

**EXHIBIT B**  
**TO ADDENDUM NUMBER FOUR to the**  
**AGREEMENT BETWEEN THE CITY OF KYLE, PLUM CREEK**  
**DEVELOPMENT PARTNERS, LTD., AND WILLIAM NEGLEY,**  
**TRUSTEE, FOR DEVELOPMENT AND ANNEXATION OF PHASE**  
**I OF THE PLUM CREEK RANCH PROPERTY**

**Referred to as “The Rules for Plum Creek Phase II – Residential”**  
**(a/k/a “*Plum Creek North*”)**

This exhibit consists of multiple pages.

**Design Development Standards, Requirements and Review Processes**

**General Premise**

A variety of quality and durable residential building types, lot sizes and configurations and variety of architectural character will establish appealing streetscapes by emphasizing human scale along the streets and parks while meeting the lifecycle needs of a wide range of users – from Young Single Residents to Families to Seniors and Active Adults.

**1. General.**

These architectural and development design standards (the “*Design Standards*”) are intended to direct Lennar Homes of Texas (“*Master Developer*”), homebuilders within Plum Creek North, design professionals and the City of Kyle in the design, implementation and review of residential buildings and associated site elements of Plum Creek North. In the event anything herein conflicts with City of Kyle Ordinance 962, this document will prevail with respect to development or construction within Plum Creek North.

**2. Types of Residential Homes in Plum Creek North** (See definitions in Section 3.9)

- Single Family Detached
- Single Family Attached, including condominiums
- Mansion Homes
- Four-Flats
- Townhomes

**3. Architectural Design Guidelines**

**3.1 Exteriors of buildings.**

Diversity of architecture is encouraged. In addition to areas or neighborhoods of cohesive architecture (per §53-932 (B)), streetscapes with architectural variety representative of the “Mueller”\* approach are encouraged in certain distinct neighborhoods or areas.

“*Front Facades*” are defined as an elevation facade facing a public street, public park or public open space. Front Facades (including public street-facing facades on corner lots) shall be articulated; continue siding material palette on both public street-facing facades and incorporate architectural elements described under “Variety of Articulation” below. The percentage of design elements and detailing are not required to be consistent on all facades but 4-sided design is a requirement (see below). [\*As the term “*Mueller*” is used herein, it refers to the Mueller master-planned community in the City of Austin on the site of the former Mueller Airport.]

Each Front Facade must have at least one exterior lighting fixture (dark sky compliant) hard-wired with a photocell. All exterior fixtures on homes must be dark sky compliant.

A minimum of fifteen percent (15%) of the Front Façade shall consist of window or door openings.

**Elevation Repetition.** As to single family detached units, plans with the same elevation can be repeated no more than every fourth Lot on a block. Plans with the same elevation cannot be placed on a Lot directly across the street or diagonal from any other plan. No elevations may be repeated on a cul-de-sac having less than six (6) Lots.

**Color.** A variation in paint colors on single family detached dwelling units along a block is required. On a per-block basis, any one “body” paint color or combination of body and trim colors may be used a maximum of four (4) times for blocks containing less than twenty (20) Lots and a maximum of seven (7) times for blocks containing more than twenty (20) Lots. Color variation is intended to mean *distinct and obvious* color differences and not a range within a single palette or color. Color variations on body and trim may include tans, browns, grays and whites, but *must* also include other variations of pastels and greens, reds or blues. However, depending on the architectural style, white and black is acceptable. Any single “body” color may be utilized no more than twice on a single cul-de-sac. Body and trim colors must be different on a single family detached unit and a third or fourth accent color or stain (such as on front doors or shutters) is encouraged.

Color variation guidelines do not apply to attached dwelling units or cluster-type age-restricted areas. For those unit types, variation of color is at the option of the homebuilder and overall cohesiveness of style may be appropriate within those areas.

**Variety of articulation.** Front Facades of single family detached units shall have at least two different horizontal offset design features to break up the front elevations, and include multiple articulations or architectural details. The following are examples of the types of design features that meet this requirement:

- Horizontal offsets, recesses or projections (min. 12 inches), porches, permanent awnings, box-out windows, vertical “elevation” offsets, roofing articulation, arches, courtyards, alcoves, recessed entries, ornamental cornices or similar design features.

