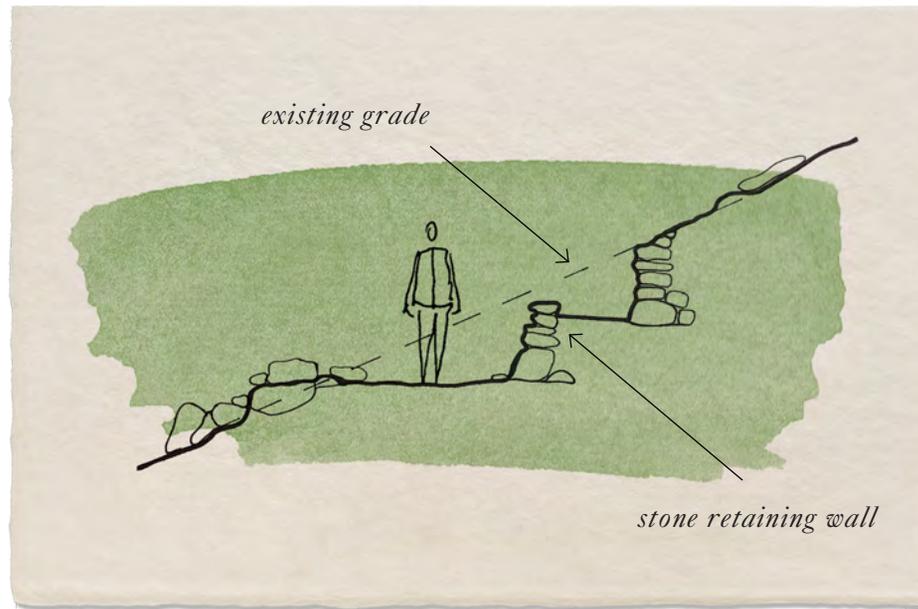
GRADING DESIGN GUIDELINES

- To the extent possible, use natural slopes. Mimic and step with existing topography when creating new slopes, and provide seamless transitions between new and existing slopes.
- Generally, avoid new slopes greater than 3:1.
- Where sharp transitions in grade are unavoidable, or desirable in limited areas of the Meadow, use retaining walls (unless it can be demonstrated that the slope will not erode).
- Avoid grading in the wilderness buffer, except as minimally necessary to connect a driveway to the road.
- To the extent possible, balance cut and fill to avoid adding or removing soil from the site, and restore disturbed areas with approved plant materials to blend with adjacent undisturbed natural areas.
- To protect trees, limit grade changes to 6" (maximum) within the dripline of all trees 8" caliper and larger that are scheduled to remain.



WALLS





RETAINING WALLS

Retaining walls shall either appear to grow out of existing topography by mimicking natural contours with end conditions that transition naturally and gradually, or when in close proximity to primary structures, be part of the architectural design. Acceptable finish materials include stone and timber. Architectural concrete and other materials approved for architectural use may be considered on a case-by-case basis when a retaining wall is a direct extension of a structure.

Retaining walls are 2-to-4-feet in height with a minimum 1:12 batter. Where larger grade changes are required, a terraced approach can be used with multiple retaining walls separated by terraces 4-feet or more in width. As with other Improvements, it is the Owner's responsibility to ensure sound structural engineering, when required.

IMPERVIOUS COVER

Limit the amount of impervious hardscape surfaces, and choose pervious surfaces that allow water to flow through them and be absorbed into the ground below. The suggested palette of hardscape materials at Round Mountain includes local stone, gravel, brick, and timber. Concrete flatwork should be minimized, even in driveway applications when possible.

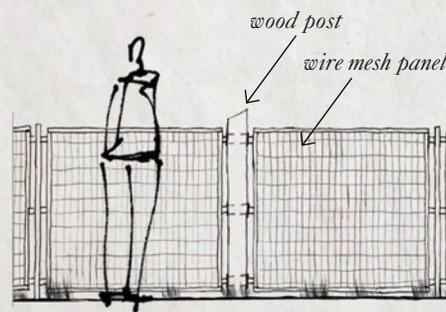
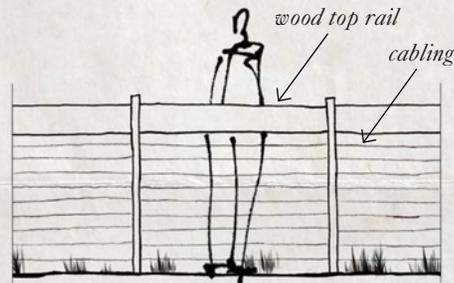
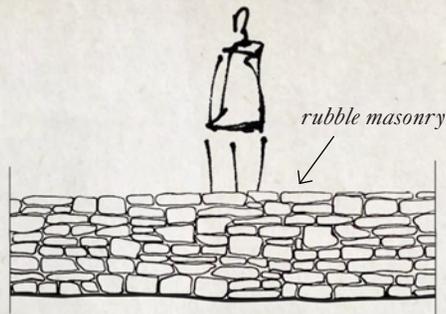
SITE WALLS AND FENCES

3.6

Site walls and fences are allowed in certain areas of the Meadow and are limited to a maximum height of 5 feet. Fence styles should be consistent throughout the Ranch Tract. Privacy fences are prohibited. Visible fences and walls at the property line are discouraged, in order to enhance the perception of a continuous landscape between properties. Homeowners are encouraged to use the configuration of the house to define site boundaries, and site walls should be attached to the main building and serve as an extension of an exterior wall of the house. Fences should disappear into the surroundings. Chain link or similar fences are not allowed. Perimeter fences, if absolutely necessary, should blend into the landscape and maintain at least 90% visual transparency. Additional setbacks off the property line may be required. No fencing may negatively affect wildlife preservation plans.

PERMITTED FENCING MATERIALS

- Unpainted cedar posts (rough or cut cedar, 4" minimum thickness)
- Unpainted cedar rails (rough or cut cedar, 2" minimum thickness)
- Galvanized wire (3-7 strands, smooth), top cedar rail required
- Welded heavy gauge livestock panel (galvanized), top cedar rail required
- Dry stack stone wall

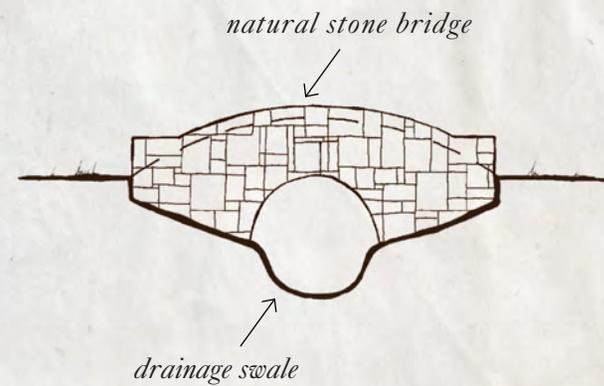




P A T H O U T D O O R S P A C E S

3.7

Generous porches, “dog-run” exterior hallways, and balconies connect interior spaces directly to the outdoors. Outdoor spaces at Round Mountain, such as courtyards, often inform the placement of buildings, instead of the other way around. Native landscape remains where possible.





3.8 | ANCILLARY & LANDSCAPE STRUCTURES

Covered porches, arbors, pergolas, gazebos, greenhouses, etc. are extensions of the home (which itself may be made up of multiple volumes/structures) and maintain its architectural character while remaining secondary in scale. These structures help define and provide shade for outdoor spaces such as patios, terraces, decks, pathways, and gardens.

3.9 | SITE LIGHTING

Excessive lighting at night not only limits our ability to see stars and enjoy the night sky, but also causes adverse health effects in humans and the local ecosystem by disrupting the habitats of nocturnal animals. Exterior lighting should be Dark Sky Compliant (or equal) with light fixtures directed downward to the ground plane and shielded, so that no light is accidentally directed up toward the sky or across a property line. Illuminated ground surfaces are useful at night, but light sources (light bulbs) should not be visible from more than 20-feet away. In addition, exterior lighting is encouraged to have either motion sensor controls or integrated photovoltaic cells. Emergency lighting, lighting required by code for health and safety, and lighting used for eye adaptation near covered vehicle entrances or exits are exempt from these requirements.

3.10 | DRIVEWAYS & PARKING

Driveways, significant walkways, and parking areas must accommodate existing mature trees and will therefore likely take a curvilinear shape (straight-line driveways are prohibited), depending on the unique conditions of the site. Driveways must not encroach on the root zone of significant trees and are limited to a maximum width of 12 feet.

3.11 | RAINWATER COLLECTION

Homeowners are encouraged to incorporate rainwater collection into their home site designs. Collected water can be used to irrigate landscape plants and, when combined with a code-compliant treatment system, can be used indoors (for flushing toilets, showers, washers, etc.).

3.12 | MECHANICAL & SERVICE AREAS

Areas for outdoor mechanical, electrical, and plumbing equipment, as well as trash and recycling areas, are part of each home and are therefore thoughtfully considered in its design. These areas must be fully visually screened from both the street and neighboring properties and located (or otherwise covered), so that smells and noise do not carry across property lines or create a nuisance.

