

ATTACHMENT 3
WATERSMARK HOME REMODEL GUIDELINES

PREAMBLE

As has been the case since the creation of the Declaration of Condominium Regime for WatersMark at Barton Creek (the "Declaration"), these Guidelines must be read in conjunction with the provisions of the Declaration. To the extent there is a conflict, if any, between these Guidelines and the Declaration, the provisions of the Declaration shall control.

1) INTRODUCTION

Surrounded by the Tom Fazio Golf Course at the Barton Creek Country Club with its dramatic Hill Country views, WatersMark is a special place. In order to take advantage of these attributes each home has been built with a unique approach in design and construction. The intent of these home remodel guidelines is to preserve, protect and enhance the special environment that is WatersMark.

The design of each residence has been tailored to the unique features of each lot, such as views, significant existing vegetation, topography, respect for the golf course, as well as to the view and privacy of neighboring residences.

The purpose of the WatersMark Design Review Committee (WDRC) is to evaluate each remodel proposal for appropriateness to its own lot. The WDRC may determine that what is appropriate in one situation may not be appropriate for another. The goal is for the appearance and character of all residences and improvements to harmonize with and enhance their natural surroundings rather than to dominate or contrast sharply with them.

The Hill Country is a unique ecosystem. Although it appears rugged it is actually very fragile and requires attention to massing, texture, color, height, materials and landscape in order to create a residence compatible with the natural environment as well as the ability to provide the owner with a comfortable, livable home to enjoy for many years.

The WDRC hopes that the home remodel approval process, which is heavily reliant on interactive approval rather than lengthy, written rules, will inspire creativity while maintaining the unique aspects of your home's original design and build.

2) DEFINITION OF REMODEL PROJECT

2.1 Cosmetic Remodel

Remodel projects that include only minor modifications to a home's exterior are considered cosmetic, in scope. Examples may include, but are not limited to window replacements, additions, change in exterior paint color, tiling or re-surfacing a patio, etc.

2.2 Structural Remodel

Structural remodels are defined as those altering a home's footprint, overall height, or architectural design. Examples may include, but are not limited to room additions, enclosing a patio or courtyard, driveway or parking pad modifications, pool or spa additions, roof replacements, etc.

3) REVIEW AND APPROVAL PROCESS

3.1 Overview

A proposal for a cosmetic or structural remodel shall be submitted to the WatersMark Property Manager. Refer to Sections 3.2 and 3.3 for specific submittal requirements.

The WDRC Chair shall review a submitted proposal to determine if all information to assess a review by the WDRC has been provided. If additional information is required, that will be communicated to the owner through the Property Manager. No submitted proposal shall be reviewed by the WDRC until all information has been received.

A proposal deemed to be complete shall be reviewed by the WDRC at the next scheduled monthly meeting at which time the attendance of the owner, designer and/or architect may be requested or required. The WDRC has residents of WatersMark as its members. Because it may be uncomfortable for both the owner and the Committee, the WDRC reserves the right to discuss a remodel proposal without the owner or a representative of the owner being present. The WDRC may also vote on a remodel proposal in private without the owner or an owners' representative being present.

At the discretion of the WDRC, any waiver to the submittal requirements outlined in Sections 3.2 and 3.3 may be granted when the remodel is simple in nature. In addition, the WDRC has the right to review a proposal by email when appropriate and provided a majority decision can be reached.

3.2 Cosmetic Remodel Submittal Requirements

For a cosmetic remodel owners shall submit a detailed plan of their proposal to the WatersMark Property Manager. Owners' proposal shall include sketches and or photographs, color and material samples, and dimensions of the proposed project. The WDRC may require an on-site inspection of the proposal.

At the discretion of the WDRC, a pre-design meeting may be requested for simultaneous multiple cosmetic remodels that involve several changes to the exterior of the home and/or a cosmetic remodel(s) combined with a landscape renovation (refer to the Landscape Guidelines section 3.2 for details of submittal requirements). Through the WatersMark Property Manager, owners shall schedule a pre-design meeting with the WDRC for the next scheduled monthly meeting. At this time, the owner shall present the overall concept and vision they have for the changes to the exterior of their home. Owner's designers and architects are encouraged to attend. The WDRC shall send a written letter outlining the discussion and recommendations of the WDRC. Owners may then submit a detailed proposal with the information listed above to the Property Manager, one week prior to a review meeting.

