

**Design Guidelines**  
**General Information**  
Revised September 1, 2024

**General Information:**

The official submittal of plans and specifications to the NCC is to provide a review process for conformance to guidelines and standards adopted by the NCC. The result is to impart a visual character and a sense of community through controlled architecture, landscaping, and other design elements identified in these guidelines. The NCC is committed to a high level of design quality within our community by reviewing residential design and plotting submissions and working with builders to achieve this goal.

The design for residences, all new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures must be reviewed and approved by the NCC prior to commencement of an on-site building or construction activity. The approval process can be facilitated if complete and high-quality submittal documentation is provided to the NCC. The NCC reserves the right to alter the review process to ensure and adequately review all submissions while accommodating the needs of builders and property owners.

**Requirements:**

The builder/owner is required to submit complete and accurate design and construction documents to be examined by the NCC. Minimum submittal requirements are defined in the attached New Construction/Architectural Control Committee (NCC/ACC) Form.

**Submittals:**

Submittals shall be delivered/sent to the attention of the NCC, care of:  
Rose City Property Management  
108 North Houston Street, Bullard, Texas 75757  
Mailing Address: PO Box 167, Bullard, Texas 75757  
[haley@rosecitymanagement.com](mailto:haley@rosecitymanagement.com); or fax 903-630-6356

**COTTAGES LOT**  
**PLANNING CRITERIA**

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                  OR    2838    626

**ANCILLARY STRUCTURES:**

- Permitted – Small open gazebos (maximum 12' x 12'); trellis shade structures; design and color approved by NCC.
- Not Permitted – Storage sheds, playhouses of a permanent nature, greenhouses, cabanas

**BUILDING HEIGHT:** Maximum 2 story

**MINIMUM UNIT SIZE:** One Story: 1800 square feet

**COMPOSITE BUILDING SITES:** Maximum of one (1) lot.

**LOT COVERAGE:** Maximum 60% (includes house, garage, and all paved surfaces, not including pool and surrounding deck)

**DOG RUN GUIDELINE:** 4' black wrought iron fenced dog run, in an inconspicuous location (by NCC approval) - provide evergreen hedge border.

**DRIVEWAYS:**

- **Materials Permitted** – Concrete or comparable; Asphalt or crushed stone NOT permitted
- **Width of driveway at curb** – 12 feet for swing in and 16 feet for front loaded; 5-foot radius at intersection with street curb
- **Maximum width of driveway at face of garage** – 2 cars: 20 feet
- **Location of driveway** – dependent on tree preservation and approved lot plan
- **Driveway side setback** – 3 foot minimum to the property line
- **Circular Drives not permitted**

**SIDEWALKS:**

- **MATERIALS PERMITTED** – Concrete or Comparable; Asphalt or crushed stone NOT permitted
- **SIZE** – 4' width
- **LOCATION** - A 3' minimum barrier shall be maintained between the sidewalk and street curb, unless meandering for permanent equipment i.e. electrical, cable, water, etc. or trees greater than 3" caliper – gentle radii must be observed when avoiding existing trees
- **OTHER** - Compliance with federal and state law, including ADA is required

**WALKWAYS:**

- **MATERIALS PERMITTED** – Concrete or comparable; asphalt or crushed stone NOT permitted
- **SIZE** – 4' width
- **OTHER** – Must be continuous through sidewalks from house to curb. Compliance with federal and state law, including ADA is required

**FENCING:** 4' black wrought iron along rear and side only. Not permitted in the front yard.

**GARAGE PLACEMENT:**

- **General** – Front loaded or swing-in only; swing-in must not face toward a lake or golf course.

**GRADING:** Final lot shall be graded so that storm water will NOT be diverted to common area or neighboring lots. Care is to be taken to avoid erosion during construction and final grading.

**DRAINAGE:** No water run-off is permitted onto a neighboring property. Depending on the location of property, run-off may be required to be directed to the street. Stormwater runoff from concrete surfaces and roofs must be contained on the owner's property and properly discharged from property without causing damage to adjacent property. Drainage plan SHALL be submitted for approval, with application.

**MAILBOXES:** Stone, brick, or decorative posts.

**POOL, HOT TUBS, DECKS:** Rear Yards Only; Must obey side setbacks; No screen fencing permitted; No above ground swimming pools; safety fencing per state and/or local requirements; pool accessories above 4' NOT permitted; screen pool equipment. Pools must be 15' from rear of property line. No pools will be permitted or approved for any portion of vacant lots.