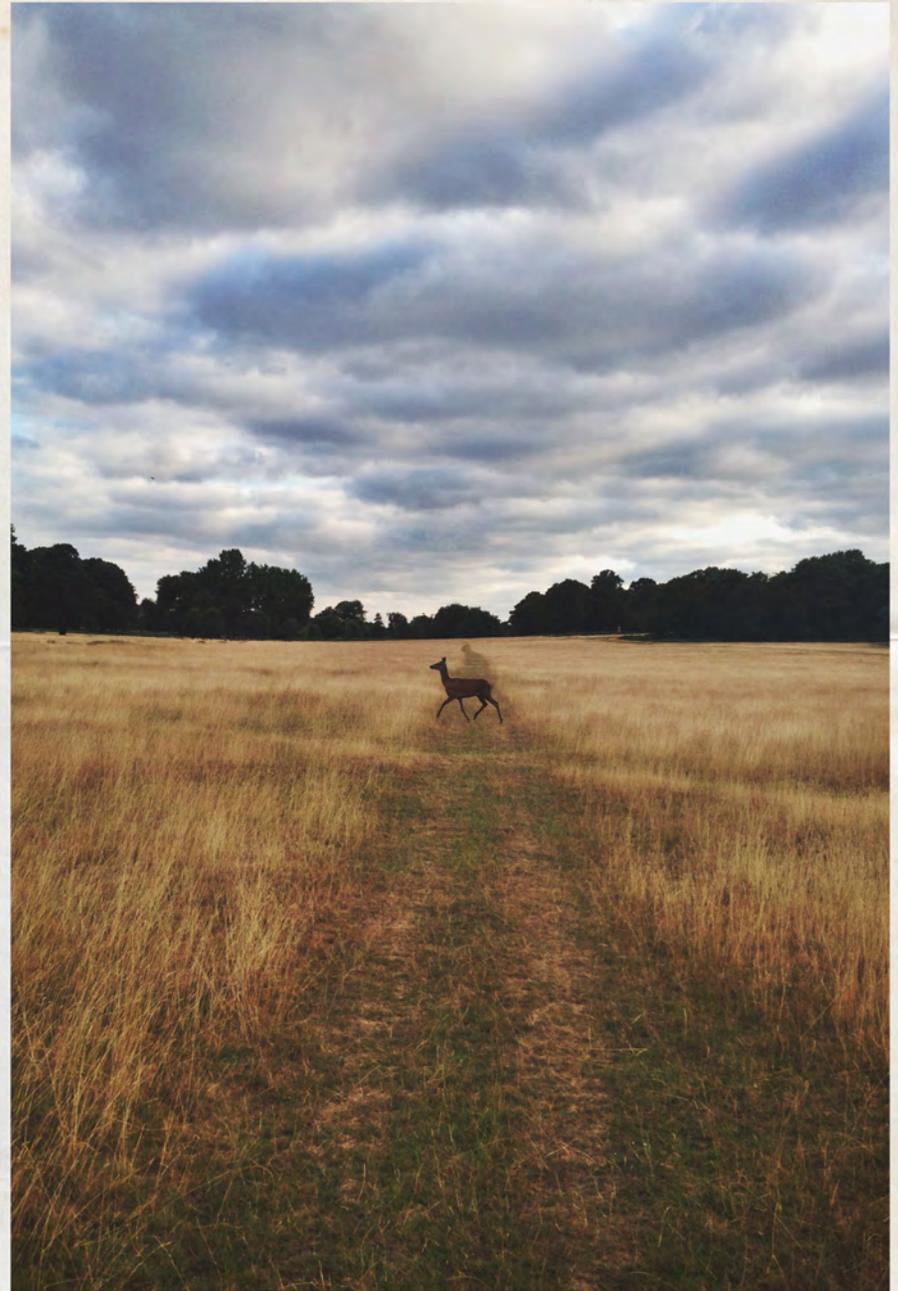
SITE PLANS

3.13

In addition to the site-sensitive design of structures, care should also be taken to protect the landscape during the construction process. Site Plans shall clearly illustrate strategies for minimizing the impact on the surrounding environment.

REQUIRED SITE PLAN ELEMENTS

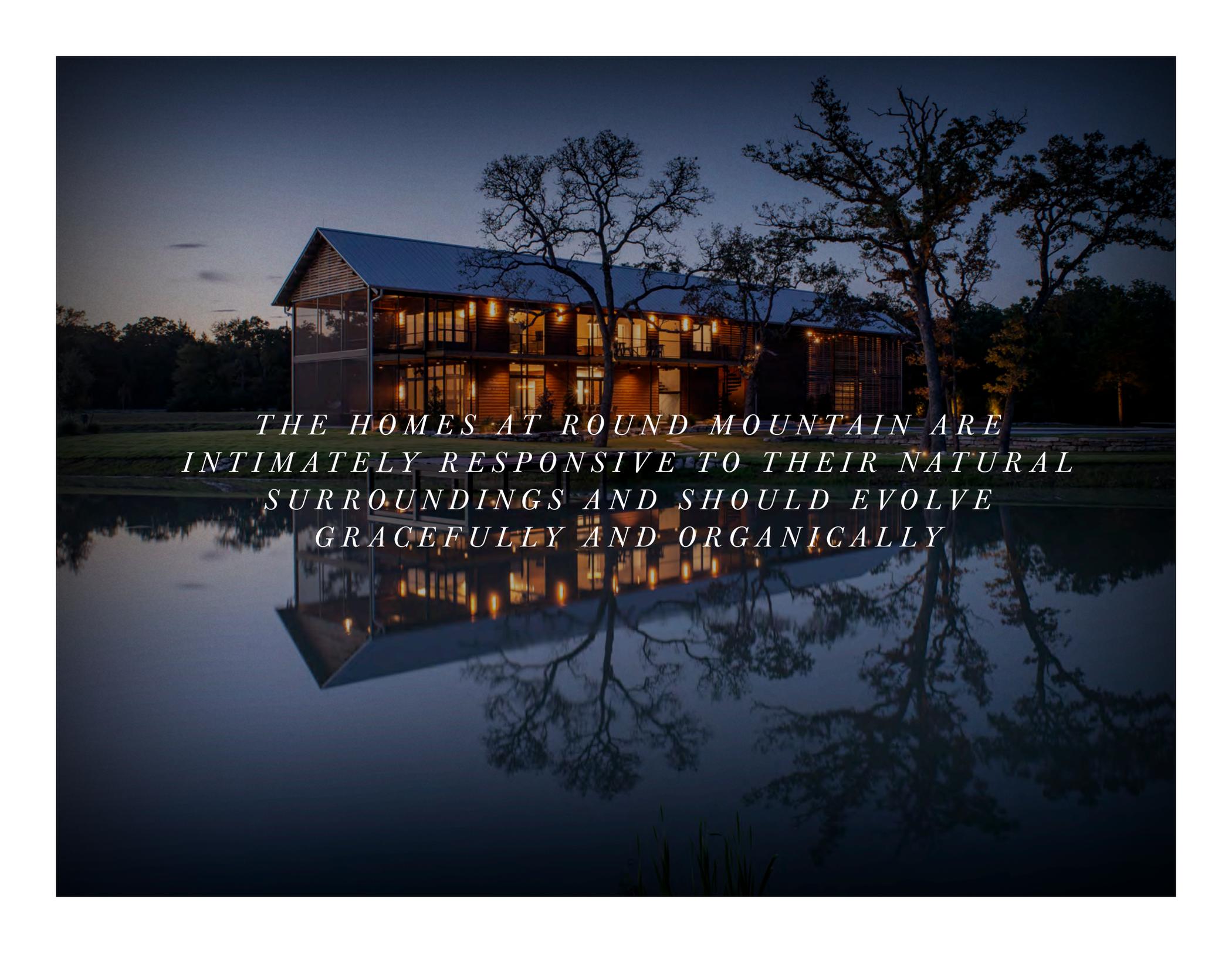
- Location of temporary fencing beyond the dripline of all trees 8" caliper and larger that are scheduled to remain within the area of work.
- Silt fencing and other erosion-control measures, as necessary, inside the property lines downhill from area(s) of construction.
- Concrete truck wash-out area. Utilities shall be coordinated with final grading.



4

ARCHITECTURAL GUIDELINES





*THE HOMES AT ROUND MOUNTAIN ARE
INTIMATELY RESPONSIVE TO THEIR NATURAL
SURROUNDINGS AND SHOULD EVOLVE
GRACEFULLY AND ORGANICALLY*

4.1 | *VISION*

These architectural guidelines are meant to inspire and inform the development of individual properties in a way that responds to the aesthetics and vision behind the community and the land. As a conservation-focused community, Round Mountain seeks to minimize environmental impacts, even while constructing healthy, valuable, and architecturally significant homes.

The homes at Round Mountain are intimately responsive to their natural surroundings and should evolve gracefully and organically. Much like early Texas farm and ranch homesteads, structures may be constructed in phases over time. Round Mountain's Dwellings may expand over generations to suit the needs of families. Construction on a Ranch Tract at Round Mountain shall begin with either

the primary Dwelling, at a minimum of 2,800 square feet, or a secondary Dwelling during the primary Dwelling construction phase. Quality of design and construction—not size—is a driving force behind the architecture of Round Mountain.

Building design at Round Mountain begins with a focus on massing and three-dimensional space before the development of floor plans and two-dimensional elevations. Designs with a skewed focus on the front elevation that treat other sides of the building as secondary are not allowed. Homes and ancillary buildings should reflect the principle of four-sided architecture: all parts of each building have the same high level of design as the front elevation, with consistent material use and detailing, so that all parts together create a unified whole.

*HOMES AND ANCILLARY BUILDINGS
SHOULD REFLECT THE PRINCIPLE OF
FOUR-SIDED ARCHITECTURE*

4.2 | BUILDING ELEMENTS

Dwellings and other structures at Round Mountain may be either one or two stories, and homes will be planned with numerous windows for cross-ventilation and with connecting breezeways and courtyards, where appropriate. Porches, courtyards, and/or other exterior spaces should be central to the design of each house. These spaces are extensions of interior spaces and may be screened, glazed, or left open. Roofs will include generous overhangs to protect homes from sun and water.

All Ancillary Buildings, Barns, Outbuildings (such as carports and sheds) shall be consistent in form, material, and style with the rest of the residential Improvements.

4.3 | ORIENTATION

Homes should be oriented appropriately to the site and may be arranged to create private courtyard space. Fences and site walls can further define and enclose this space. Secondary structures are arranged to reinforce the primary residence and embrace the surrounding landscape.

ELEMENTS



4.4 | *MASSING*

To encourage design on a human scale, the massing of residences and ancillary buildings should break down into smaller distinct volumes where possible. The massing of buildings is reflected in their roof shapes, which are a critical design element at Round Mountain. Large monolithic structures are discouraged. Schematic consideration of transparency is integral to the massing design process.

4.5 | *PORCHES & TERRACES*

Homes should be oriented appropriately to the site and may be arranged to create private courtyard space; fences and site walls can further define and enclose this space. Secondary structures are arranged to reinforce the primary residence and embrace the surrounding landscape.

4.6 | *GARAGES & CARPORTS*

Homes at Round Mountain encourage interaction with the outdoors by providing an entry experience that leaves the car behind. Detached garages are allowed and can connect to the main house structure via a covered walkway. Carports should use a storage wall or shed on the side facing the street, to ensure that cars are not visible from the street. Both carports and garages must share the same material palette and roof material as the main house structure. Garages and carports may not face onto the street.

A fly fisherman in a river, casting a long line. The scene is dark and atmospheric, with the fisherman in the lower right foreground. The water is dark green and rippling, and the rocks are visible in the riverbed. The text is centered in the upper half of the image.

*HOMES AT ROUND MOUNTAIN
ENCOURAGE INTERACTION
WITH THE OUTDOORS*



4.7 | ROOFING DESIGN

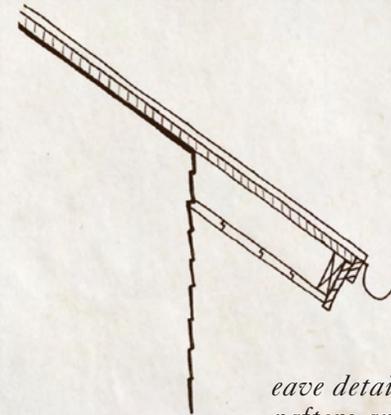
The massing and roof shapes at Round Mountain are among the most critical design elements in forming a cohesive community. The roof of the house does the most of the work to keep out the elements, present a durable defense against sun and rain, and shade exterior seating areas.