3.3 Structural Remodel Submittal Requirements

The quality of design in WatersMark is enhanced by the specialized design skills and attention to detail that an architect brings to your residence. The ultimate value of every home is increased if all homes are well designed and compatible.

The WDRC maintains a list of approved architects who have designed homes in WatersMark and are known to have demonstrated an ability to work successfully in the Hill Country, achieving the goals of high quality and minimum visual impact.

It is essential that the architect have a thorough analysis and understanding of a particular home, the owner's needs and wishes, and this guideline, with the ability to translate these into an excellent building form. It is also important that the architect be able to convey to the WDRC the concept and design of a proposed home remodel.

To achieve these results, owners seeking a structural remodel of their homes in WatersMark are required to use approved architects included in the WatersMark Approved Architects List.

At the discretion of the WDRC, major structural remodels may require the hiring of an architect who would represent the WDRC and the Association. Owner agrees to pay the architect's fees and expenses at their current rate.

A structural remodel requires a more thorough submittal and approval process than a cosmetic remodel. Three meetings with the WDRC are required and outlined as follows:

A. Pre-design Meeting

To initiate the structural remodel approval process, it is a requirement that owners meet with the WDRC before any working plans or construction commence. This informal review allows the WDRC to evaluate the remodel proposal and offer guidance before the owner commits money to the project. At this meeting, the owner can discuss any questions about these guidelines and discuss or present ideas about the proposed remodel. It would be helpful for the owner to bring sample pictures of specific aspects of the remodel project to the Pre-design Meeting. An appointment for the Pre-design Meeting should be made with the Property Manager.

B. Preliminary Design Review

After the Pre-design Meeting, owners will develop and submit preliminary remodel plans to the Property Manager. It is a requirement that owners meet with the WDRC for the Preliminary Design Review. The purpose of this meeting is to ensure that the proposed remodel conforms to these guidelines before final construction drawings are produced. An appointment for the Preliminary Design Review Meeting should be made with the Property Manager.

One week prior to the scheduled meeting, the owner shall submit to the Property Manager a set of their preliminary remodel plans, one full-size and one mini. Those plans should include specific colors, construction materials, and details of the proposed remodel project.

C. Final Design Review

The last step in the review process is the Final Design Review. The final remodel design shall be substantially the same as the preliminary design approved in writing by the WDRC. If substantial changes are made between the preliminary and final review, it is recommended that the preliminary plans be resubmitted, one full-size and one mini.

The Final Design Review submittal shall include a set of the final remodel plans. Those plans should include specific colors, construction materials, and details of the finalized remodel project.

If landscaping is required in conjunction with the proposal, plans may be submitted at this meeting. Refer to Section 3.2 of the WatersMark Landscape Renovation and Maintenance Guidelines for submittal requirements.

3.4 Approvals/Decisions

All cosmetic and structural remodel decisions by the WDRC shall be provided in writing within 21 days of the submittal date. The submittal date of a completed proposal shall be deemed to be the day the WDRC members review the proposal in quorum. The 21-day period shall not begin to run until this review date. No verbal approvals or representations by the WDRC shall be valid or enforceable.

The approval by the WDRC of any remodel plans and any variances granted by shall be valid for a period of 180 days only. Site owners are directed to page 29 of the Declaration of Condominium Regime, Item 6.2(e), for clarification of the 180-day limited validity of WDRC approvals.

3.5 Variances and approvals do not set precedent

Because each home site is different no variance that has been granted or any home design that has been approved shall set a precedent. All existing home designs in WatersMark have been approved or rejected on a case-by-case basis. If any member of the WDRC has a beneficial interest in a unit for which a variance is requested that member shall recuse him/herself from the vote.

3.6 Changes

During remodel construction, no changes in the exterior plans or materials previously approved by the WDRC may be undertaken without prior written approval of the WDRC.

3.7 Inspections

During remodel construction, the WDRC, or an agent of the WDRC may make periodic inspections to ensure for compliance with the approved remodel plans.

3.8 Modification and Enforcement

The WDRC may at any time, amend these guidelines. As the WDRC reviews remodel plans it is inevitable that situations not foreseen will require amendments to these guidelines. Every

effort will be made to notify owners of these changes; however, it is the owner's responsibility to obtain the latest copy of the guidelines.

