



DESIGN STANDARDS SUMMARY

Architectural Guidelines

A clear reference for thoughtful design, enduring quality, and a cohesive community character.

ISSUED July 22, 2026	COMMUNITY River Ranch on the Brazos
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This booklet is a summary for convenient reference. The recorded Declaration of Covenants, Conditions and Restrictions, applicable exhibits, the Parker County Flood Ordinance, and current governmental requirements remain controlling.

Contents

Use this guide as a working reference during site planning, architectural design, material selection, and preparation for Architectural Review Board review.

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ABOUT THIS SUMMARY

This document is to be used as a summary of the HOA guidelines, found in Exhibit “D” of the “Declaration of Covenants, Conditions and Restrictions for River Ranch on the Brazos,” and the Parker County Flood Ordinance. For more information not found in this document, please refer to the above listed documents.

01 Architectural And Design Principles

- All residences shall be designed to reflect a high standard of architectural excellence, sophistication, and luxury. Building massing, proportions, materials, colors, and architectural detailing shall be thoughtfully composed to create an elegant and visually cohesive appearance consistent with the established character and quality of the community.
- Exterior color schemes shall be neutral and complementary in nature. Any proposed use of bold, bright, or non-neutral colors shall be subject to prior approval by the ARB (Architectural Review Board). Acceptable colors include:
 - Greys
 - Tans
 - Browns
 - Black
 - White
- Exterior materials must be approved in advance by the ARB, and only new building materials shall be used for constructing any improvements. Exterior materials below the Base Flood Elevation (BFE) shall be durable, resilient, and appropriate for exposure to floodwaters and moisture. Materials shall be selected to withstand anticipated environmental conditions while maintaining a high-quality, cohesive, and aesthetically appropriate appearance consistent with the architectural character of the community.
 - The total surface area of exterior walls shall contain a minimum of 85% glass or masonry. The required masonry coverage percentage may be reduced to 50 percent (50%) upon approval from the (ARB).
 - Acceptable exterior materials include:
 - Windows/glass
 - Brick
 - Stone
 - Stucco
 - James Hardie or equivalent
 - Minimal metal accents or products
- Primary residential building utilizes at least two of the following design features to provide visual relief along the front of the residence:
 - a) A covered front porch of a unified Architectural design. The front porch shall have a minimum area of 72 square feet, with a minimum depth of six (6) feet. The front porch shall face the street.
 - b) Architectural pillars or posts. The pillars or posts shall be round, square, or tapered, and shall have a minimum diameter or diagonal dimension of six (6) inches.
 - c) Two or more dormer windows on the front elevation of the structure.
 - d) Two or more roof gables on the front elevation of the structure.
- The ARB may disapprove the construction or design of a home on purely aesthetic grounds.
- All projections from a dwelling or other structure, including but not limited to chimney flues, vents, gutters, downspouts, utility boxes, porches, and exterior stairways must, unless otherwise approved by the ARB, match the color of the surface from which they project. Extensions of downspouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All down spout extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

- No street-facing elevation on a single family detached home shall be repeated directly across the street from itself or within four lots of itself along the same block face. In addition, no color scheme may be repeated within three lots of the same color scheme along the same block face.
- Residence structure minimum size: 2,850 sq. ft. minimum of air-conditioned living area.

02 Driveways And Garages

- All driveways shall be constructed of concrete, reinforced with rebar. Driveways must be 12' wide (minimum). Hot mix asphalt will be considered. Gravel and crushed rock are specifically prohibited for use as the driveway surface.
- All residences shall provide enclosed garage space for a minimum of two (2) vehicles and a maximum of three (3) vehicles. Garages accommodating up to four (4) vehicles may be permitted, provided the garage massing is thoughtfully divided or articulated to create visual relief and reduce the perceived scale and prominence of the garage façade.
- The garage doors of front-facing garages shall be recessed from the front plane of the structure by at least five (5) feet. This requirement applies to both attached and detached garages. This requirement does not apply to garages that face a side street on a corner lot, front-swing or side-entry garages, or those that face a rear property line.