Roofs at Round Mountain are most often constructed of metal, which is easy to maintain and can last for decades. Metal can be standing seam, corrugated, or other pre-manufactured roofing profiles. Other long-lasting roof materials with 50+ year lifespans will be considered by the ARC on a case-by-case basis.

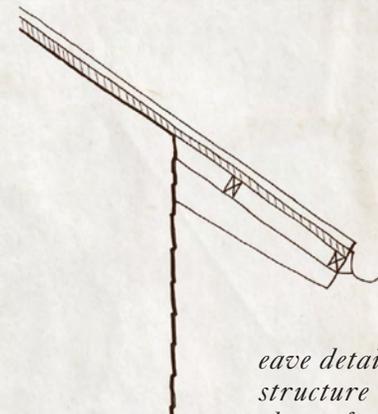
4.7

ROOF DESIGN GUIDELINES

- To maintain cohesiveness across a home site, all roofs on that site should be the same material; for example, if the primary roof structure has a galvalume roof, secondary roofs like porches and carports should also be galvalume.
- Gable, hip, and shed roofs are encouraged. Mansard roofs are prohibited. Complex roofs are prohibited.
- Repetitive or stacked gables used decoratively or to imply a more intricate massing than actually exists are prohibited.
- Shed or mono-pitched roofs and dormers are encouraged when used as additions to a primary mass. These roofs should be of a lesser slope than the primary roof. Gable dormers are discouraged. Main structures have a roof pitch generally 5:12 or steeper, while secondary forms have shallower pitches to create a hierarchy of elements.
- Decorative roof elements that do not reflect the use of interior spaces are prohibited. Multiple, decorative small dormers are discouraged.
- Deep eave overhangs in all directions are recommended on the primary building masses and should be proportioned to the scale of the building mass. Exposed wood rafters at overhangs are preferred.
- Cupolas and light monitors are permitted only if their purpose is to bring overhead light into a primary living space. Cupolas used for only decorative purposes are discouraged.



*eave detail w/ exposed
rafters and purlins*



*eave detail w/ concealed
structure (soffit follows
slope of roof)*

*HOMEOWNERS ARE ENCOURAGED
TO USE LOCAL MATERIALS IN
THEIR NATURAL STATE*

4.8 | CLADDING MATERIALS

Materials for walls should be selected for their durability and simple detailing. The selection of cladding material(s) should have a significant effect on the overall design of the home and its massing character. Homes should include only one primary cladding material. One or two secondary materials are allowed but should be used to define discrete building elements, such as a secondary volume or chimney. Secondary materials should not be used to decorate or “break up” a wall and may not make up more than 30 percent of the wall surface area of the entire house. Cladding should emphasize three-dimensional building masses rather than two-dimensional surfaces/elevations. Material transitions should occur at inside corners, not at outside corners or in the flat plane of a wall. Heavier materials, such as stone and stucco, should always sit below lighter materials, such as wood and metal.

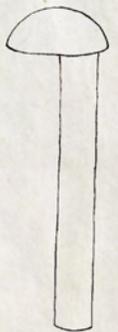
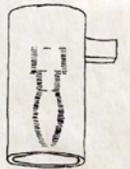
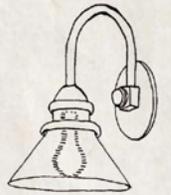
4.9

EXTERIOR LIGHTING



S
T
H
G
I
L

Exterior lighting should be Dark Sky Compliant (or equal) with light fixtures directed downward to the ground plane and fully shielded so that no light is directed up toward the sky or across a neighbor's property line. Illuminated ground surfaces are useful at night, but light sources (light bulbs) should not be visible from more than 20-feet away.

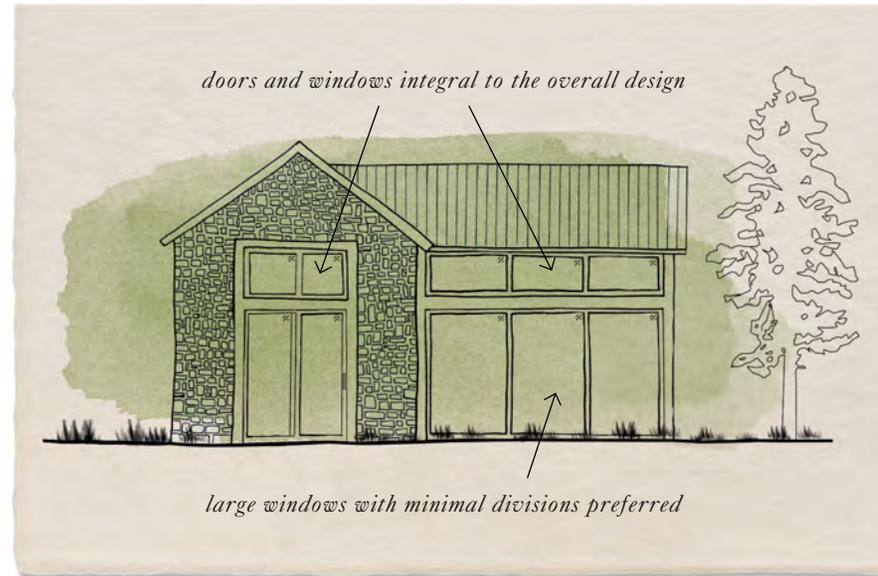


DOORS & WINDOWS

4.10

Openings should be sized and located to support the overall massing concept and to connect interior and exterior spaces.

They should be generously sized to reflect the use of those spaces yet balanced with the energy performance needs of the home.

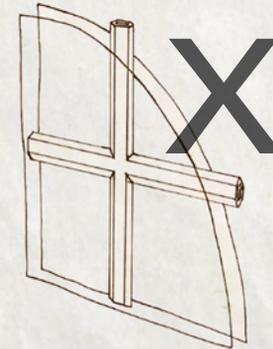


DOORS & WINDOW DESIGN GUIDELINES

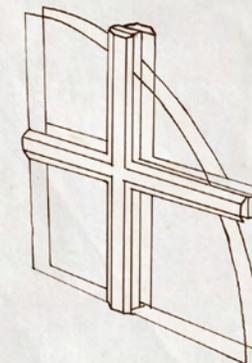
- Doors and windows, and their trim, should be integral to the overall design of the home. Repetitive “punched” openings should be avoided.
- Entries are encouraged to take on a human scale that is in proportion to the site and the building massing and integral to the house and surrounding landscape. Oversized and two-story entries with pediments and arches are not allowed.
- Windows and doors must be constructed of a material that is cohesive with the rest of the house. They may be made of wood, metal, or fiberglass. Vinyl windows are not allowed. The same door and window style must be used across the entire elevation in order to create visual order.

4.10

- Doors can be combined with transoms and larger window units and must have the same architectural style as adjacent windows. When doors are combined with transoms and larger window units, both doors and windows must be part of the same system and have the same architectural style.
- Doors and windows must be rectilinear. Circular, elliptical, octagonal, diamond shapes, and round top windows are prohibited.
- Bay windows shall be orthogonal in plan; curved or segmented bay windows are not permitted.
- Windows with many small divided lites are discouraged. When windows are divided into multiple lites, they must be dimensional and architecturally appropriate and are encouraged to be true divided-lite. Simulated divided-lite windows are allowed, but flat metal or snap-in and removable window grids are prohibited. Window grids that are solely internal to insulated glass units are prohibited.
- Leaded and decorative glass is discouraged.
- Doors, window sashes, and frames shall be finished in approved accent or trim colors. Trim should be consistent across the house.

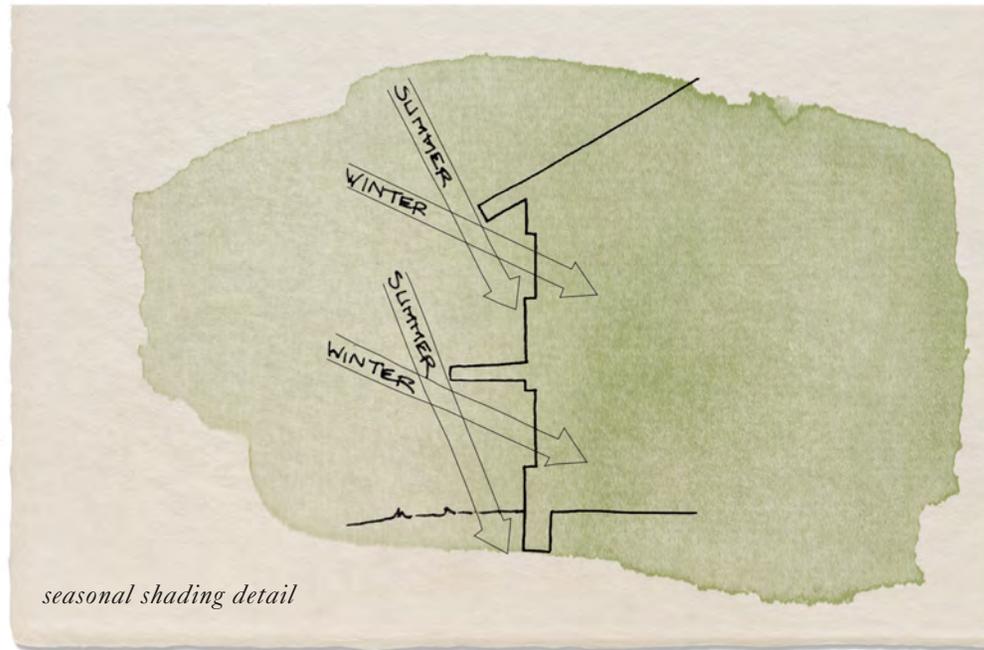


*interior grid
or applied to
one side only*



*true (or simulated)
divided lite*

W I N D O W S

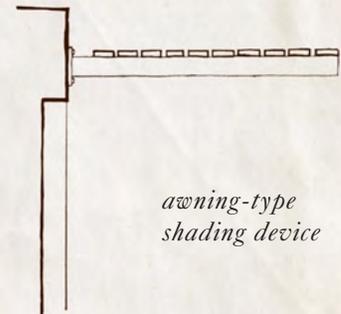
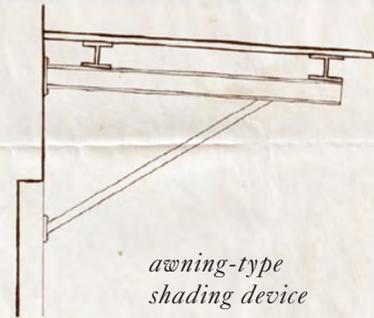


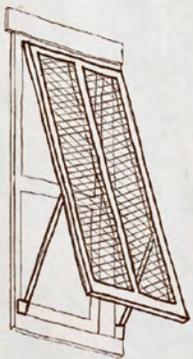
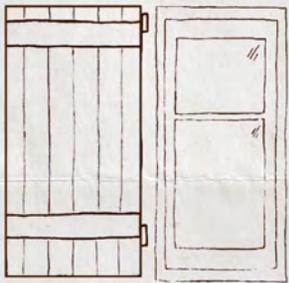
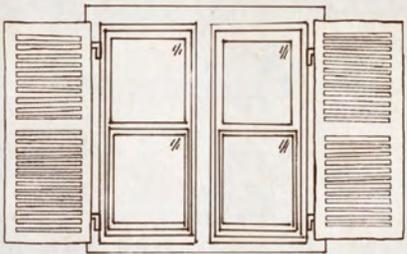
4.11 | SHADING DEVICES

Homeowners are encouraged to use shading devices over windows as appropriate, depending on the façade orientation. For example, shading devices in Texas are usually not necessary on a north elevation but are critical on east, west, and south elevations to control solar heat gain when the roof overhang is not sufficient to provide shade from the summer sun. Shading devices can take the shape of horizontal or angled lattice awnings, Bermuda shutters, traditional Colonial operable shutters, or sliding barn doors. Where used, shutters must be operable and must fully close over the window opening. Prefabricated fabric awnings are not permitted. Shading devices shall be finished in approved accent or trim colors and must compliment the adjacent window trim finish.