**SEPTIC SYSTEM:** Septic Systems must be installed in accordance with the requirements of AquaTexas, Inc.

**SETBACKS:**

- **FRONT:** 20 feet
- **SIDE:** 5 feet
- **SIDE STREET:** Add 10 feet
- **REAR:** 25 feet

**TREE REMOVAL:** Only trees within 10' of the "footprint" of the foundation of the house, garage, and driveway/sidewalk, or present a safety hazard may be removed. All trees to be removed prior to construction shall be identified with **COLOR RIBBON**. To remove trees that are 3" or more in caliper (measured 1' from grade/base of tree), prior approval must be received. **DO NOT MARK TREES THAT WILL REMAIN.**

**5' CONTINUOUS USE EASEMENT (See Appendix):** Permits sidewalk to meander around transformers and provides area for screening

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**COTTAGES LOT**  
**LANDSCAPE CRITERIA**

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**BACK YARD REQUIREMENTS**

- **Ornamental Trees:** N/A
- **Foundation Plantings:** Screen all foundations
- **Lawn:** Sod only

**CORNER LOT REQUIREMENTS**

- **ORNAMENTAL TREES:** (1) 1 ½ "caliper Dogwood or Redbud per corner side yard
- **MEDIUM SIZE SHRUBS:** 10 at 3-5 gallons

**FRONT YARD:**

- **Large Shrubs or Ornamental Trees:** (2) at 15 gal. or (1) at 1 ½" caliper
- **Medium Size Shrubs:** 20 at 3-5 gallon
- **Border Plants:** 15 at 1 gallon
- **Lawn:** Sod only

**LANDSCAPE LIGHTING:**

- Permitted – Cast aluminum, brass, or wood fixtures
- Not Permitted – Plastic lighting fixtures, colored lighting, pole-mounted fixtures, exposed transformers, and wiring, "spill-over" lighting onto neighboring yards, streets, or public spaces

**LANDSCAPE PLAN SUBMITTAL TO NCC: Required** – 30 days prior to installation or 3 months after the start of new home construction

**PLANTING BEDS:** Shredded pine bark, cypress or cedar mulch, gravel, or rock.

**MECHANICAL EQUIPMENT & METERS:** Screen all sides visible to the public

**SIDE-BY-SIDE DRIVEWAYS ON NEIGHBORING LOTS:** N/A

**UTILITY PEDESTALS:** Screen all sides visible with evergreen hedge or shrubs.

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**COTTAGES LOT**  
**ARCHITECTURAL CRITERIA**

**ADDRESSES:** Required – Pre-cast concrete standard located on brick or stone utility pedestal wall, painted on the curb, or listed on a brick or stone mailbox.

**ANTENNAE, SATELLITE DISHES & RADIO TOWERS:** Antennae and satellite dishes must be placed on side or rear slope not facing street or golf course. They may not extend above the ridgeline of the roof. Towers are not permitted.

**ARCHITECTURAL STYLE:** The Texas style of architecture can best be described as “sensible and straightforward rather than stylish and showy” from Impressions by Lawrence Speck.

- Appropriate. American Cottage, English Cottage, English Tudor, French Country, Two-story Ranch, Saltbox, Palladian, Queen Anne, Neo-classical, Neo-Georgian (refer to Azalea District and Bergfeld Park), Mediterranean/ Spanish, and Craftsman.
- Not Appropriate. Carpenter Gothic, Prairie, Italianate, Farmhouse, Victorian (Ornate), Empire, Charleston, Dutch Gable, Southwest, and Plantation.

**CHIMNEYS:**

- Exterior – Masonry or Stone only
- Gas Fireplaces – Direct vent permitted.

**ELEVATIONS:** No blank walls may face a street, lake, golf course or common area.

**EXTERIOR MATERIALS NOT PERMITTED:** Metal siding; naturally weathered wood, Masonite siding, plywood siding.

**MASONRY PERCENT REQUIREMENT:** 75% brick, stone, or stucco on the entire home; 75% brick, stone or stucco on the front of the house.