- Architectural details such as shutters, integrated planters or wing walls, board and batten, gables, dormers, corbels, architectural or ornamental brackets and garage door accessories.

**Materials.** Exterior surface areas of dwelling units and detached garages (all stories) may consist of cementitious-fiber planking (not panels; either laid horizontal or vertical), ledge stone, fieldstone, cast stone, painted or tinted stucco and brick. Stucco may not exceed thirty percent (30%) of the wall area (net of openings) on the Front Façade or any side. Board and batten designs are permitted. Solid wood planking, decorative cementitious-fiber panels, galvanized metal and other materials may be used for accent features.

**4-sided Design.** Design elements and detailing, including the presence of windows and window treatments, trim detailing, and exterior wall materials, must be continued around the entire primary structure. The percentage of design elements and detailing are not required to be consistent on all facades.

Residential units that back up to collector streets or higher street category shall be limited to one-story in height except by specific variance by the PCNDC (see 3.13). However, when a Rear/Forward Garage Home backs up to the collector street or higher street category, the one-story requirement will apply to the garage structure, *not* the primary home structure.

**Exposed Foundations.** Exposed portions of the foundation visible from a public right-of-way, park or public open space must be concealed by extending the exterior stone, brick or siding material so as to result in no more than twenty-four inches (24”) of unfinished foundation is visible. However, exposed foundations concealed out of view of public right-of-way, park or public open space may be visible up to forty-eight inches (48”) above the finished grade of the Lot.

**Address Markers.** Address markers must be readily visible from the street. The painting of addresses on the curb is not allowed.

**HVAC screening.** Air conditioning compressors, generators, and pool equipment shall be screened from public view by landscaping or structural screening.

### **3.2 Front Entries.**

The design and location of the primary building entry for residential units must consider pedestrian circulation and protection from the elements. A variety of front door styles and detailing (i.e.; height, material, paint/stain color and side lights) is required. The variety standards should meet the elevation variation (repetition) guidelines contained in Section 3.1. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Except for the requirements of the immediately preceding sentence, these front entry guidelines do not apply to attached dwelling units or

cluster-type age-restricted areas. For those unit types, variety is at the option of the homebuilder as overall cohesiveness of style may be appropriate within those areas.

On lots less than 51' in width at the front setback line, eaves over garage doors, port-cocheres or porch or exterior patio features may extend up to five feet into the building setback line but *only* if such features extend beyond the enclosed garage face.

One hundred percent of single family detached homes constructed on lots less than 50' (at the building setback line) in width and at least 80% of the homes on Lots sized greater than 50' frontage (at the building setback line) on any block must have covered front porches or open trellises incorporated into a Front Façade. Such covered areas must have minimum depths of 5 feet. On lots measuring less than 50' at the front setback line, the minimum covered area shall be 50 square feet. On Lots measuring over 50' and less than 60' at the front setback line, the minimum covered area shall be 90 square feet. On Lots measuring over 60' at the front setback line, the minimum covered area shall be 120 square feet. *Exception to this provision:* Certain architectural styles such as “Salt Box”, some contemporary designs, facades with other forms of distinctive articulation (such as living area extensions beyond the main wall plane) are excluded from the porch and trellis requirement. The PCNDC is authorized and encouraged to approve such exceptions.

Covered front entries less than 5-ft deep are not considered porches and do not count toward the required percentages.

### **3.3 Street-facing Driveways & Garage Placement**

The lot layout and design of homes shall minimize the visual prominence of garage and driveway placement on all Lots, using alternative garage alignment and entries especially for corner lots as required in §53-933 (F) of the Kyle Municipal Code (shown in Exhibit B). Single family detached home Lots less than fifty feet (50') in width shall utilize one of the following garage designs: (a) a detached garage on Rear/Forward Garage Homes (as illustrated on Exhibit D) or (b) another alternative garage alignment and entry which includes side entry or alley entry. Detached garages on Rear/Forward Garage Homes may be accessed from any direction. This paragraph will satisfy the intent of §53-933 (B), which requires all lots less than fifty feet (50') utilize alley loaded product.