SHADING





SHUTTERS



4.12 | *DETAILS*

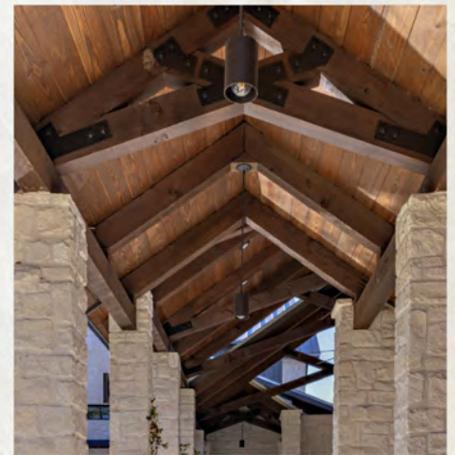
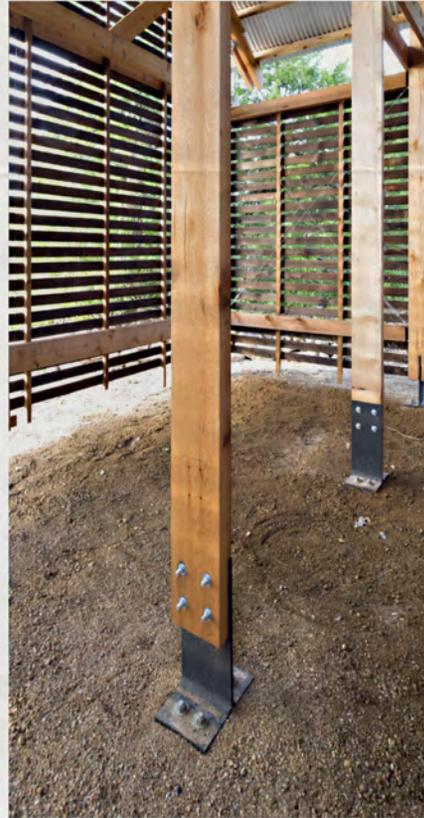
Architectural elements such as columns, railings, cupolas or light monitors, fireplaces and chimneys, awnings, and trim should be simply detailed and structurally appropriate and should reinforce the architectural style of the overall project. They should take a simple, straightforward form and should serve a clear and logical purpose. Non-contextual ornamental elements are not permitted.

ARCHITECTURAL DETAILING GUIDELINES

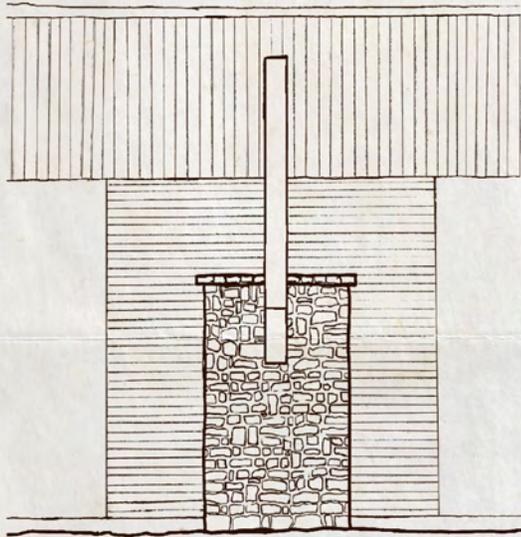
- Antennas and satellite dishes are allowed but must be located so that they are visually screened from the street and adjacent properties or public areas.
- Exterior chimneys must take a simple rectilinear form and serve as a working fireplace. Chimneys that serve a strictly decorative purpose are not allowed.
- Railings should follow the simple construction techniques and detailing of the rest of the exterior of the house and property. All railings on the house and across the site should have the same architectural details and materials.
- Columns must be made of solid material, and ornamental elements, such as Corinthian column caps and large bases, are not allowed.



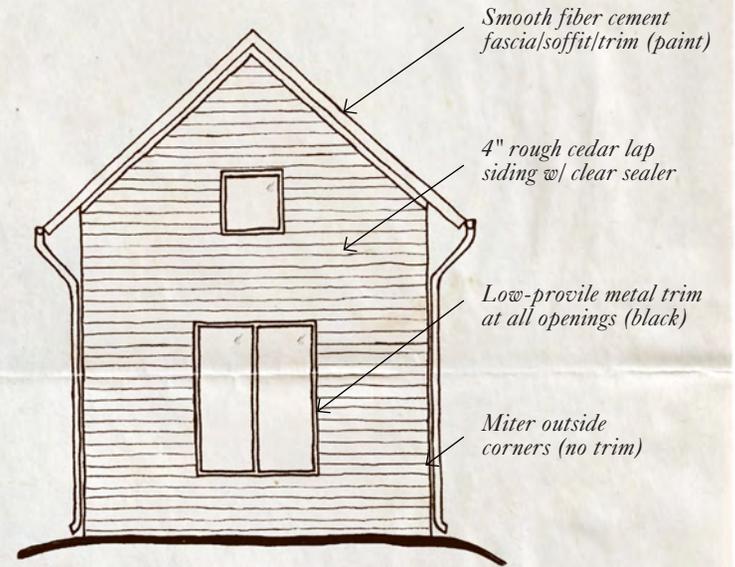
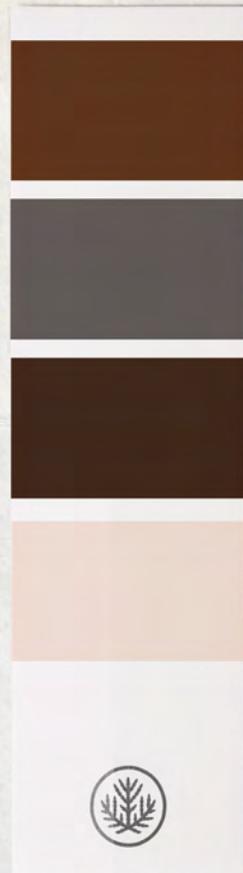
Detailing should be simple, straightforward, structurally appropriate and should reinforce the architectural style of the overall project.







MATERIAL DETAIL



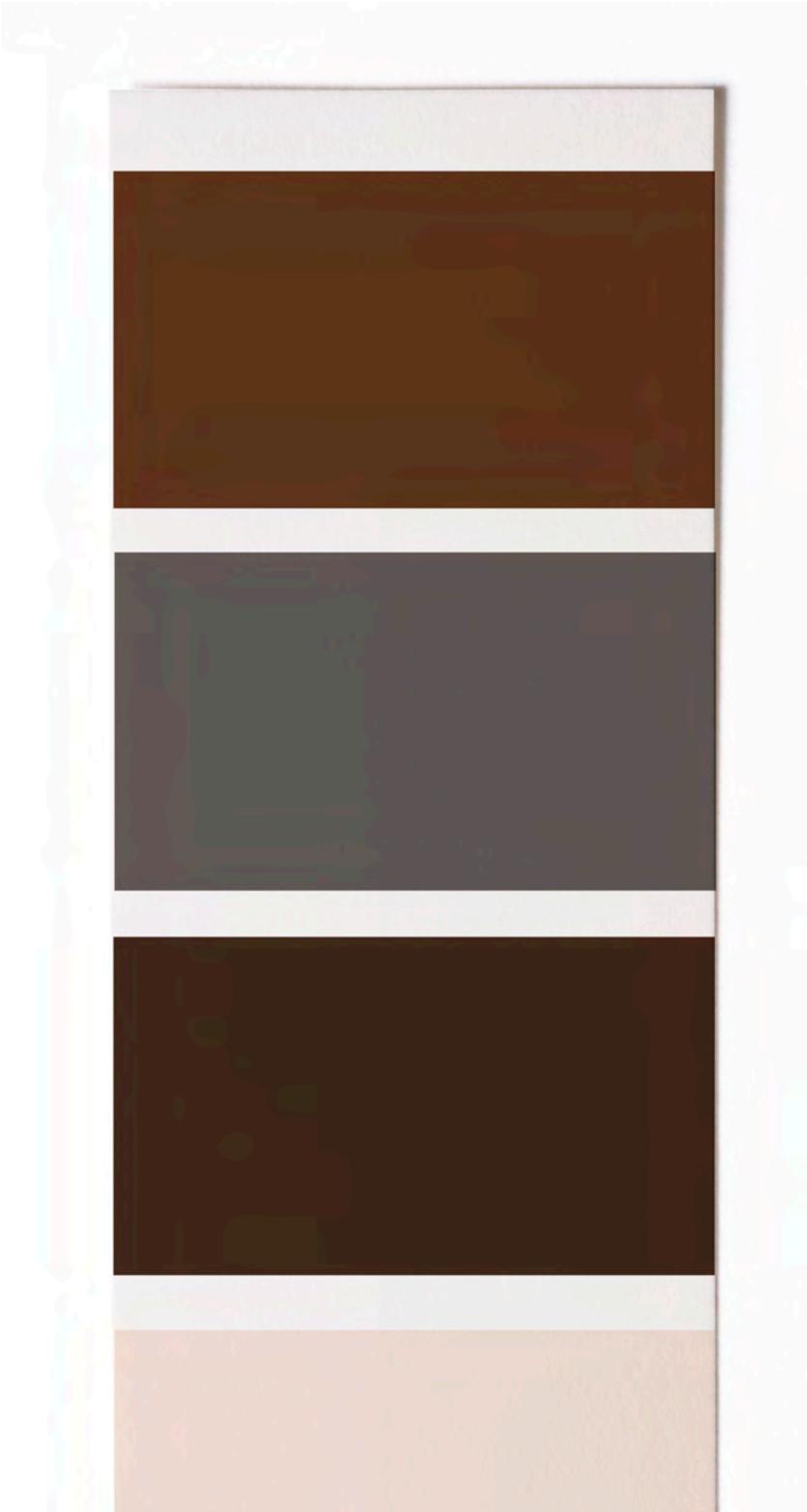
CLADDING DETAILS/SPECIFICATIONS

PALETTES

4.13 | MATERIALS & COLOR PALETTE

For example, wood can be left to weather naturally or be sealed with a clear sealer, and stucco can be applied without an integral color. When paint is used to protect a material (or applied integrally as with stucco), it should be a natural hue, similar to those found in the native setting of the Round Mountain. Appropriate accent colors are also permitted.