**FOUNDATIONS:** Limited clearing beyond 10' of foundation line; tree and form survey required.

**GARAGES:**

- Vehicle Storage – Minimum 2 car garage
- Garage Doors – Double Front facing garage doors permitted. Metal, paneled construction; stained or painted wood
- Swing In Garages – Permitted; Rear and side of garage facing the street must have windows
- Detached Garages – Permitted
- Golf Cart Storage – Must be contained within garage

**PAINT:** Maximum of 3 colors per dwelling; 100% durable acrylic encouraged; submit palette to NCC

**ROOF:**

- Pitch: 8:12 Maximum. Tile approved by NCC and appropriate for architectural style
- Materials: 25 yr. warranty such as Prestique II, GS Firehalt or equal; standing metal seam (textured, non-metallic) on patios, dormers, etc.; natural stone, slate, or concrete tiles. Clay tile approved by NCC and appropriate for architectural shingle style.
- Roof Forms Not Permitted: Flat or pitch greater than 8:12

- **Solar Panels:** Permitted on rear and/or south facing roof. No solar panels permitted on front, or facing the golf course.

**SHUTTERS:** Each shutter must be appropriate for the shape of the window

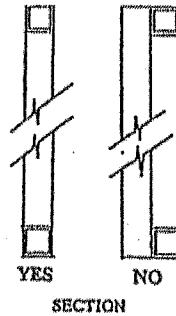
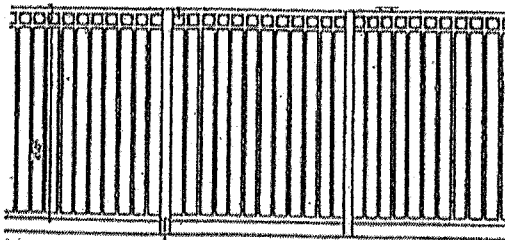
**TRIM:** Wood trim of finish grade stock (stained or painted), Hardi-plank concrete siding

**WALL/ RETAINING WALL STRUCTURE:** Must have a licensed engineer sign off on all wall structure designs. The wall must be in aesthetic harmony with the external design of existing structures.

**WINDOWS:**

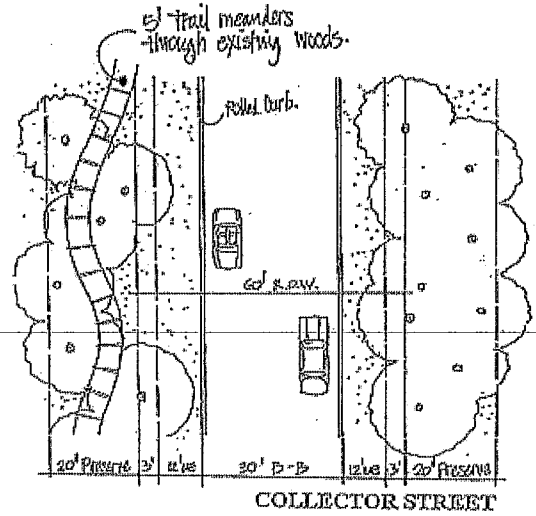
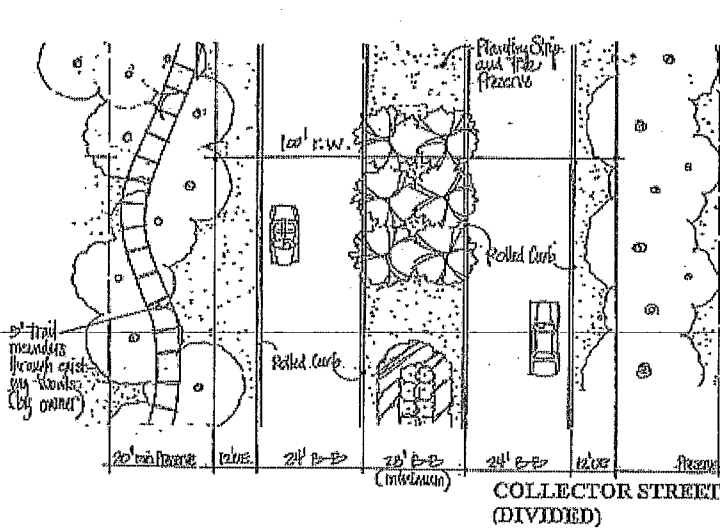
- Permitted – Wood, metal-clad or vinyl-clad which compliment style and color
- Not Permitted – Aluminum, reflective glass or plating, wrought iron ornamentation or burglar bars, metal awnings, solar screens