03 Flood Venting

- Flood vents are required on the bottom level (below the Base Flood Elevation, 714') and should follow the Parker County and FEMA flood venting guidelines, as set below:
 - Each enclosed area is required to have at least 2 flood openings on exterior walls.
 - Placement is recommended to be on at least 2 sides of the enclosed space.
 - The bottom of flood vent openings must be no higher than 1 ft above finish floor level.
 - FEMA requires 1 sq inch per 1 sq ft of enclosed floor area (measured from the outside perimeter) of flood vent openings.
 - Engineered flood vents must be certified to allow for automatic entry and exit of flood water.
 - Flood vents are permitted to be installed in flush doors, garage doors, walls, and windows.

04 Roof Design Principles

- Chimneys: All chimneys must be made of masonry - brick, stone, or stucco as used on the residence.
- Roof Material and Pitch: Roof pitches shall be appropriate to the design of the home. Roofing material may be (high definition) asphalt-composite shingles, cement fiber shingles, cement fiber tile, clay tile, slate, (acceptable simulated tile and slate will be considered) or standing seam metal utilizing hidden fasteners (no screws/ no perforations). Metal roof colors must blend harmoniously with the natural character of the development. No bright roof colors (such as, but not limited to, whites, greens, oranges, or reds) will be allowed.
- The minimum roof pitch of the dwelling shall be at least 6:12. The roof pitch over a front porch may be a minimum of 3:12.
- Minimum roof pitch for single family detached structures to be 4:12 for all roof structures covering main (climate controlled) living areas, to be determined per Architectural style.

- Flat or lower sloped roofs shall be allowed on modern Architectural styles.
- A minimum roof pitch of 3:12 shall be permitted for front yard porches. This provision applies to both single-family detached and single family attached structures.

05 Utilities

- No Solar Panels may be installed on any tract in River Ranch unless it can be shown that they are not visible from the residence street or from adjacent, nearby tracts and streets.
- No wind generators may be installed on any tract.
- All Propane tanks must be installed underground by a licensed installer
- Well and Septic System locations must be approved by the ARB as well as Parker County Health Department. Installation by professional installer(s) is required.
- Culverts: Where required, culverts with 3:1 sloped "safety ends" must be installed. RCP (reinforced)
- Attic Ventilators: May be permitted if painted to match the color of the roof or trim (if mounted on a gable end). Ventilators shall be mounted on the least visible side of the ridge pole so as to minimize their visibility from public areas and adjoining units.

Utilities on LOWEST LEVEL (Enclosed spaces under 714' - flood zone) should follow the
guidelines set below:

- HVAC
 - General recommendations: Minimize the number of HVAC system components installed below the flood protection level. When placed below the flood protection level, install components that resist flood forces and prevent floodwater entry and accumulation.
 - Install system components as high as practical. When placed below the flood protection level, install components that can be readily restored or replaced and that are functionally isolated from the rest of the system.
 - Primary components: (HVAC units, boilers, chillers, hot and chilled water pumps) Install above the flood protection level unless components are designed to resist flood forces and prevent floodwater entry or accumulation.
 - Dry floodproofing not allowed, except as an option for interim flood mitigation
 - Install as high as practical. When placed below the flood protection level, protect with dry floodproofing or install components in a fashion that allows for rapid removal and restoration
 - Secondary components: (duct, grills, registers, convectors, radiators, and zone control valves) Install above the flood protection level when possible. When placed below the flood protection level, install components that resist flood forces and prevents floodwater entry and accumulation.
 - Install as high as practical. When placed below the flood protection level, install secondary components to reduce system impacts from flood damage.
- Electrical
 - Minimize electrical system components installed below the flood protection level. When placed below the flood protection level, install components that resist flood forces and prevent floodwater from entry or accumulation. Install electrical system components as high as practical. When placed below the flood protection level, install components that can be readily replaced and electrically isolated from rest of the system.
 - Primary Electrical Systems: Primary components (such as service panel, meter, generator, portable generator connection, transfer switch) Install above the flood protection level. Dry floodproofing not allowed for these components.