Round Mountain provides the following materials palette that Owners must select from as they design the exterior of their Dwellings and other Improvements. Although Owners have a great deal of flexibility in planning their residences, this materials palette helps ensure that Round Mountain will maintain its unique identity over the years. Any questions regarding materials or color selection should be directed to the ARC, which is responsible for approving all plans submitted under the Design and Review Approval Process (Section 6.0).

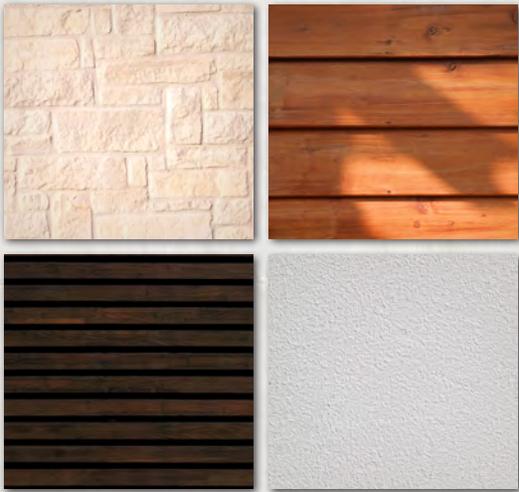


P A I N T & R O O F C O L O R S

Natural or traditional hues, similar to those found in the native setting of Round Mountain will be allowed. The ARC will provide examples.

Pre-finished roof colors are allowed as long as they are of a brown or gray family of colors and must be approved by the ARC.

MATERIAL OPTIONS



LOCAL STONE

NATURAL / PAINTED WOOD

PAINTED SMOOTH *not textured, cementitious*

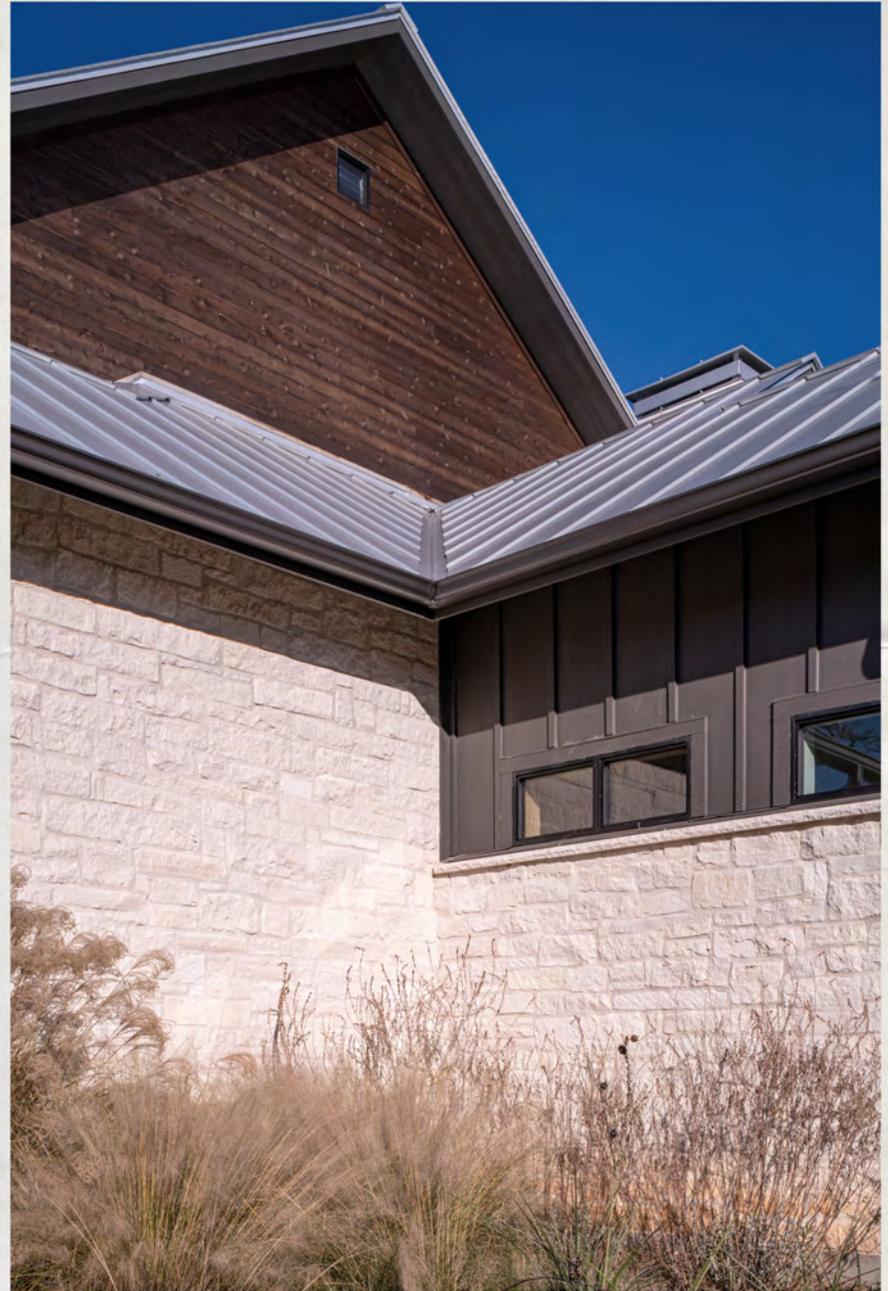
“Hardie” board (as a secondary material only, unless Artisan is used, in which case it may be a primary material)

STUCCO *with fine texture*

METAL *with same finishes as indicated for roofing*

BRICK *as a secondary material only*

CLADDING



MATERIAL OPTIONS

METAL

(standing-seam or corrugated)

- Rusted
- Copper
- Zinc
- Paint-grip/Bonderized
- Pre-Finished *(see Roof Colors)*

SLATE

GREEN ROOF

ROOFING



4.14 | PEST CONTROL

Non-toxic pest control techniques and best practices are recommended to reduce the need for harmful pesticides.

PEST CONTROL GUIDELINES

- Keep all wood (siding, trim, structure) at least 12 inches above the soil.
- Seal all external cracks, joints, penetrations, edges, and entry points with caulking.
- Protect exposed foundation insulation with moisture-resistant, pest-proof cover.
- Separate any exterior wood-to-concrete connections with metal or plastic dividers.
- Install landscaping such that all parts of mature plants will be at least 24 inches from the home.
- Treat all cellulosic material with a borate product to a minimum of 3 feet above the foundation.
- Install a sand or diatomaceous earth barrier.
- Install a steel mesh barrier termite control system.
- Install nontoxic termite bait system.
- Use solid concrete foundation walls, masonry wall with top course of solid block bond beam, or concrete-filled block.



5

LANDSCAPE GUIDELINES



A photograph of a vast, open field of tall grasses and red flowers, likely a prairie or savanna. The grasses are a mix of green and golden-brown, suggesting a late summer or autumn setting. The red flowers are scattered throughout the field. In the background, there is a line of trees and a clear, light-colored sky. The overall scene is peaceful and natural.

*LARGE OPEN SPACES PRESERVE
THE VIEWS, AND EXTENSIVE TRAILS
CREATE WELL-TRAVELED
WILDLIFE CORRIDORS*

5.1 | ORNAMENTAL LANDSCAPING

Since Owners are encouraged to harmoniously integrate their homes with the natural setting, the existing landscape should be preserved wherever possible. The palette of hardscape material should include local stone, gravel, brick, and timber. The palette of plant materials within the Meadow consists primarily of native plants that reflect the area's rich regional character. Along with their appropriate and attractive aesthetic character, native and adapted species require less irrigation, dovetailing with the community's conservation spirit, and agricultural and wildlife management use.



A photograph of a field of Gaillardia flowers, also known as blanket flowers. The flowers are in various stages of bloom, with some fully open and others as buds. The petals are a mix of deep red and bright yellow. The background is a clear, pale blue sky, and the overall lighting suggests a bright, sunny day. The text is centered over the middle of the image.

*ROUND MOUNTAIN RESERVE
IS A NATURAL SANCTUARY FOR MANY
NATIVE PLANTS AND ANIMALS*

5.2 | APPROVED PLANT LIST

SHADE TREES / LARGE SHRUBS

- *Bur Oak*
- *Plateau Live Oak*
(*Quercus fusiformis*)
- *Shumard Oak*
- *Blackjack Oak*
- *Chinkapin Oak*
- *Montezuma Cypress*
- *Cedar Elm*
- *American Elm*

SHADE TREES / MEDIUM

- *Mexican White Oak*
- *Texas Ash*
- *Native Elms*
- *Black Hickory*
- *White Shin Oak*
- *Osage Orange*
- *Red Mulberry*

ORNAMENTAL TREES

- *Carolina Cherry-Laurel*
- *Ashe Juniper*
- *Eve's Necklace*
- *Honey Mesquite*
- *Honey Locust*
- *Texas Ash*
- *Western Soapberry*
- *Wright Acacia*

- *Roemer Acacia*
- *Texas Mountain Laurel*
- *Desert Willow*
- *Anacacho Orchid Tree*
- *Possumhaw (Deciduous) Holly*
- *Eve's Necklace*
- *Texas Redbud*
- *Mexican Plum*
- *Yaupon*
- *American Smoketree*
- *Carolina Buckthorn*
- *Hawthorn*
- *Goldenball Leadtree*
- *Huisache*
- *Texas Pistache*
- *Rusty Blackhaw*

SHRUBS

- *American Beautyberry*
- *Yellow Bells / Esperanza*
- *Texas Salvia*
- *Flame-leaf Sumac*
- *Evergreen Sumac*
- *Fragrant Sumac*
- *Elbowbush*
- *Little John Bottlebrush*
- *Red Yucca*
- *Twist-leaf Yucca*

