

**Greystone Ranch Property Owners Association
Design Review Board - Design Rules and Guidelines**

Overview

Greystone Ranch is a community of upscale ranch estate homes. The primary objectives of the GRPOA Design Review Board (DRB) include providing guidance, advice and approval of owner proposed residential dwelling and outbuilding designs and architectural elements that incorporate the beauty and practicality of "classic" Texas Hill Country living and maintain a compatible esthetic appearance. The DRB encourages the construction of "wide-bodied" or sprawling home floor plans in keeping with the scale of the oversized home sites. Compact, multi-story, narrow floor plans found in dense neighborhoods are discouraged. Homes should be placed in harmony with the topography, nestled in among trees when possible, and not arbitrarily sited at the front setback. Driveway approaches should be long, winding, and designed to save trees and accentuate estate living. The following Design Rules and Guidelines are not intended to be all inclusive, but to provide a general guide of architectural features deemed appropriate in Greystone Ranch. These Rules and Guidelines have been in place since the property owners took over control of the GRPOA in May 2016 as part of the inherited CC&Rs in effect at the time with one exception noted below.

Building Design

All buildings shall be stick construction, permanently affixed to the ground by a concrete slab or pier and beam foundation, with a traditional design appearance, and be of quality construction, that is constructed of approved building materials. "Quality construction" relates to construction performed by a trained, qualified builder with previous new home construction experience. "Approved building materials" for exterior walls include only brick, stone, stucco or a cement-fiber planking like Hardi-Plank.

Wood or wood siding can be used as accents. These building materials must be specifically identified on the plan submittal and dimensions noted.

Generally, corrugated metal is only permissible as an exterior wall covering if approved in writing by the DRB and so long as the exterior appearance is compatible with the main dwelling.

All Improvements, including dwellings and outbuildings must harmonize with the architectural style of the main residence unless the Design Review Board approves a variance in advance of construction.

Exterior Colors

The exterior colors of paint and stain for stucco and wood trim should be natural earth-tone colors.

"Earth-Tone" colors are non-reflective rust, beige, gray, dark green, tan, brown, taupe, ecru, and other more neutral background colors; however, darker colors, such as black, burgundy, bottle green, navy, rust, terra cotta, and other deep tones may be appropriate, but will require DRB approval.

The intention is to avoid loud, obtrusive, excessively contrasting or bold colors and to use color to enhance the design as opposed to overwhelming the architectural effect.

Roof Materials

Approved building materials for roofs are composite shingles, slate, painted non-reflective standing seam metal, tile, dimensional composite shingles or built-up flat roofs.

Wood shingles of any character are expressly prohibited. Composite shingles, must have a minimum warranty rating of twenty-five (25) years (meaning having a manufacturer's warranty of at least 25 years), constructed of Architectural Dimension Shingle (mid-weight), and with the approximate color of either muted brown weathered wood or gray. Shingles in shades of red or blue are prohibited.

All roof stacks and flashings must be painted to match the roof color. All chimneys shall be 100% masonry.

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Garages

Each main residence must have a minimum two-car garage, either attached or detached, which harmonizes in design and materials with the main residence and that meets all applicable Rules and Regulations. A fully detached garage must lie wholly within the one-acre portion of the owner's lot that Burnet County assesses as improved property.

Any attached or detached garage, visible from Greystone Ranch Road, shall have entry doors on the side or rear of the garage (preferably not visible to Greystone Ranch Road).

A main residence may not have a carport or similar structure with one or more open sides in lieu of an enclosed garage; however, if the Main Residence meets the minimum garage requirement, then an owner may include a carport or similar structure in addition to the garage.

Fences

Because of Greystone's participation in the Oatmeal Wildlife Management Association, it is recommended that minimal fencing be installed. If an owner chooses to install a fence, it should be a pipe or pipe/T-post fencing, with goat wire, and a top supporting row of barbless cable or barbed wire is approved. Fencing pipe colors should be a natural rusty brown or black, T-post can be the standard green or painted to match the pipe colors.

Front fencing should be placed 25' from the edge of the road, any entrance gate should be at least 50' from the edge of the road. The entrance gate area can be trimmed with stone or stucco columns or other design features to match the main residence, but it should be limited to the appropriate gate/entrance area, and not the full length of the fence line.

Driveway

After the DRB's approval of the project, and prior to beginning any construction, a driveway extending from the street to the slab location should be installed, consisting of 4 inches of gravel, compacted rock, crushed limestone, or better.

Once construction comes to an end, a **Concrete Drive Apron** should be poured from the street to a minimum length of 25'. Any required culverts or bridges should be included.

General Appearance and Landscaping

At no time should garbage, trailers, tractors, implements or other such things be stored in the front of the main residence. A natural, undisturbed Ranch look will always be preferred in Greystone Ranch.

Garbage Containers distributed for curbside trash service maybe stored close to the street but **MUST** be hidden out of sight unless in position for service. Containers should not be placed on the curb prior to the evening before service, then should be put away by early evening the day of service. [Effective 11/14/20]

Landscaping with native Texas plants is encouraged to accentuate the beauty of a home, and surrounding property. When planting or trimming oak trees, the Texas Oak Wilt guidelines, must be followed. Please contact the DRB or Oatmeal Wildlife Management Association for advice, or questions.

Deemed Inappropriate

Barndominiums are generally not accepted home style/construction techniques for a main residence unless the exterior design attains a satisfactory appearance such that the dwelling could pass as traditional residential construction. Barndominiums may be considered for a secondary residence, but only with an approved main residence on file with which the barndominium conforms architecturally.

Modular or similar construction is not an approved style of construction for a main residence.

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Inappropriate architectural details that will not be allowed include: excessively pitched roofs, vivid exterior colors, diagonal siding, stone which appears to be glued on, exposed foundation walls over 30", exposed white or bubble skylights, tall/massive elevations, stove pipe chimneys, or imported or exotic architectural elevations. DRB approval is required for all exterior construction.

The DRB has the right to reject exterior elevations that it deems inappropriate for any reason, in its sole and absolute discretion, even though plans may comply with all other restrictions.

DRB approval is required for any exterior color change, and the proposed color(s) must be compatible with the aesthetics of the neighborhood.

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