The WatersMark Association, the WDRC or any owner shall have the right to enforce all terms and provisions of these guidelines in any proceeding at law or in equity. The rights of enforcement are more specifically spelled out in Section 14.1 of the Declaration of Condominium Regime for WatersMark at Barton Creek Condominium.

3.9 Liability

The WDRC shall not be liable in damages to anyone submitting plans or other material to them for approval, or to any owner due to misjudgment or negligence regarding the approval or disapproval of any plans or other material. Every owner or other person who submits plans or other material to the WDRC agrees that he/she will not and waives any right to bring any action or suit against the WDRC and its members.

4) SITE DESIGN GUIDELINES

The natural topography, vegetation, and environment in WatersMark are unique and require special attention to site design and development. Each home site has unique features of topography, slope, view, vegetation, and access that have been carefully analyzed in the design and construction process. The impact of each residence on the golf course and neighboring residences has also been analyzed.

4.1 Home Sizes

All homes in WatersMark have been built with strict adherence to the following square footage requirements. Homes built on sites 1, 2, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 33, 34, 35, 36, 27, 28, 29, 40, 41, 42, 43, 44 and 45 shall be no less than 2200 nor more than 4400 square feet excluding garages and unenclosed porches.

Homes built on sites 3, 4, 5, 6, 7, 22, 25, 26, 27, 28, 29, 30, 31, 32, 46, 47, 48, 49, 50, 51, 52 and 53 shall be no less than 1900 square feet nor more than 3500 square feet excluding garages and unenclosed porches.

If your remodel proposal includes the construction of additional enclosed square footage, your finished home, after remodel, must remain within these square footage requirements. The square footage calculation for all homes shall be measured to outside stud dimension.

In addition to the air-conditioned square footage, all Home Sites are allocated a certain amount of impervious cover on which to build a Unit or Building. The allocated Home Site impervious cover is calculated by multiplying the length and width of the original Home Site for that Unit, which is noted on the Unit's survey. In addition, each Home Site is allowed one driveway that connects the garage and the street and one walkway that connects the Unit to the street or driveway. Impervious cover is any surface through which rainwater cannot be absorbed and

includes but may not be limited to the footprint of the home, garages, patios, walkways (other than the one allowed), parking spaces (other than the driveway) that are made of stone, pavers or concrete. It also includes walls, stacked stones, pools, spas, and stone planter boxes. Impervious cover does not include landscape steppingstones that are not mortared, metal or wooden fencing, elevated wood decking, river rock, pea gravel, crushed granite, and fountains. If a home remodel includes additional impervious cover, the home, after remodel, must remain within the allotted impervious cover square footage. It is recommended that homeowners engage the services of a licensed architect or survey company to help determine the home's impervious cover usage for both the existing home and the proposed remodel.

4.2 The Home Site

A major modification to a Home Site is a change of more than five feet in any one direction or when a proposed modification moves a Home Site closer than twenty-five feet to an adjacent Home Site or existing home. If an owner requests a major modification all adjacent Home Site owners shall be notified. Approval requires consent of the WDRC, and the written consent of the neighbor adjacent to and affected by the requested variance and must not exceed the square foot requirements for your unit.

4.3 The Remodel Construction Envelope

The Remodel Construction Envelope acts as a limit beyond which no construction activity including grading, access and materials storage may take place. As a general rule The Remodel Construction Envelope is defined as the area located 10 feet outside of the home site and 5 feet outside of the driveway.

The WDRC will review the proposed Remodel Construction Envelope based upon its impact on existing vegetation, neighboring home sites, golf course, and size and practicality of the requested work area.

Owners should ask their contractors and architects to think out the construction sequence to minimize the area needed

4.4 Driveways & Parking Pads

WatersMark has been designed and developed to minimize impervious cover and allow ample vegetation screening and natural areas between the home sites. Our streets are narrow, and all owners and guests are expected to park within their garages and driveways.

By virtue of this design philosophy it is not likely that any additional driveways or parking pads on individual home sites will be approved by the WDRC.