Driveway width at the curb line shall be no wider than the greater of 17' or width of a 2-door garage. *Exception to this provision:* In the event driveways are constructed to service two adjacent Lots, the width of the driveway may be widened to accommodate the additional use.

Driveways may have a “Hollywood driveway” design, where the driving surface consists of strips of pavement. Such driveways shall be designed to eliminate large patches of dead landscape by either drip irrigating the chosen landscape material or utilizing Xeriscape principles. If loose rock material or other loose material is utilized, a design

feature shall include a way to eliminate material from running off from the site during rain, washing or watering or through normal use.

### **3.4 Garage variety**

Garage doors must integrate into the overall building design with color, texture or other similar design elements. Garage doors articulation should include one or more of the following: ornamental hardware, embossed finished material, other detailing and/or relief in the surface or windows.

Stain or paint colors for garage doors shall be compatible with the color palette of the Front Façade or stained trim on the home. Paint colors for garage doors shall be the same as the body color palette of the home with the intent to deemphasize the garage door.

On lots less than 50' in frontage at the setback line, an overhead eave must extend above the face of the garage door a minimum 12 inches in front of the garage door face. This eave may extend into the front setback line. This provision does not apply to detached garages on Rear/Forward Garage Homes.

On single-family detached dwelling Lots measuring less than 50' at the front setback line and have a two-car attached garage facing a public street, no more than 40% of the units on a block may have a single two-car garage door. Instead, on those units the garage doors must be two single-width doors separated by a column or other architectural feature. This does not apply to Rear/Forward Garage style homes, which may have single garage doors.

### **3.5 Front-loaded Garages, Overhead Architecture Forward and Rear/Forward parking.**

An extended overhead architectural element of conditioned space a minimum of 18' wide shall be located a minimum of three feet in front of the garage door face on any Lot measuring 50' or more at the setback line. Such extended area may be located anywhere along the face of the front façade.

*“Rear/Forward Garage Homes”*: Rear/Forward Garage Home concept elevations are illustrated on Exhibit C. When these type homes have front (street)-facing garages or carports that are located in the rear yard of the single family residential Lot, they may be constructed as a “zero lot line”, where one side and one rear wall may be located on the property line. Additionally, such garages may be attached at the side and/or the rear to the adjacent garage at the property line. As to Rear/Forward Garage Homes, if there is less than 430 square feet of covered or enclosed garage space the original builder shall either: (a) provide a detached storage shed of at least 50 square feet or (b) provide at least 50 square feet of second-floor storage in the detached garage accessed by an interior or exterior stairway. Any detached storage shed must generally conform to the main house structure architecture and color scheme. The additional storage space requirement does

not apply to homes that are “age restricted” or are attached townhome or condominium structures.

Rear/Forward Home garages are not required to be fully enclosed. The street-facing façade of the garage must have a garage door and the structure must have a roof and floor slab, but the sides may be open (unless attached at the side to a garage on the adjacent lot or constructed with an accessory dwelling unit above) so long the structure is primarily constructed of wood and the architecture conforms with that of the main house on the Lot.

Rear/forward Garage Homes may contain a conditioned living area with a kitchen and bathroom. The conditioned space may include the stairway leading to the second floor and on the second floor. Rear/forward Garage Homes may be rented to third parties not residing in the main residential structure on the lot.

Rear/forward Garage Homes may be constructed with a 10' front setback (building line) so long as they have a covered front porch that meets the requirements of 3.2 above. For Single Family Detached Lots upon which a Rear/Forward Garage style home is constructed, impervious cover may be up to 90%.

### **3.6 Garage - Side-loaded**

Garages that are side-loaded (in relation to the street) are a preferred and permitted garage type on lots measuring 59 feet or more in frontage at the setback line subject to the following:

- Garage door articulation requirements (per Section 3.4) are incorporated.
- Driveway pavement width is limited to the minimum necessary for safe vehicular movement
- Side loaded garages may extend 10' into the platted side building setback line.