FENCING STANDARDS

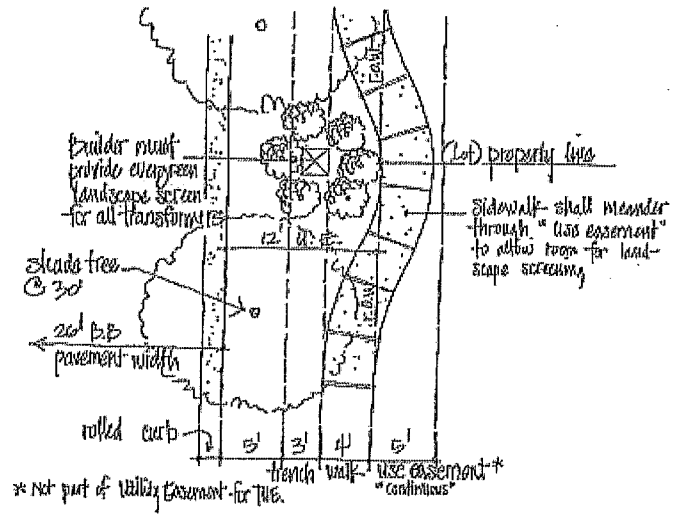
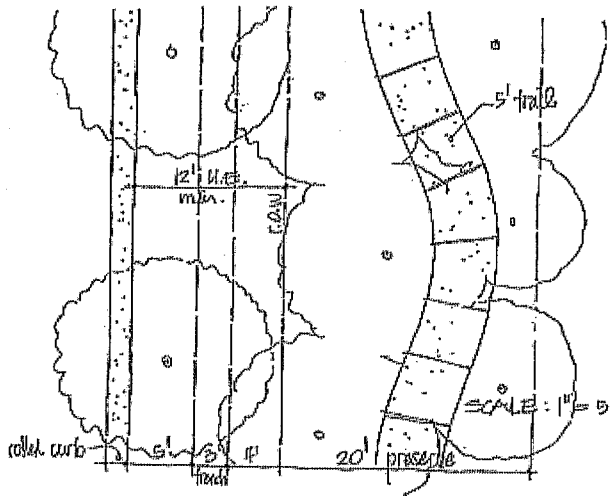


**EAGLE'S BLUFF**  
LAKE PALESTINE  
STREET STANDARDS

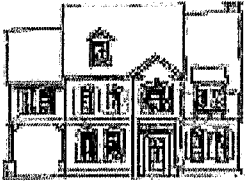
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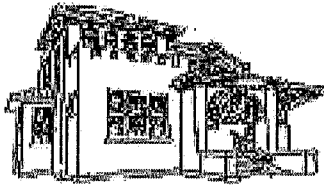
**EAGLE'S BLUFF**  
LAKE PALESTINE  
UTILITY AND CONTINUOUS USE EASEMENTS



**EAGLE'S BLUFF  
LAKE PALESTINE  
APPROPRIATE ARCHITECTURE**



Four or more chimneys appropriate to the region. The chimney should be a minimum of 12 feet high. The roof should be a minimum of 12 feet high.



Roofs and porches in this style are appropriate to the region. The porch should be a minimum of 12 feet high. The roof should be a minimum of 12 feet high.



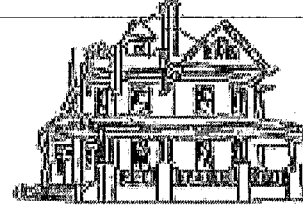
Three or more chimneys appropriate to the region. The chimney should be a minimum of 12 feet high. The roof should be a minimum of 12 feet high.



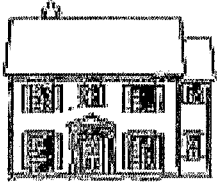
Small porches in this style are appropriate to the region. The porch should be a minimum of 12 feet high. The roof should be a minimum of 12 feet high.



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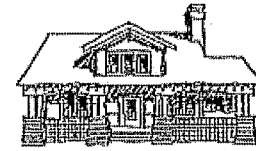
**EAGLE'S BLUFF  
LAKE PALESTINE  
APPROPRIATE ARCHITECTURE**



Craftsman style is appropriate to this region. Broad brick chimneys, deeply covered porches.



On all houses facing the waterfront, front porches are required. Eliminate the "bee-hive" form for certain styles of architecture.



Craftsman style is appropriate to this region. Columns need be appropriate to the style. Exposed rafters permitted.



Multiple gambrel roofs appropriate to the Tudor style.



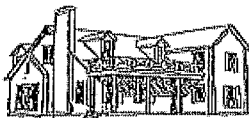
Tudor style is appropriate to the region. Steep gabled roofs, side porches or glass enclosed porches overlooking the lake and the golf course, stone or rusticated base. Cornices without covered porches shall be necessary.



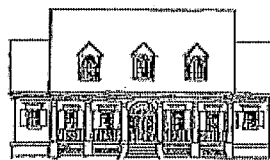
Multiple gambrel roofs appropriate to the Tudor style.