4.5 Utility connections

Before remodel construction plans can be approved, the owner must locate and record on the plans all utility lines (gas, electric, water, sewer, phone) that may be affected by construction. The owner also must demonstrate that construction will not damage the lines or agree to relocate those lines at the owner's expense. WatersMark will make every effort to assist in the location of these lines, but the responsibility for proper location of the lines is solely that of the owner. Any damage to the lines caused by construction must be paid for by the owner, and if there is a dispute the WDRC has the sole discretion to decide who is liable, and to deduct costs for line repair from the owner's construction deposit. A form indicating the owner's agreement with this policy must be signed before construction will be authorized by the WDRC.

4.6 Address Markers

Address markers will be provided by the WDRC and no other address marker is allowed.

5) ARCHITECTURAL GUIDELINES

The intent of these guidelines is to provide a high level of design quality, compatibility, and appropriateness for what is built in WatersMark. The basic objectives are to create and protect real estate values and to create beautiful places to live on this beautiful land.

5.1 Building Heights

The goal of the height restrictions is to have residences nestle into the land rather than loom above it.

The maximum building height shall be no more than 32 feet measured from natural grade at a point directly beneath the highest point.

A tower with a plate size that is no more than 20 feet in any plan dimension and is no more than 320 square feet may penetrate these height limits but may be no more than 42 feet high measured from natural grade at a point on the Home Site directly beneath the tower.

The WDRC may consider requests for adjustments to the building height limitations. The criteria for the variances will be the quality of building materials, overall design merit, logic, and common sense. All variances will be made at the sole discretion of the WDRC.

5.2 Building Materials

The goal of the building material guideline is to have houses constructed of materials indigenous to Texas. It is also the goal to have the materials appear to be structural rather than applied to or glued onto the surface of the house.

Houses have been constructed of stucco or stone quarried in Texas. Wood or brick may have been used as an accent. The WDRC encourages the use of multiple materials, which will give a textural richness to the houses. Changes in materials at a vertical line shall occur only at interior comers. No wood or composite siding shall be allowed as a siding material. No more than 12 inches at the bottom of the slab may be left exposed; the remainder must be covered with the same material as the exterior wall.

The WDRC may at its sole discretion allow other building materials but in no case shall brick or wood be allowed as the main building material. The WDRC will take into consideration the design of the house and structural permanence of the materials in considering variances for materials.

5.3 Roofs

Since roof-scape forms an important part of the visual element, they must be carefully designed. The goal of this guideline is to encourage simple roof forms that do not overly add to the visual massiveness of a residence.

Multiple gables or hips facing the street or golf course are strongly discouraged. Mansard roofs are prohibited.

As a general rule all roofs should be standing seam metal of natural colors with a matte finish. Galvanized finishes are not allowed nor are colors such as blue, green, or red.

The WDRC may at its sole discretion grant variances for other types of metal, clay tile, or wood shake roofs. When considering the variance, the WDRC will consider the historical architectural style of the house and its compatibility with other residences. For example, clay tile is appropriate for a Spanish villa but not a Texas farmhouse.

Concrete tile roofs are not allowed.

The maximum roof pitch is 9 inches of rise in 12 inches of run. A mix of roof pitches that creates interest is encouraged.

5.4 Front Doors and Entries

The intent of these guidelines is to encourage entries and front doors that are human in scale and warmly inviting to guests. Entries should be architecturally a part of the house; they should not appear to be added or attached to the front of an otherwise independent structure. No two-story or oversized entries such as triumphant arches or enormous front door assemblies are allowed.

5.5 Colors

The intent of this guideline is to avoid loud, obtrusive, excessively contrasting, or bold colors and to use color to enhance the design as opposed to overwhelm the architectural effect. Colors of paint and stain for stucco and wood trim include but are not limited to earth tone colors such as crème, beige, gray, gray-green, taupe, ecru, and other neutral colors. Muted pastels may also be used for accentuation of detail and to further enhance design motifs.

5.6 Stone

Stone for the residences shall be quarried in Texas. Great attention should be paid to the quality of the workmanship and the laying technique. Stone laying techniques include informal rubble, uncoursed, roughly squared, or randomly coursed ashlar, running bond, and combinations and variations. The owner is encouraged to read the Woods of Barton Creek Architectural Guidelines, Section 4.3, pages 47-48 for a more detailed explanation of stone laying techniques.

The peanut brittle stone laying technique is not allowed.

Mortar color should match and/or complement the stone. It should not excessively contrast.