- Install as high as practical. When placed below the flood protection level, protect with dry floodproofing or install components in a fashion that allows rapid removal and restoration.
- Secondary Equipment: Secondary equipment (branch circuits and devices) should be installed above flood protection level when possible. When placed below flood protection level, install components to resist flood forces and prevent floodwater entry and accumulation.
 - Install as high as practical. When placed below flood protection level, install secondary components that can be electrically isolated from the rest of the system
- Plumbing
 - General recommendations: Minimize number of plumbing components installed below the flood protection level. When placed below the flood protection level, install components to resist flood loads and prevent floodwater entry and accumulation. Install plumbing components as high as possible. When placed below the flood protection level, install components that can be readily restored or replaced and are functionally isolated from the rest of system.
 - Primary Plumbing Systems: Components of the potable water system include booster pumps, domestic water heaters, meters, and backflow prevention valves. Install any non-submersible components above the flood protection level. Dry floodproofing not allowed except for an interim period of time for flood mitigation purposes.
 - Install any non-submersible components as high as practical. When placed below the flood protection level, protect with dry floodproofing or install components in a fashion that allows for rapid removal and restoration.
 - Wastewater systems - primary components: Place non-submersible lift and macerator pumps above flood protection level.
 - Install non-submersible components as high as practical. When placed below the flood protection level, protect with dry floodproofing or install components in a fashion that allows for rapid removal and restoration.
 - Fire sprinkler systems - primary components: Place sprinkler and jockey pumps above flood protection level.
 - Install as high as practical. When placed below the flood protection level, install components in a fashion that allows for rapid restoration.
 - Secondary equipment of plumbing systems (domestic water, drain waste and vent piping, sprinkler piping): Minimize number of plumbing components installed below the flood protection level. When placed below the flood protection level, install components to resist flood forces and prevent floodwater entry and accumulation.
 - Install as high as practical. When placed below the flood protection level, install components in a fashion that allows for rapid restoration.
- Fuel Systems
 - Primary components (pumps, meters, and tanks): Minimize number of plumbing components installed below the flood protection level. When placed below the flood protection level, install components to resist flood forces and prevent floodwater entry and accumulation.
 - Install as high as practical. When placed below the flood protection level, protect with dry floodproofing or install components in a fashion that allows for rapid removal and restoration.
 - Secondary components (piping, valves): Minimize number of plumbing components installed below the flood protection level. When placed below the flood protection level, install components to resist flood forces and prevent floodwater entry and accumulation.
 - Install as high as practical. When placed below the flood protection level, protect with dry floodproofing or install components in a fashion that allows for rapid removal and restoration
- Conveyances - Elevators and Lifts
 - Primary and Secondary components (motors, pumps, controls): Minimize number of conveyance components installed below the flood protection level. When placed below the flood protection level, select components that will resist flood forces and prevent floodwater entry and accumulation.
 - Install components high as practical. When placed below the flood protection level, protect with dry floodproofing or install components in a fashion that allows for rapid removal and restoration.

06 Patios And Decks

- Unless otherwise approved by the ARB, no part of the deck structure or stairs may break the side plane of the home.
- Unless otherwise approved by the ARB, deck support post & beams must be cantilevered 18" from the deck sides & 24" from the main deck face.
- Deck fascia board must be 10" wide.
- Railings must be sweeper style with 2x4 top & bottom rails & 2x6 cap. Railing posts must be square with plain caps.
- Under deck storage is not permissible if such storage is visible from adjacent Lots or Common Areas.
- All visible vertical surfaces of decks (including, but not limited to, pickets, rails, risers, stair faces, support posts, support beams, band boards, and lattice) shall be painted/stained to match the house trim color. Trim color is defined as the color found on the gable, soffit, garage door, finished wood or metal around the garage door and similar treatments around windows. Unless otherwise approved by the ARB, where composite material, cedar, or higher quality wood product is used, it shall be stained to match the house trim color. Wood sealer to maintain the natural wood color will be considered by the ARB on a case-by-case basis.
- Walking surfaces and top rails may be painted or stained, may be treated with transparent preservative stain, or may be of composite material. The stain color must be submitted to the ARB for approval.
- Patios shall be constructed of brick, landscape slate, flagstone or other natural stone. A border of at least two (2) feet around the fence/property line consisting of mulch and vegetation is required, except for gate exit; however, exceptions will be considered provided adequate softscape is installed.