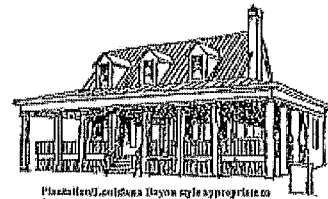
Tudor style appropriate. Covered entry porch, entire roof, steep roof.



Country Colonial style appropriate to the region.



Colonial style appropriate to the region.



Plantation or Florida Bayou style appropriate to the region. House must be elevated six to 24" above grade. Roof must be raised seven feet and columns as required.



**EAGLE'S BLUFF**  
 LAKE PALESTINE  
 INAPPROPRIATE ARCHITECTURE

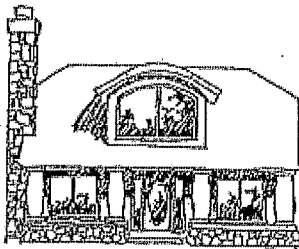
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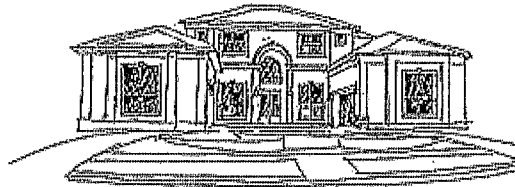
Too much glass and not enough building.



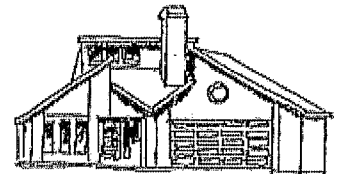
Three-car front loaded garages not permitted.  
 Garages not permitted greater than 16' (sixteen feet) from front elevation.



Oversized roof dormers and columns too large of a scale for size of house. More roof than house not permitted on front elevations.

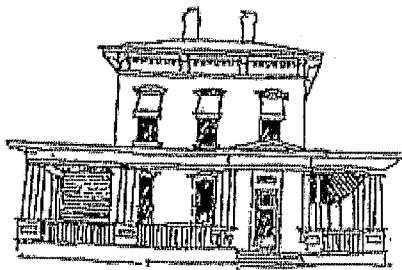


Roof pitch (4:12) not appropriate for this region.  
 Two front-loaded swing-in garages facing each other are not permitted.

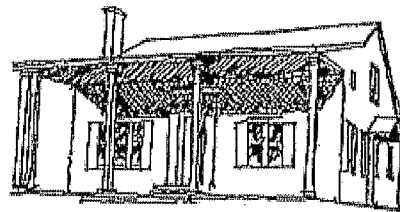


Clearstory mullions not permitted. Front loaded garages not permitted unless setback 16' (sixteen feet) or more from the front elevation. Front loaded garages must be separated by a column.

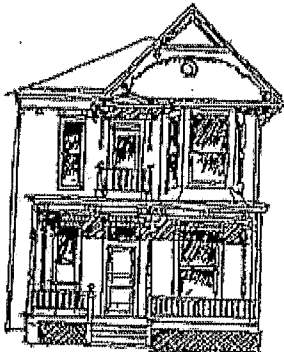
**EAGLE'S BLUFF**  
 LAKE PALESTINE  
 INAPPROPRIATE ARCHITECTURE



Inappropriately scaled covered porch and architectural style.



Farmhouse style not permitted.