- *Buckley Yucca*
- *Sacahuista (Beargrass)*
- *Plumbago*
- *Fragrant Mistflower (white boneset)*
- *Spanish Dagger*
- *Texas Sage/Cenizo*
- *Anthony Waterer Spirea*
- *Texas Barberry*
- *Yaupon*
- *Lime-Prickly-Ash*
- *Southern Wax Myrtle*
- *Bicolor or Butterfly Iris*

ORNAMENTAL GRASSES

- *Bushy Bluestem*
- *Switchgrass*
- *Eastern Gamagrass*
- *Mexican Feathergrass*
- *Big Muhly*
- *Inland Sea Oats*
- *Little Bluestem*
- *Yellow Indiangrass*

GROUNDCOVERS

- *Texas Spiderwort*
- *Hill Country Sedge*
- *Cedar Sedge*
- *Antelope Horn Milkweed*
- *Texas Frogfruit*

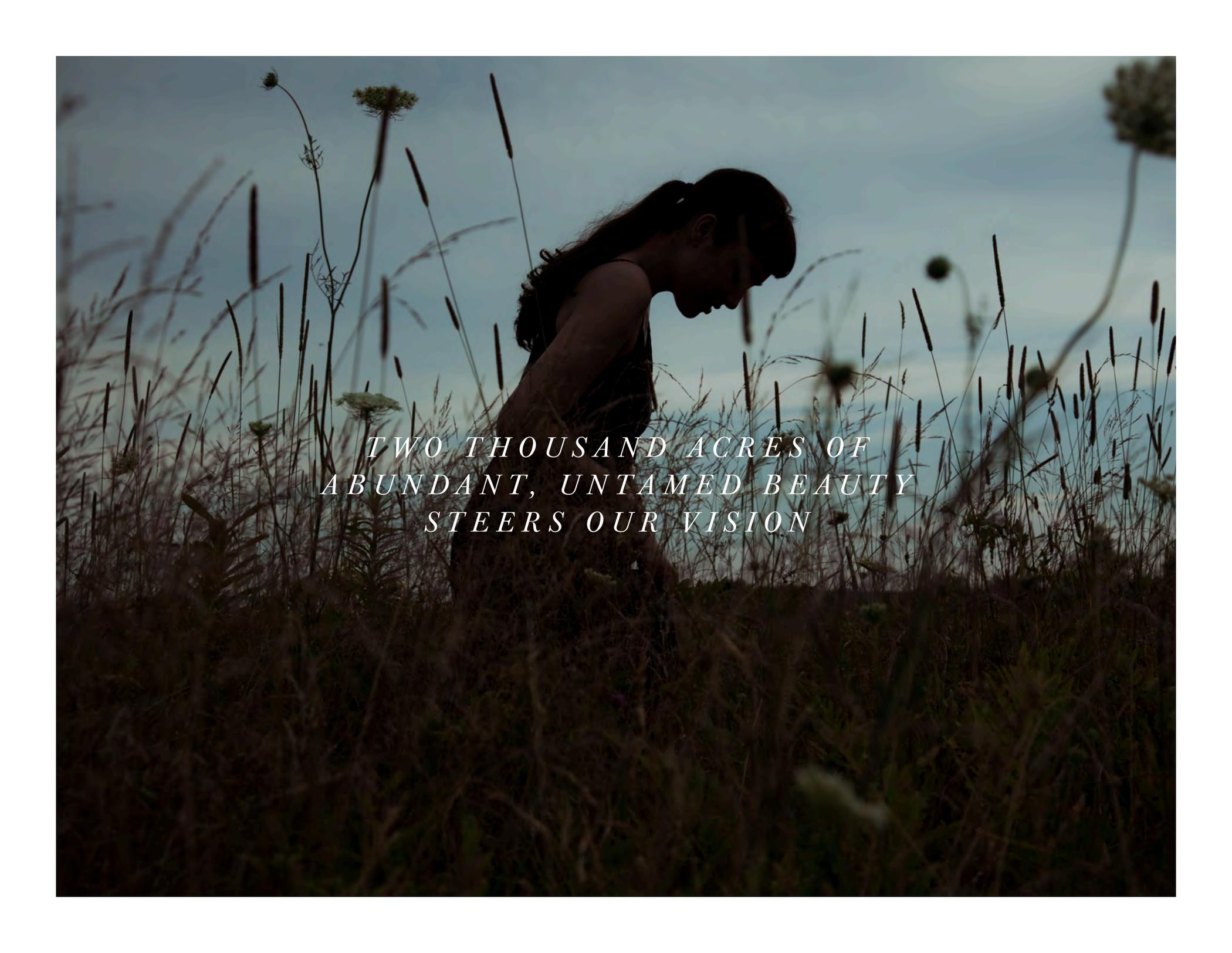
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PERENNIALS

PERENNIALS

- *Blackfoot Daisy*
- *Bulbine*
- *Butterfly Weed*
- *Coneflower*
- *Englemann Daisy*
- *Coral Berry*
- *Coreopsis*
- *Cuphea*
- *Mexican Heather*
- *Flame Acanthus*
- *Mealy Sage*
- *Lantana*
- *Mexican Heather*
- *Turk's cap*
- *Zinnia*
- *Yarrow*
- *Blackeyed Susan*
- *Texas Sage/Cenizo*
- *Thelypteris*
- *Mexican Flowering Fern*
- *Maidenhair Fern*
- *Yellow Bells/Esperanza*
- *New Gold Lantana*
- *Cherry Sage*
- *Cedar Sage*
- *Indigo Spires Salvia*
- *Texas Salvia*
- *Prairie Verbena*

A woman with long dark hair, wearing a dark sleeveless top, is shown in profile, looking down. She is standing in a field of tall, thin grasses with dark seed heads. The background is a clear, light blue sky. The overall mood is contemplative and serene.

*TWO THOUSAND ACRES OF
ABUNDANT, UNTAMED BEAUTY
STEERS OUR VISION*

*THE PALETTE OF PLANT MATERIALS
WITHIN THE MEADOW CONSISTS PRIMARILY
OF NATIVE PLANTS THAT REFLECT THE
AREA'S RICH REGIONAL CHARACTER*

5.3 | AGRICULTURAL LANDSCAPING

Round Mountain is a community that celebrates the agrarian heritage of its locale, and specifically permits the cultivation of certain agricultural crops and livestock for consumption. The ARC will approve agricultural-use landscape plans and materials to the extent they are harmonious with Round Mountain's vision. The Declaration provides further information on limitations and restrictions related to agricultural use within Round Mountain.

5.4 | USE OF NON-NATIVE, INVASIVE PLANTS

Non-native, invasive plants are strongly discouraged and may only be used with approval in areas where they are fully contained, such as within walls or paved areas. For more information, please visit: http://www.texasinvasives.org/plant_database/.



OAK WILT

5.5

Oak Wilt is a tree disease caused by the fungus *Ceratocystis fagacearum*. It is present in the Texas Hill Country and may be present on the Property. The fungus spreads underground through the root systems of both red oak and live oak trees. Existing trees shall be pruned and treated for diseases and insects, in keeping with good arboricultural practice. Owners must cooperate with the ARC to control any plant disease.

5.6 | IRRIGATION

Landscaped areas within the Meadow may be irrigated if required.

Minimize the amount of irrigation required by implementing the following techniques:

- Use drought-tolerant plants
- Group plants according to their irrigation needs
- Use drip and other efficient irrigation systems to minimize runoff
- Use “smart” programable automatic controllers that monitor rainfall

*THIS PRISTINE PLACE IS
PROTECTED THROUGH DILIGENT LAND
PLANNING, WILDLIFE MANAGEMENT, AND
CONSERVATION PARTNERSHIPS*



6

DESIGN REVIEW & APPROVAL PROCESS



6.1 | PURPOSE

These Guidelines, including the Design Review and Approval Process, have been created to protect wildlife habitat, enhance the appearance and vision of Round Mountain, to protect property values, and to increase the enjoyment of living in the community. The process exists to allow for the examination, approval, or disapproval of any and all proposed modifications or Improvements to a Ranch Tract.

The ARC will continually evaluate the building styles, materials, and techniques at Round Mountain to determine which styles have fulfilled design objectives. The fact that a feature or any Plan was previously approved will not be construed as a precedent for future approval if the ARC subsequently determines that the feature or Plan does not enhance the community's overall appearance.

The ARC has the authority and sole discretion to make final, conclusive, and binding determinations on matters of aesthetic judgment. Please reference the Declaration for a more detailed description of the ARC's responsibilities and authoritative duties.

The ARC may authorize variances from the Guidelines and any procedures when circumstances justify an exemption. No variance will (a) be effective unless in writing or (b) prevent the ARC from denying similar variance requests in other circumstances.

The ARC will be the committee responsible for making all decisions regarding the approval of plans. However, all submittals, communications, and required fees will be directed to the Round Mountain Community Foundation ("Foundation"). The ARC will be responsible for administering the approval process, addressing all questions and concerns regarding the approval process, retaining all records on behalf of the Foundation, and updating Owner(s) or Owner representatives on plan status. The Foundation reserves the right to establish times for Owner(s) or

Owner representatives to meet directly with the ARC to discuss particular items concerning any plans; however, the Foundation requests that Owner(s) or Owners representatives not directly contact any member of the ARC.

All official communication between Owners and the ARC concerning the Design Review and Approval Process will be in writing.

6.2 | GOVERNING AUTHORITIES

Certain acts may require the approval of Blanco County, regulatory agencies, or other entities having jurisdiction over architecture, construction, health, safety, or other matters. Review and approval under the Guidelines is not a substitute for such other required approvals. Additionally, all Improvements should be approved by the ARC, and all ARC comments must be incorporated into submittal documents prior to making submittals to any governmental authority.