07 Exterior Doors

- Exterior door colors shall be consistent with and complementary to the approved exterior color scheme and architectural style of the residence and shall comply with the color requirements established herein
- Replacement of front door must be kept in the same style of original door and received ARB approval. Door hardware (including handle, locks, kick plate, peepholes and door knocker) must be brass, bronze or brushed aluminum as originally provided by builder for that house and be maintained in good condition.
- Storm doors must be approved and are to be full view, without significant decoration or edging. Storm doors should match the color of the trim around the entrance door (white or beige).
- Screen doors are prohibited.

08 Lighting

- Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside the applicant's property. Light fixtures which are proposed in place of the original fixtures should be compatible in style and scale with applicant's house. Lighting which is part of the original structure must not be altered without the ARB approval. Applications for exterior lighting should include wattage, height of light fixture above the ground, and a complete description including descriptive material of the light fixture and location on the property.
- Landscape lighting along walkway will be allowed but MUST be concealed in shrubbery. No tree-up lights. Lights must emit only a white light at night (No fluorescent or colored lights permitted).

09 Landscaping

- Landscaping plans shall be approved by the ARB. An application is not required for foundation planting, or single plantings within mulched area. However, an application is required for trees and hedges more than two (2) feet in height or other features which in effect become structures, fences or screens, and as part of other applications where required. Applications should include descriptions of the types and sizes of shrubs to be planted and a site plan depicting the location of the same. Landscape irrigation systems require ARB approval.
- All lots shall be in compliance with city requirements and shall include at least two (2) 2" caliper trees between the front property line and the front building line. Landscaping may not be removed without replacement unless approved by the ARB.
- Exterior fireplaces, fire pits, and chimeneas are subject to ARB approval and will be evaluated on a case-by-case basis.

10 Boat Docks

- Boat docks require permitting per BRA requirements.

11 Temporary / Accessory Structures

- STORAGE SHEDS- Owners will generally be permitted to erect one (1) Accessory structure on their Lot provided the Accessory structure is approved in advance by the ARB. The ARB may approve additional Accessory structures in its sole and absolute discretion.
- Unless otherwise approved in advance and in writing by the ARB, an Accessory structure which is not considered an outdoor kitchen and/or entertainment structure must: (i) utilize roof materials that match the roof materials incorporated into the principal residential structure constructed on the Lot; (ii) not exceed a 7'-0" plate height with a roof pitch of no less than 4:12; (iii) not be visible from the street or over the fence line.
- Unless otherwise approved in advance and in writing by the ARB, an Accessory structure which is an outdoor kitchen and/or entertainment structures must: (i) utilize roof materials that match the roof materials incorporated into the principal residential structure constructed on the Lot; (ii) have a 9'-0" plate height with a roof pitch not to exceed 6:12; (iii) not be located below any retaining wall or further than 45'-0" from the rear of the home; (iv) be constructed of a mix of cedar, brick or stone; and (v) not be visible from the street.
- Unless otherwise approved in advance and in writing by the ARB, no Accessory structure will be permitted below the retaining wall.
- The ARB shall be entitled to determine, in its sole and absolute discretion, whether a structure, shed, outdoor living area or outdoor kitchen on any Lot complies with the foregoing requirements. The ARB shall also be entitled to determine, in its sole and absolute discretion, whether or not an Accessory structure is considered an outdoor kitchen or entertainment structure. No Accessory structure will be approved unless a principal residential structure has been constructed on the Lot or the Accessory structure is being constructed at the same time as the principal residential structure. The ARB may adopt additional requirements for any Accessory structure on a case-by- case basis as a condition to approval.
- Permanent Play Equipment In NO CASE shall approval be granted for the installation of permanent metal and/or wooden play equipment such as swing sets, climbing ropes and slides, etc., or for free standing basketball backboards or any type of basketball hoops and their poles in the front of the home. See "Declaration of Covenants, Conditions and Restrictions for River Ranch on the Brazos" for information on temporary recreation and play equipment/structures.

12 Retaining Walls

- Retaining walls must be completed to an elevation of 696.5 feet. Drainage plans attached for wall reference.
Retaining wall material:
 - Material driven underground for wall stability
 - Treated Wood Whaler
 - 8 foot height sheet pilings - Everlast Synthetic Products in color grey
 - Material used to build above ground:
 - Concrete footer with rebar
 - Granbury Stone with grey mortar