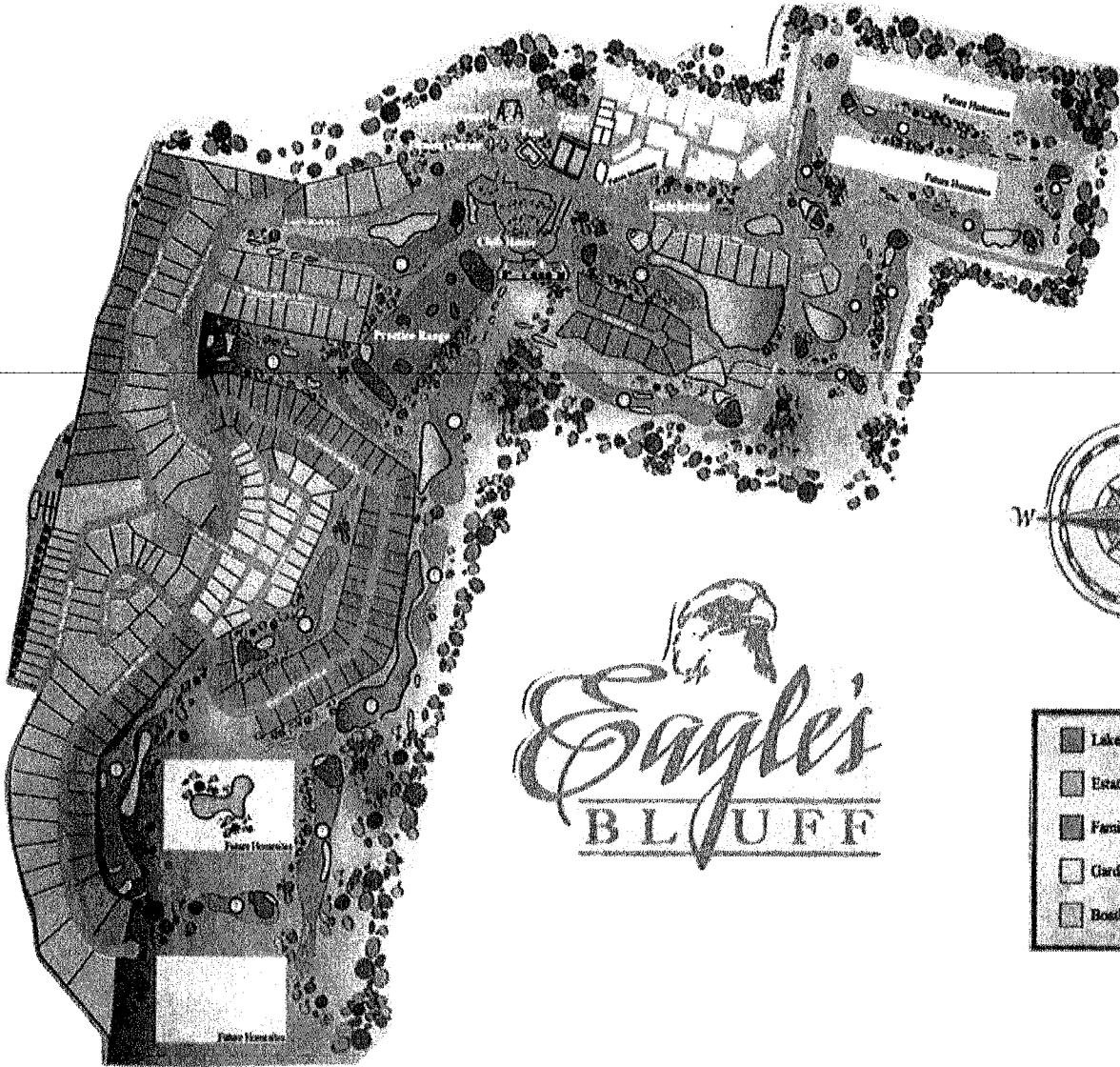
Queen Anne style not permitted. Too ornate for this region.



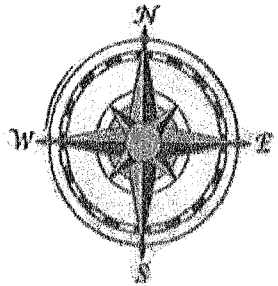
Italianate style of architecture not permitted.



Charleston style not appropriate for this region.



# Eagle's BLUFF



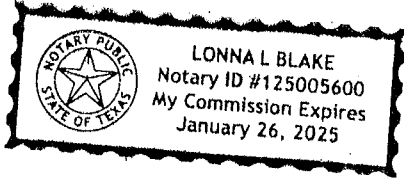
- Lake Palestine Lots
- Estate Lots
- Family Lots
- Garden Homes
- Boathouse Lots

STATE OF TEXAS

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COUNTY OF SMITH

This instrument was acknowledged before me on September 18, 2024  
by Hailey Fearr



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
NOTARY'S PRINTED NAME:  
Lonna L. Blake

MY COMMISSION EXPIRES:

January 26, 2025

Filed for Record in:  
Official Public Records  
Cherokee County

On: Sep 18, 2024 at 11:10A

As a  
Recording

Document Number: 00735362

By,  
Tracy Dement,  
Deputy

STATE OF TEXAS COUNTY OF CHEROKEE

I hereby certify that this instrument  
was filed on the date and time stamped  
hereon by me and was duly recorded in  
the volume and page of the named  
records of:

Cherokee County  
as stamped hereon by me.

Sep 18, 2024

HONORABLE Laverne Lusk, COUNTY CLERK  
Cherokee County