6.2 | PROPERTY OWNERS' RESPONSIBILITIES

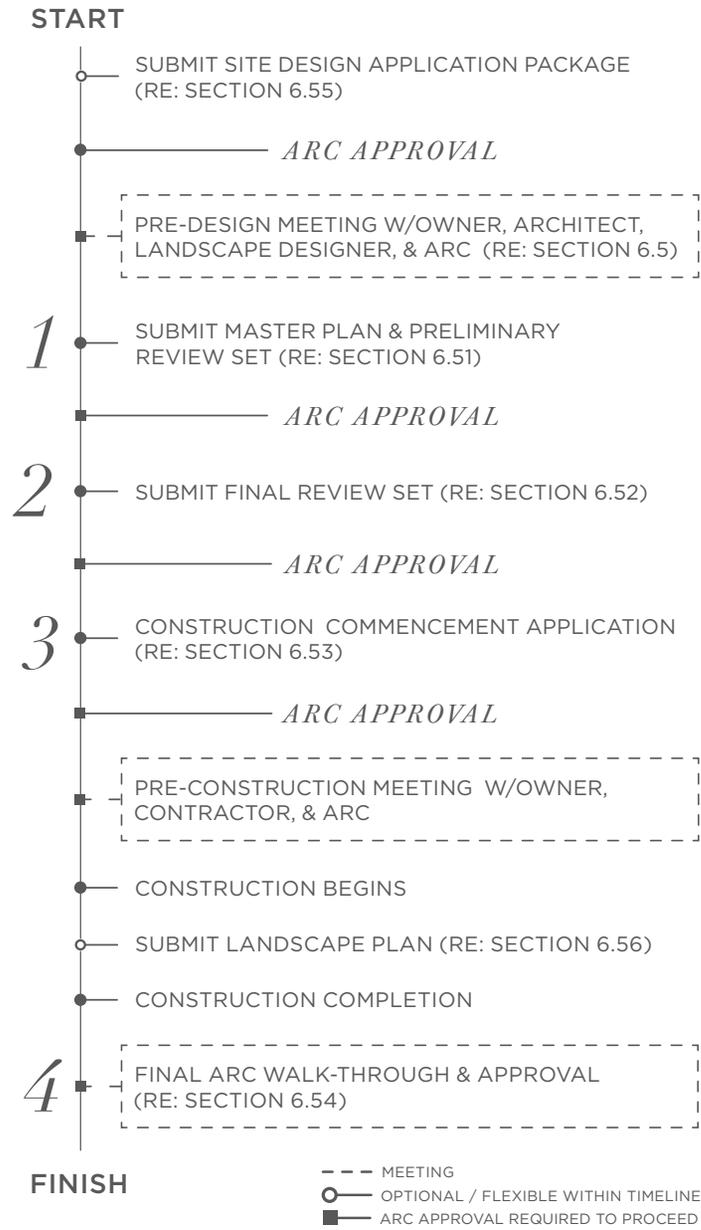
The Owners will be solely responsible for the construction, maintenance, repair, and insurance of any approved Improvement, and for assuring that the Improvement as constructed is in full compliance with all local, state, and federal laws, rules, regulations, and permits.

6.4 | *LIMITATIONS ON RESPONSIBILITIES & LIABILITIES*

With respect to any property owned or improved by any person subject to the requirements of the Declaration or the Guidelines, neither the Declarant and its affiliates, nor the Foundation, its officers, its Board of Directors, and its management agent, nor the ARC, nor any committee or any member of any of the foregoing, will be held responsible for nor will be held liable for any action.

By way of example and not limitation, neither the Declarant, nor the Foundation, nor their committees, members, or consultants are responsible for:

1. The approval, disapproval, or failure to approve or disapprove any proposed plans.
2. The structural integrity, soundness, adequacy, capacity or safety features of any approved construction, or modifications.
3. The existing soil and ground conditions, stormwater drainage, erosion requirement, or any other general site work issues.
4. Compliance with building codes, safety requirements, and other governmental laws, regulations, or ordinances.
5. Any substantial or inconsequential defects existing in the proposed plans either as approved or as revised.
6. The reputation, competence, performance, work quality, integrity, or financial condition of any Architect, Landscape Designer, General Contractor, Subcontractor, Environmental Consultant, Community Biologist, or other professional, whether or not they are on a list of Approved Architects and Landscape Designers or any list of approved contractors.
7. Any loss or damage arising out of the action, inaction, negligence, financial condition, or quality of work of any Architect, Landscape Designer, General Contractor, Subcontractor, Environmental Consultant, Community Biologist, or their employees or agents, whether or not the Declarant has listed such individual as “recommended” or “approved.”
8. Any injury, damages, or loss arising out of the manner or quality or other circumstances of construction modifications, whether or not approved hereunder.
9. Ensuring that every Improvement within Round Mountain is marketable or of comparable quality, value, size, design, or is aesthetically pleasing or otherwise acceptable to other Owners.



6.5 | PROCESS

Plans for all clearing, new construction, landscaping, and agriculture and any subsequent alterations, additions, or color changes must be approved by the ARC. No Dwelling, accessory structures, additions thereto, or any other exterior aspect of a Dwelling, nor any construction, installation or location of any structure or Improvement which is appurtenant to a Dwelling shall be constructed, altered, restored, added to, located, remodeled on the exterior, placed installed or permitted without, in each and every instance, the prior written approval of the ARC in the manner set forth in these Design Guidelines and the Declaration. This section of the Guidelines includes a description of the step-by-step Design Review and Approval Process that Owners and their consultants will need to follow; the four phases of this process include:

STEPS FOR CONSTRUCTION OF IMPROVEMENTS

Step 1: Submittal and approval of Master Plan (Site Plan) and Preliminary Review Set;

Step 2: Submittal and approval of Final Plan Review Set;

Step 3: Submittal and approval of Construction Commencement Application (Construction will commence following approval);

Step 4: Final ARC Walk-through and Approval; (Following construction completion)

Optional: Submittal and approval of Site Plan Application Package (applicable, if Owner elects to clear land prior to construction)

6.5 | *CONT.*

The following section of the Guidelines provides a summary schedule of the Design Review and Approval Process and fees. All submittal qualifications and applications are available by request from the ARC. Owners should always request the most recent version of applications and fee schedules prior to making any submittals to the ARC as they are subject to change.

Due to the unique nature and characteristics of Round Mountain, it is important that the Owners, the Architect, and the Landscape Designer attend a Pre-Design Meeting with members of the ARC to familiarize themselves with the concepts of this project. This meeting will assist the Owners in developing a successful design for the property. As part of this meeting, an ARC representative may visit the site and discuss the design variables that are unique to the Ranch Tract and also answer any questions that Owners or their Architects or Landscape Designers may have regarding the Declaration, Guidelines, and/or the Design Review and Approval Process.

A representative of the ARC will be available by appointment to meet in person or via phone with Owners, Architects, and Landscape Designers. These meetings should be scheduled by contacting the ARC.

6.51 | *SUBMITTAL & APPROVAL MASTER PLAN (SITE PLAN) & PRELIMINARY REVIEW*

Following the Pre-Design Meeting, the next step towards construction on any Ranch Tract is the submittal and approval of a Master Plan (Site Plan) and Preliminary Review Set Application (“MPPRA”). The MPPRA must be prepared by an Approved Architect. The MPPRA should reference the location of any anticipated future Improvements on the Ranch Tract, including but not limited to primary and secondary dwellings, ancillary buildings, barns, farming/ agriculture areas and Improvements, driveways, parking areas, and trails. It should also identify the location of any areas where clearing will take place. All future Improvements should be based on an approved MPPRA Plan on file with the ARC, as well as an approved Site Plan. Although Owners may submit amendments and revisions to their MPPRA Plan from time to time, creating a thoughtful plan from the outset will help to maintain the cohesiveness of the design as the complete set of Improvements emerge over time.

1. Two sets of scaled drawings (scale: 1/16"=1" or larger) that generally locate all large trees, any significant topography variations (including any creeks, ponds, or streams), Property Lines, Wilderness Buffer, Meadow, all designated planting and landscaping areas, and all areas to be cleared. It shall also include the location of any future Improvements, including but not limited to, building footprint for all residential structures, ancillary buildings, chicken coops, porches, walkways, landscape areas, gardens, parking areas, barns, and driveways;
2. A brief description of the proposed methods, tools, and equipment that will be used for clearing including proposed approved Contractor, if applicable, and an approximate timeline for clearing activities on Ranch Tract (pursuant to the approved plan).
3. Two sets of schematic plans for all Improvements to be constructed within the Meadow at either 1/8"=1" or 1/4"=1" scale that clearly identifies and contain the following:
 - a. All exterior elevations and interior floor plans with dimensions (please provide proposed finish elevation and overall height of structure);
 - b. Square footage amounts for all air-conditioned space, attached porches/balconies, and garage/ carport; and
 - c. Principal materials list to include foundation, siding, trim, roofing, doors, windows, decking, fencing, and paved areas;
4. Brief Narrative describing the construction timeline including details if construction commencement for residential Improvements, Ancillary Buildings, and Barns shall occur in phases;
5. Variances: Submit a detailed description along with the proposed justification for the same based on merit or hardship if there are any exceptions to the Design Guidelines; and
6. Application Fee: \$650.00 check made payable to Round Mountain Community Foundation.

The most important contribution Owners can make to ensure timely processing of the application is to stress the importance of complete submittals with the architect and landscape designer. Incomplete submittals will be returned without review.

The ARC may approve, approve with comments, or reject submitted applications. The ARC will not reject a home because of its interior elements, unless those elements adversely affect exterior appearance. In all cases, the decisions of the ARC are final. If an application is rejected by the ARC, the Owners may resubmit a new application, along with all corresponding documents and fees.

The ARC will return a set of plans and a summary sheet of comments following review. All comments must be incorporated into the final plan review set.

6.52 | SUBMITTAL & APPROVAL OF FINAL PLAN REVIEW SET

The Final Plan Review Application involves a traditional construction document package, which details and specifies everything necessary for the construction of the Improvements. The Final Plan Review Application should be submitted as PDF documents/files on a disk, emailed, or uploaded to the approved Spring website for review, and should include the following:

1. Final dimensioned site plan of the Improvements at a standard civil scale (no smaller than 1"=50'-0") clearly identifying the location of any and all residential structures, ancillary buildings, chicken coops, porches, walkways, landscaped areas, gardens, parking areas, driveways, fencing (permanent and temporary), material storage areas during construction, portable toilets, and trash receptacles;
2. Two sets of final floor plans at 1/4" scale to include the following:
 - a. Rooms dimensioned and uses labeled for all heated and unheated spaces, including but not limited to, garages, decks, porches, gazebos, and other outbuildings;
 - b. All windows and doors; and
 - c. Overall dimensions, finished floor elevations, and total square footage;
3. Final exterior elevations at 1/4"=1" scale to include the following:
 - a. Porches, balconies, doors, windows, and exterior stairs;
 - b. Principal materials list to include foundation, siding, trim, roofing, doors, windows, decking, fencing, and paved areas; and
 - c. Details of such items as window and door trim; column, rail, cornice, and entablature; fascia, rake, soffit and frieze, front door; and others as may be requested by the ARC;
4. Typical wall sections indicating materials and roof pitch of exterior wall, porch, fences, and screens, etc.;
5. Applicable drawings clearly showing proposed colors for the exterior of the building with the location of each color application. Applicant must include either samples of all exterior paint colors or identifying color information from paint manufacturer; Note: Color submittals can be made at later date, however must be approved prior to painting.
6. Completed Materials and Finishes List;
7. Variances: submit a detailed description along with the proposed justification for the same based on merit or hardship if there are any exceptions to the Design Guidelines that have not been addressed in previous submittals; and
8. Application Fee: \$300.00 check made payable to the Round Mountain Community Foundation.