### **3.7 Garage/carport – Rear alley-loaded**

Alley-loaded garages are a permitted garage type as are carports constructed primarily of wood accessed from the alley. Alley loaded garages or carports may be attached or detached from the home. Alley-loaded homes are not required to have covered parking but must have at least one paved parking space. Alley-loaded garages or carports must be set back a minimum of five feet from the Lot rear property line. Such minimum setbacks are encouraged so as to minimize pavement in and around the alleys. Garages or carports accessed by alleys may be constructed as a “zero lot line”, where one wall may be located on the side property line. Additionally, such garages (or carports) may be attached to the adjacent garage on a side property line.

### **3.8 Roofs and overhead structures.**

Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style.

Pitched roofs shall be clad in 25-year minimum composition shingles, painted or low reflectivity metal roofing (standing seam galvanized or unpainted metal is permitted if compatible with the architectural style of the home) materials or tile.

Flat roofs are permitted, but must have a continuous parapet, minimum six-inch height. Flat roofs may utilize any roofing material. Roof decks and planted green roofs are permitted.

Photovoltaic roof tiles and shingles, and solar panels are permitted.

The use of canopies, awnings and trellises are encouraged to provide both visual interest and protection. The materials and colors should be compatible with the roof materials and complement and harmonize with the exterior design of the building. Canvas or metal awnings are permitted.

### **3.9 Attached Single Family and Multifamily.**

In general, the Design Standards set forth herein except color variation, architectural variety and parking apply to attached housing and age-restricted housing. In addition, the following guidelines apply to attached single family and multifamily buildings and site design.

A maximum of 20% of the total number of homes to be constructed in Plum Creek North may be attached single family or multifamily buildings.

Specific guidelines for Attached Single Family, multifamily and age-restricted housing:

- **Architectural style**

Attached buildings on a single site must share common, identifiable, complementary design elements and/or detailing. This includes non-residential structures such as garages, carports, and dumpster enclosures.

- **Definitions**

“*Four-flat*” and “*Mansion Home*” buildings are defined as a single building where two or more dwelling units may be side-by-side or stacked above another so long as the overall building height does not exceed three stories. “*Townhome attached*” single family homes are buildings where dwelling units have a common wall but are side-by side. “*Age-restricted*” housing includes dwelling units which meet the accepted definition restricting owners or occupants to a certain age group. Age-restricted homes are often attached or detached, may also be Four-flats, Mansion Homes or Townhome Attached” and may be sold on platted lots or as condominiums where the home is not on a platted lot and is constructed around a common courtyard, amenity or open space.

- **Form and mass**
- Four-flat, Mansion Home and Townhome attached buildings should have an architectural style is reasonably compatible with adjacent single family detached units. The PCNDC may grant a variance to this provision.
- **Exterior walls**  
 Facades must be articulated with bays, insets, balconies, porches, stoops or other similar design elements related to entrances and windows.  
 All facades facing a public right of way or public parkland must include materials and design characteristics consistent with or compatible with those on the Front Facade.
- **Long walls and facades**  
 Up to six attached dwellings may be attached in a single row. Up to six attached dwellings may be included in a single building where the units are “flats”.
- **Building entries**  
 Building entries facing a public street, private drive or parking area must be articulated to provide an expression of human activity or use in relation to building size using doors, windows, entranceways, and other design features such as corners, setbacks, and offsets can be used to create articulation.
- **Windows and transparency**  
 All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except when necessary to assure privacy for adjacent property owners. Glass may be opaque or frosted for privacy purposes.
- **Building roofs**  
 On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure.
- **Mechanical equipment screening**  
 Rooftop mechanical equipment must be hidden or screened from public right-of-way with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.  
  
 Solar panels and rain collection devices are exempt from mechanical equipment screening standards.

### **3.10 Walls and fences.**

Walls and fences shall consist of durable materials, including painted or stained wood, ornamental steel or native stone masonry walls. Wood fences are permitted; however a variety of fence design is required. Each distinct neighborhood as indicated on the master development plan should have a distinct fence type. Wood fences must be painted, stained or otherwise maintained in a quality condition. Fences facing a public street may not exceed 5’ in height and no fence may exceed 6’ in height except to screen a public



park, public or HOA amenity, major roadway or commercial facility in which case the maximum height shall not exceed 10'. Except where incorporated into the building design and attached to the building, fences on a plane ahead of the front of the Front Facade may not exceed 4' in height and are encouraged to be open picket type.