5.7 Garages and Garage Doors

The appearance of the garage door offers an opportunity to enrich the texture, rhythm, and overall composition of the design. The appearance of the garage must blend with the home design. No painted metal garage doors will be allowed. All garage doors must be architecturally treated. There are many manufacturers of carriage doors that will add to the appearance of a residence. All garage doors shall be single bay (a maximum of 10 feet wide and 8 feet tall) types.

In an effort to reduce the impact of garages, no more than 2 garage stalls will be allowed together, and no more than 3 garage stalls will be allowed per residence.

5.8 Windows

No aluminum or metal windows or exterior door units are allowed. Exceptions to the prohibition on metal windows will be considered in specific conditions for architectural merit only. Snap-in interior window grids are prohibited. Windows shall be vertical in proportion. The WDRC must grant a variance for any horizontally proportioned windows. At least 80% of the windows in each home must have operable panes.

5.9 Chimney Caps

All chimneys shall be finished with a chimney cap compatible with the design of the residence.

5.10 Screen Air Conditioning Units & Mechanical Equipment and other specified items

All air conditioning units, mechanical equipment, and any items specified in Sections 5.12 and 5.13, shall be screened from the view of the street and neighboring residences using materials approved by the Design Review Committee. The Design Review Committee will review proposals for materials to be used for such purpose, provided that:

Proposals for permanent walls, fences, or other non-removable structures be submitted in accordance with Section 2.2 of these Guidelines; and

Proposals for non-permanent materials (such as screens; trellises, or vegetation) include photographs of the area and equipment required to be screened, along with information regarding the materials to be used and a diagram showing the relevant dimensions of each. In addition, if such proposal includes vegetation, it must include the botanical and common names of the plants, as well as the size of containers to be used.

If a proposal includes vegetation, the Design Review Committee will consider the growing conditions and size of the plants in relation to the equipment to be screened. However, approval of any vegetation does not imply compliance. It is the Homeowner's responsibility to meet screening requirements fully within the next growing season after approval. If at any time the Design Review Committee determines that vegetation (whether approved or not) is no longer screening the equipment, the Design Review Committee may require the Homeowner to re-screen the equipment, including the submission of a new proposal.

Approval of any proposal is subject to the Design Review Committee's sole discretion and will be provided to the Homeowner in writing.

5.11 Lighting

If exterior lighting is used it shall be indirect such as in trees or flooded against the house. All lighting shall be shielded so that no lighting source will be visible from the street or neighboring residences. If security lighting is used, it shall be shielded from view and light only the perimeter of the house no more than 15 degrees from the source. Once security concerns are met, these lights shall be extinguished.

5.12 Solar Energy Systems

Solar collectors will be permitted on a roof, but only if they are of a flat profile, conform to the slope of the roof, and are placed so that the top edge of the collector is parallel to the roof edge. No part of the installation may be visible above the roofline.

Collector frames, support brackets and any exposed piping must be painted to match or be compatible with the roofing material and the entire installation must be of a design to minimize the visual impact from adjoining properties, common areas, streets and golf courses.

Panels may only be located on rear or side roof areas unless the owner can demonstrate an alternate location will result in an estimated increase of at least 10% in annual energy production as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory. Solar collectors and all solar related equipment mounted at ground level may be no taller than 6 feet, located on the Home Site, and screened from view as provided in Section 5.10.

Solar collectors and all solar related equipment may not be placed in an area which would cause substantial interference with the use and enjoyment of other property by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities, as determined by the WDRC, unless owners of all potentially adversely affected property consent to the location in writing.

5.13 Rain Barrel and Rainwater Harvesting Systems

Rain barrel and rain water harvesting systems, including all appurtenances, will be permitted if they are (1) muted, non-reflective color, constructed with material and texture compatible with the architecture of the building, and in compliance with Section 5.4, (2) screened as provided in Section 5.10, and (3) located on the home site in areas which are reasonably sufficient in size for the installation.

5.14 Flagpoles

One permanent flagpole per residence may be permitted, provided it is no more than 20 feet from the ground in height, constructed of high quality, non-rusting materials harmonious with the principal dwelling, located at an approved location within the home site and used solely to display the United States or Texas flags, not to exceed 3 ft. by 5ft. m size. All flagpoles must have an internal halyard and otherwise be constructed and operated in a manner to mitigate noise that could disturb neighbors.