Unless otherwise indicated, all submitted construction plans should be prepared by an Approved Architect. The submittal should define temporary routes for proposed construction traffic and proposed temporary construction staging areas; these areas should not cause any permanent impact to the unimproved portions of the Ranch Tract. All ARC comments from Owners' Preliminary Plan Review must be incorporated into the Final Plan Review Application. The locations of all Improvements must be staked out on the Ranch Tract to be reviewed and approved by ARC. Approval of the Final Plan Review Application by the ARC will not be granted until such review and approval.

The ARC will return a summary of comments to the Owner, together with notice of approval, approval with comments, or rejection of the Final Plan Review Application. Review time may vary, depending upon the quantity of plans being reviewed and the availability of the ARC to examine the plans.

Once the ARC has completed its review and issued its approval, any revisions must be incorporated into the final construction documents prior to submittal to any governmental or regulatory agency, including Blanco County or other required authorities for permit review, and prior to construction commencement.

6.53 | SUBMITTAL & APPROVAL OF FINAL PLAN REVIEW SET

(Construction will commence following approval)

Owners should proceed with the following steps to complete the construction process.

SUBMIT PLANS TO CONSTRUCTION AUTHORITIES & SCHEDULE THE PRE-CONSTRUCTION MEETING

Once the Contractor has been accepted, normally it is his or her responsibility to submit the Owners' plans to the required regulatory authorities for the purpose of obtaining a building permit and any other applicable permits for construction. It is the Owners' sole responsibility to ensure all applicable approvals, including but not limited to any governmental permits, are received prior to construction.

The Owners must advise the Contractor of the responsibility to set up a Pre-Construction Meeting with a representative of the ARC. The purpose of this meeting is to discuss the Contractor's obligations and rules for working at Round Mountain, as well as his or her construction schedule and plans for working only within approved areas. The Contractor must have a set of the final construction documents, with all ARC comments incorporated into the plans, to bring to this meeting.

6.53 | *CONT.*

The foregoing deposits will not constitute a limit on the Owners' liability but will be applied against the total cost of enforcement of these provisions, including, without limitation, the cost of removal, restoration, or completion of construction in accordance with the approved plans and specifications, attorney's fees and court costs. Regardless of the entity that pays the Compliance Deposit, the Owners are ultimately responsible for compliance with all rules and regulations of Round Mountain.

COMMENCE CONSTRUCTION

The foregoing deposits will not constitute a limit on the Owners' liability but will be applied against the total cost of enforcement of these provisions, including, without limitation, the cost of removal, restoration, or completion of construction in accordance with the approved plans and specifications, attorney's fees and court costs. Regardless of the entity that pays the Compliance Deposit, the Owners are ultimately responsible for compliance with all rules and regulations of Round Mountain.

The Owners' Contractor may only commence construction on the Ranch Tract after meeting the regulatory authorities' requirements, obtaining any and all applicable building permits, satisfying all the requirements imposed, if any, by the Pre-Construction Meeting, and obtaining written approval

from the ARC to begin construction. All construction must be completed within 18 months of the ARC's receipt of the Compliance Deposit unless an extension was permitted in the Final Plan Review or otherwise approved in writing by the ARC. If construction is not completed within the required timeframe, the Owners will be in violation of the Declaration and the Guidelines and may be subject to enforcement action by the ARC or the Declarant. Please review the Declaration for a more detailed description of any fees or penalties that are tied to the Ranch Tract, and please request a copy of the most current Fee Schedule from the ARC.

During construction, the Improvements will be monitored by the ARC for compliance with final approved plans, adherence to the Contractor Rules and Regulations, and for quality control. The Declarant and/or ARC reserve the right to perform onsite construction visits to ensure compliance. Should any Owner fail to comply with the requirements, then the ARC shall give such Owner notice and hearing as provided in the Declaration. The ARC reserves the right to immediately halt and prevent further activity pertaining to any construction deemed in violation of the Design Guidelines, until such time the violation has been remedied and in compliance. Any cost related to the stop of construction, including but not limited to any cost associated with the delay in construction will be the sole responsibility of the Owners.

If there is a modification to the final approved design during the construction process, a Minor Change Application must be completed and sent to the ARC, along with two sets of

plans describing the modification. The modification may not be incorporated into the design until approval has been granted in writing by the ARC.

Modifications or additions to Improvements often occur after they are completed. All landscaping, recreation, and maintenance equipment, yard decorative items, outbuildings, decks, satellite dishes, or any new Improvement which is visible from the exterior of the home must be submitted for review and approval by the ARC.

6.54 | WALK-THROUGH & FINAL ARC APPROVAL

Following substantial completion of construction, the Contractor should invite a representative of the ARC to walk-through and view the Improvements. The ARC will not review the interior elements of the Improvements. The ARC representative may develop a punch list of construction and landscape elements that do not conform to the Guidelines or the approved plans. A written punch list will be presented to the Contractor within 10 days of the walk-through in the event revisions are necessary. The Contractor will be required to satisfactorily modify or repair the Improvements so as to address each item on the punch list. The Contractor may invite an ARC representative on as many walk-throughs as necessary to verify completion of the punch list items; the final walk-through will occur when the ARC representative

observes no remaining punch list items. The ARC representative will confirm in writing to the Owners that there are no remaining punch list items and that the ARC is satisfied with the Improvements.

Once the Improvements are completed, the following must be submitted to the ARC:

1. A Certificate of Construction Compliance Application signed by the Architect and Builder/Contractor certifying that the finished Improvements have been constructed as shown on the approved construction documents, or constructed with approved modifications or variances, and that there has not been any damage to buffers, adjacent Ranch Tracts, or Foundation property.
2. A Certificate of Occupancy issued by Blanco County, if applicable, or a similar document requested by ARC.

Following the ARC's receipt of the Certificate of Construction Compliance and site visit confirmation that all Improvements comply with the Guidelines and Declaration, the ARC will issue a Final Completion Letter. No residence may be occupied by any person or improvement utilized until a Final Completion Letter is issued by the ARC.

Upon issuance of the Final Completion Letter, the ARC will return any unused portion of the Compliance Deposit to the Owners.

6.55 | *OPTIONAL STEP: THE SUBMITTAL AND APPROVAL OF SITE DESIGN PLAN APPLICATION PACKAGE*

(Applicable if Owner Elects to Clear Land Prior to Construction)

Owners or their representatives should become familiar with the relative location and views, topography, and vegetation of their Ranch Tract. As such, Owners may elect to clear land prior to design and construction of any Improvements by submitting a Site Design Plan Application to the ARC. Approval of Site Design Plan by ARC must be received prior to undertaking any clearing on the Ranch Tract. The completed Site Design Plan Application must be prepared by an approved professional under Section 2.0 and should include a scaled drawing of the Ranch Tract.

Following receipt of the Site Design Plan Application, the ARC may request a meeting or a site visit with the Owner or their representatives. The proposed Site Design Plan must meet the requirements described in the Declaration, Guidelines, and the Application; if the proposed Site Design Plan does not meet these requirements, the Owner will

be instructed to revise and resubmit the Site Design Plan Application. In addition, the ARC may make non-binding recommendations to the plan, which the Owner may consider prior to approval.

Once the Application is approved, the ARC will record the Site Design Plan in the permanent records of the Foundation. If Owners have changes to their Site Design Plan, they will need to resubmit the plan and application to the ARC for their review and approval prior to any new clearing or construction on the Ranch Tract.

Following approval of the Site Design Plan by the ARC, the Owner must stake or flag the areas to be cleared for the ARC's review and approval. Once approved, the Owner may proceed to implement the plan. All mechanized clearing work must be performed by an Approved General Contractor or an Approved Landscape Contractor. The Owner must notify the ARC before the clearing begins and when it is complete. Clearing procedures will be implemented in accordance with the Declaration.

As indicated above, the Site Design Plan Application is intended to familiarize Owners and Owner representatives with the specific site conditions on subject Ranch Tracts and have them methodically consider site placement prior to any clearing. The Site Design Plan Application should be submitted as PDF documents/files on a disk, emailed, or uploaded to the approved Spring website for review, and should include the following:

1. Two sets of scaled drawings (scale: 1/16"=1" or larger) that generally locate all large trees and any significant topography variations (including any creeks, ponds, or streams) and should also clearly identify the following:
2. Property Lines
3. Wilderness Buffer
4. Meadow
5. Location of Proposed Improvements
6. Location of Proposed Landscaping and Agriculture Areas
7. A brief description of the proposed methods, tools, and equipment that will be used for clearing, including the proposed approved contractor, if applicable, and an approximate timeline for clearing activities on the Ranch Tract (pursuant to the approved plan).
8. Application Fee: \$300.00 check made payable to Round Mountain Community Foundation

The clearing and construction process should be carefully conceived and managed to ensure minimal site disruption and development impact. Please refer to the Declaration for additional instructions related to clearing practices.

Upon completion, the ARC will coordinate an inspection to ensure that the implementation is in compliance with the Site Design Plan. Any clearing and construction which goes beyond the scope of the approved Site Design Plan will be treated as a violation and be resolved pursuant to the Declaration. In addition, a separate Site Design Plan will be required for any pond construction-related activity and

written approval from the ARC must be received prior to Owner being authorized to commence construction.

It is understood that the Site Design Plan may change over time. If an Owner wishes to make changes to the Site Design Plan, then they must re-submit the modified plan to the ARC for their review and approval.

6.56 | SUBMITTAL & APPROVAL OF LANDSCAPE PLAN

A Final Landscape Plan, prepared by an Approved Professional, must be approved in writing by the ARC prior to installation of any new landscape planting. Typically, the Final Landscape Review Application should be submitted prior to the completion of new construction however can be submitted after Improvements are completed. It is understood that the use of landscaping may change through time as well as the needs of the Owners. As such, the Landscape Plan should demonstrate and represent the long-term vision for the landscape and planting areas. The Landscape Plan should clearly identify the areas to be used for landscaping and may include Phases to be planted through time. The Owners should carefully consider and include all possible plants and materials they intend to use in the landscape areas, even if they do not intend on planting in the near term.

Careful attention to detail at this stage would prevent Owners from having to resubmit the Landscape Plan.

Submittals shall include the following:

1. Detailed Plant List of all landscaping materials not represented on the approved plant list
2. List of all plants and trees to be introduced
3. Site Plan clearly identifying all landscape areas to be utilized for planting.
4. Brief description of methods for future plans in the event farming will take place on Ranch Tracts in phases

The ARC will examine the Final Landscape Plan for adherence to the Guidelines and Declaration. No installation work may commence prior to receipt of written approval by the ARC.

6.6 | *DISPUTE RESOLUTION*

If there is a dispute that arises out of this process, the parties should refer to the Declaration for a description of process and the remedies available.

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