The external perimeter fence along Kohler's Crossing and FM2770/Jack C. Hays Trail shall be constructed of stone or brick. The Master HOA will maintain any fence on any Lot which fronts, backs or sides to a public right of way or greenbelt, including the external perimeter fence. Greenbelt fences must be open picket type.

### **3.11 Building Site and Lot Standards.**

At least 5% of the lots (calculated as of the end of all development) within Plum Creek North must have alleys and residential buildings constructed thereon must have parking accessed off of the alley. Any residential structure accessed by an alley may have a front-setback (building line) of 10 feet.

For Single Family Detached Lots upon which a Rear/Forward Garage style home is constructed, impervious cover may be up to 90% and there will be no minimum lot depth.

Homes which are accessed by an alley or are characterized as Age restricted, Four-flat or Mansion Homes may have "ganged" or uncovered parking so long as there is at least one off-street parking per unit.

### **3.12 Master Planned Development Criteria** (some dependent on PID funding)

- Modern roundabout use on some arterials is encouraged.
- Street trees on road arterials and collectors: Arterials must have a minimum of one 2" caliper tree every 75' on each side of the street.
- Street trees on neighborhood streets. Neighborhood streets must have one 2" caliper (or larger) street tree located within the public MUE, PUE or ROW every 75' feet on each side of the street.
- Each single family detached Lot measuring 50' or more at the front setback line must have at least one 2" caliper tree in the street-facing yard located within the property lines. For blocks where the typical front foot measurement at the setback line is less than 50', one 2" caliper tree must be provided within the property lines for each three Lots.
- HOA-maintained common open space or pocket parks (minimum 6,000 square feet each) at an overall ratio of 1 per 175 homes. This common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community.
- In addition to the pocket parks or common open space, the developer will provide two HOA maintained large amenity centers with swimming and other features.
- Soccer fields (city maintained) will be located in detention areas where possible.
- Landscaping (xeriscape) is encouraged in public street medians.
- Street widths as narrow as possible to reduce speeds but still meet fire codes. Neighborhood streets may be constructed to meet the standards described on the Exhibit entitled "*Alternative Neighborhood Streets*".

- Mid-block pedestrian cut-throughs (pedestrian paths) maintained by the HOA (minimum 15' wide) will be required on any block exceeding 900' in length. These paths will be either paved or maintained with decomposed granite (or equal) and are intended to give adequate pedestrian circulation through the residential development.
- Multi-use paths: Multi-use paths may be used to enhance pedestrian and bicycle travel where the existing vehicular circulation system does not provide corridors free of obstacles. Paths should connect to the street and sidewalk system safely and conveniently. Where practical, paths should be located in corridors that serve origin and destination points such as residential neighborhoods, schools and parks.
- Distinct neighborhood theming: Distinct neighborhood characteristics may be established to provide a diverse residential character within Plum Creek North. A minimum of five distinct neighborhoods shall be established. Neighborhood identity shall be established through (1) a variety of park uses, (2) varied fence or architectural styles, (3) distinct entry monumentation and (4) neighborhood streets constructed to meet the standards described as "*Alternative Neighborhood Streets*".

### **3.13 Design Review and enforcement.**

- A. The City of Kyle will have the authority to deny any building permit that does not conform to the Design Standards contained in this document.
- B. Design Committee: In lieu of routine City of Kyle oversight in managing the enforcement of the Design Standards, the Plum Creek North Design Committee "*PCNDC*" will be established. The PCNDC will "activated" prior to the construction of any residential structures within Plum Creek North. Its actions will be in lieu of the requirements of §53-931 and its purpose shall be to review the Design Standards contained in this document. General details regarding the PCNDC are described on Exhibit A.
- C. A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines.
- D. In addition to those described in this document, additional design requirements may be created by the Master Developer so long as they do not conflict with this document or are approved as variances by the PCNDC. Each new residential unit in Plum Creek North will be subject to such additional design criteria that will be detailed in design guidelines to be described in the Declaration of Covenants, Conditions, and Restrictions (CCRs) enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.