6) REMODEL CONSTRUCTION GUIDELINES

These remodel construction guidelines are intended to ensure that the natural environment is not unduly damaged and that neighboring residents are not unduly disturbed during the remodel process. The owner and the contractor shall be bound by these guidelines; therefore, it would be wise to include these guidelines as part of the construction contract with the contractor.

6.1 Time for Completion

Any remodel project must be completed within 12 months following the start of construction unless an extension is granted in writing by the WDRC.

6.2 Compliance Deposit

The WDRC may establish a deposit to cover any damages that may occur during construction. Any damage during construction to streets, utilities, other home sites, or the common natural areas is the financial responsibility of the owner.

6.3 Erosion Control Plan

Drainage during construction must be controlled so as to cause no erosion to the homesite, adjacent home sites, or to the natural areas. Silt fencing or other erosion controls must be erected before any construction activity may begin.

A stabilized construction entrance is required for each construction site. The design should minimize the amount of mud that is tracked onto the streets by construction vehicles.

6.4 Working Hours

On Monday through Friday building activities shall be between 7:30 AM and 6:00 PM. No construction involving power equipment shall be allowed on Saturdays or Sundays.

Non-power equipment construction, such as brush or roller painting, may be performed on Saturdays between 9:00 AM and 5:00 PM.

No construction shall be allowed on Sundays.

No construction shall be allowed on New Year's Day, Easter, July 4th, Labor Day, Memorial Day, Thanksgiving, or Christmas Day.

6.5 Vehicles and Parking Areas

Because of the narrow streets in WatersMark, on-street parking by construction crews is not allowed. The WDRC may approve common parking areas for use by construction crews so that crews can shuttle to the construction site. The owner and contractors are required to examine and plan their parking schedules during construction.

6.6 Sanitary Facilities

Each builder shall be responsible for providing and maintaining adequate sanitary facilities for his construction workers. Portable toilets shall be located only within the construction fence.

6.7 Debris and Trash Removal

Contractors shall provide a container for debris and shall clean up all trash at the end of each day. Trash and debris shall be removed from the site frequently and shall not be allowed to overflow the container.

Washout of concrete trucks or cleaning of any equipment must be contained within the Remodel Construction Envelope. Washout or cleaning residue shall not be allowed to flow out of the Remodel Construction Envelope.

The street in front of the house shall be cleaned on a weekly basis. After rains or when mud is tracked onto the street, the streets shall be cleaned on a daily basis.

6.8 Noise and General Nuisance

The use of radios and music players must be restrained so as not to be heard from adjacent home sites. Contractors are not allowed to bring dogs and other pets to the building site. Contractors are not allowed to use the natural areas for recreation.

6.9 Insurance

Contractors shall furnish to the WDRC satisfactory proof of Builder's Risk Insurance and Workmen's Compensation Insurance.

7) AGAVE COURT (UNITS #54 THRU #65)

In order to support and reinforce the existing WatersMark Design Guidelines the WatersMark Board of Directors and the WDRC have decided to include these additional guidelines and restrictions specifically for Agave Court.

These additional guidelines and restrictions are to protect the design integrity as a "whole" in which Agave Court was originally constructed and to provide assurances that this "concept" will be preserved. Sustaining the original commonality of colors and materials of Agave Court is imperative in the preservation of the original approved concept for this unique part of WatersMark.

All sections of the WatersMark Design Guidelines still apply to Agave Court; these in this section are in addition to the other guidelines and specific to Agave Court.

7.1 Additions and Modifications

No unit's exterior shall be modified, altered, or increased in size without prior written approval of the WDRC. Approval is at the sole discretion of the WDRC.

No unit will be allowed to exceed 4,400 square feet of conditioned space and any expansion/improvement must occur within the original footprint of the building. Additional courtyards, walled enclosure, fences, pools, and increases in impervious cover are strongly discouraged.

7.2 Exterior Colors and Materials

All exterior modifications and additions will match the original colors and materials of the units in Agave Court. This is also applicable to maintenance items which must be done from time to time. This restriction includes, but is not limited to; architectural style and detailing, roof tile style and color, stucco material and color, stone material and pattern, fascia color, garage door material and stain color, driveway pavers and color, window trim color and window style, light fixtures, and fences.