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EXHIBIT LIST TO Plum Creek Phase II – Residential (“Plum Creek North”) Design  
Development Standards, Requirements and Review Processes

- A. Description of the PCNDC
- B. Applicable Kyle Municipal Code Provision
- C. Rear/Forward Garage Homes
- D. Neighborhood Streets

## **EXHIBIT A**

To EXHIBIT B of ADDENDUM NUMBER FOUR to the  
AGREEMENT BETWEEN THE CITY OF KYLE, PLUM CREEK DEVELOPMENT PARTNERS,  
LTD., AND WILLIAM NEGLEY, TRUSTEE, FOR DEVELOPMENT AND ANNEXATION OF  
PHASE I OF THE PLUM CREEK RANCH PROPERTY

### **Description of the PCNDC**

Composition of the PCNDC. The Committee will be comprised of four professionals, each with a two-year term. The Kyle City Manager will appoint two members and the Master Developer will appoint two members. Formal meetings of the PCNDC may be attended by a representative of the Master Developer, the builder submitting plans, the architect who designed the plan(s) and the City of Kyle.

Each PCNDC member must have one or more of the following credentials and have at least five years' experience practicing in the private sector:

- Professional Engineer
- Land Planner
- Landscape Architect
- Architect
- Land Use Attorney

The Chair of the PCNDC will be selected by a majority vote of the members. In the event that a majority cannot be achieved as to a selection, the City Manager of the City of Kyle will select the PCNDC Chair.

No member of the PCNDC may be: (a) an employee of the Master Developer or employee of elected official of the City of Kyle, or (b) a resident or property owner of Plum Creek Section 1 or Plum Creek North.

Submission Requirements. Submissions to the PCNDC will be in the form of written requests. Any single request may include structures on multiple Lots or blocks. Prior to construction of any dwelling unit, a builder will be required to submit to the PCNDC the following:

- Front Façade and side elevations that face a public street of each residential structure on a public street or cul-de-sac. An entire block does not need to be submitted each time, but each successive submission on that block will need to include depictions of any prior submissions.
- Fence illustrations and locations.
- Tree locations within the residential building Lot.
- Color palette and identity of the color locations (including trim and body colors and masonry colors) on each home to be constructed.
- Illustration of door designs.

- Description of number and configurations of parking spaces (covered and uncovered).
- Description of how the builder will meet the garage requirements in Section 3.5.
- Description or illustration of all building materials including masonry, siding, roofing, garage doors and fencing.
- To the extent that the builder intends to utilize the setback variances contained in this document and thereby intends to construct a structure outside of normal setbacks (5' side, 5' rear and 20' front), the builder must provide for the PCNDC approval a plot plan showing the outline of the structures on the Lot. This provision does not apply (i.e., plot plans *not* required) to Rear/Forward Garage Homes that conform to the unique setback provisions pursuant to Section 3.5.

Approval process. The intent will be for the PCNDC to meet formally once every three weeks during the calendar year. However, additional meetings may occur if requested by the Master Developer or the City of Kyle.

Submissions will be processed within ten business days after receipt. If the PCNDC does not act on the request within the aforementioned time period (by providing comments or approval), the request will be deemed approved. *Outright* denial of requests without specific written reasons is not permitted. Denial must include reasons/comments which must take the form of describing the manner in which the plan(s) deviate from the Design Standards and recommendations for bringing the plan into compliance. The builder may resubmit plans to respond to the PCNDC comments on a schedule that meets the builder's requirements. There is no limit to the number of resubmissions.

Variances. The PCNDC may, at the request of the applicant, grant variances to the PCNDC if it deems appropriate based on site constraints, tree preservation, utility locations or conflicts and need/desire for general architectural variety. Any variance will require a unanimous consent of committee members in attendance at the duly-called meeting.

Fees: The applicant (builder or developer) requesting plan(s) approval will be responsible for payment of a fee to the PCNDC not to exceed \$350.00 per application. The fee will be used to defray the meeting cost and may be used to compensate members of the committee for expenses. Additionally, the Master Developer will, for a period of time beginning with the final city acceptance of the first development phase (the first year's deposit may be prorated) and ending on January 15, 2025, on an annual basis and no later than January 15 of any calendar year, fund a fixed amount of \$10,000.00 to fund any additional costs of the committee. The City Manager of the City of Kyle will decide the manner in which deposits or collections are held and the disposition of any funds remaining at the end of a calendar year.

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### **Kyle Municipal Code Provision Ordinance #962 - Style Guide**

This is attached as Exhibit C to Addendum Number Four

## EXHIBIT C

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### Rear/Forward Garage Home Depiction

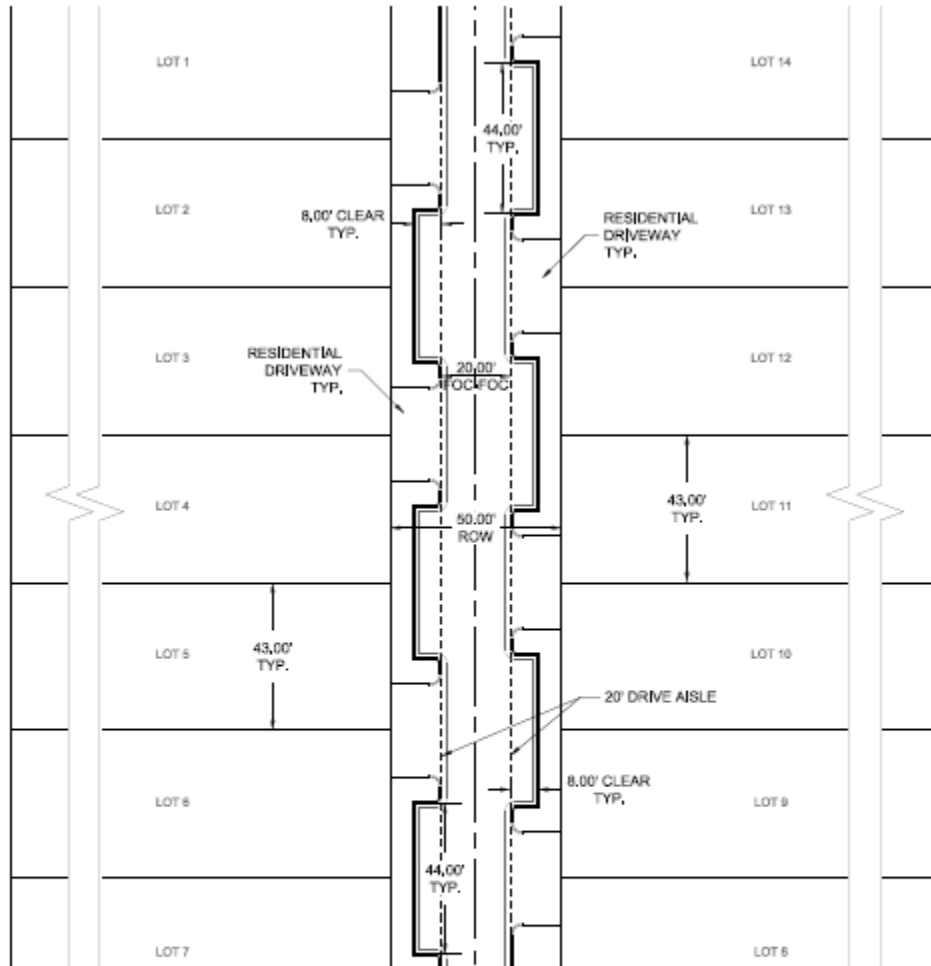


## EXHIBIT D

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### Alternative Neighborhood Streets (Selected Areas)

Part 1 of Exhibit E: Lots 45' frontage and less (at the build line).

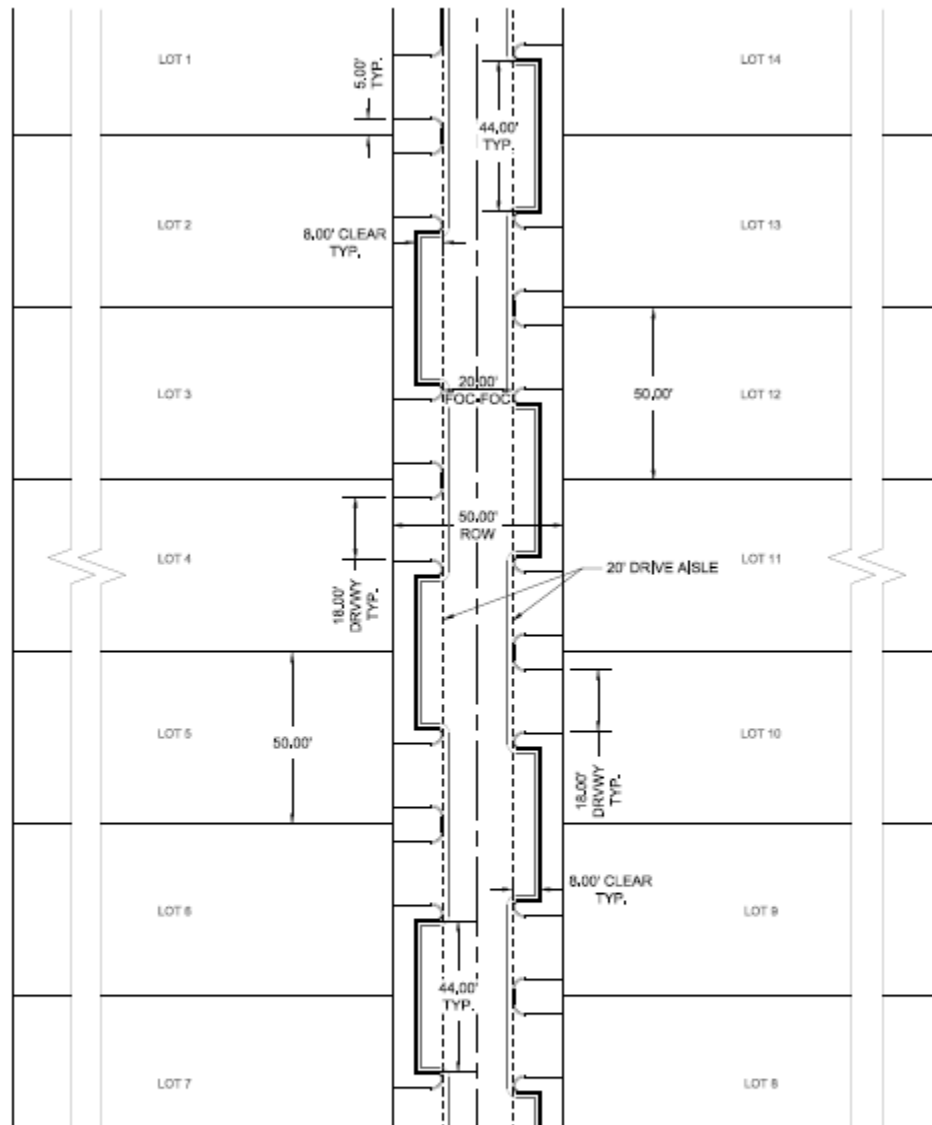


**PLUM CREEK NORTH (PHASE 2)**  
**OPTIONAL LOCAL STREET (43' LOTS)**  
KYLE, TEXAS  
JUNE 1, 2018





**Alternative Neighborhood Streets (Selected Areas)**  
Part 2 of **Exhibit D**: Lots 50' frontage and more (at the build line).



NOTE:  
50' AND WIDER LOTS WILL BE ATTACHED GARAGE  
HOMES, THIS STREETScape WILL GENERALLY APPLY  
TO ALL LOTS 50' AND WIDER.

**PLUM CREEK NORTH (PHASE 2)**  
**OPTIONAL LOCAL STREET (50' LOTS)**  
KYLE, TEXAS  
JUNE 1, 2018

