

The Paddocks at Oak Tree

Design Criteria

Introduction

The Paddocks at Oak Tree is a unique residential neighborhood within Oklahoma's premier lifestyle community. The natural beauty of gently sloping terrain and indigenous hardwoods will be balanced by spectacular estates complimented by lakes and views of the Oak Tree Golf Club course and clubhouse. Each estate will feature preferred fencing with a private entry gate and driveway.

Great care has been taken in the planning and design of The Paddocks to protect the natural beauty of the golf course environment and pastoral setting of the neighborhood. To ensure the neighborhood architecture is as aesthetically pleasing as the land itself, housing designs and the construction process will be carefully monitored and managed.

Design Review

Architectural Standards and Guidelines for Oak Tree are published and are available in the office of Oak Tree Partners, LLC at Oak Tree Country Club.

All house plans must be submitted to Oak Tree Development Office located on the mezzanine level in the clubhouse. The procedure for the Design Review is clearly stated in Oak Tree's Architectural Standards. A copy of which is hereby acknowledged.

Building Setbacks

Setback requirements insure a neighborhood appearance and privacy between adjacent dwellings.

- Front 50 feet (from entry gate)
- Side 75 feet
- Golf Course/Rear 60 feet

"Outdoor" elements customarily attached to the home (decks, porches) will not encroach front, side or rear yards setbacks. Patios, pools, driveways, walks, perimeter walls/fences, etc... may encroach into setback areas.

Entry Design

- The entry will be a minimum of 60 feet wide and 8 feet high.
- Each estate will have a driveway connecting to Waterloo Road. The minimum width of each paved concrete driveway from the entry gate to the road will be 20 feet permitting two-way traffic flow and simultaneous entry/exit.
- A 60-foot right-of-way from the centerline of Waterloo Road has been granted to the City of Edmond permitting required 2 car minimum stacking distance.
- Each entry will setback 60 feet from the centerline of Waterloo Road.
- Each entry gate will setback an additional 16 feet from the 60 feet right-of-way. Thus, the entry gate will be 76 feet from the centerline of Waterloo Road.
- Entry walls will consist only of masonry materials (stone, brick, stucco/dryvit) and columns with cast stone coping.
- Corner columns will connect the wall with the existing chain link perimeter fence on Waterloo.
- The entry gate material will be wrought iron and constructed to a minimum height of 8 feet. At least 2 lights (one on each column adjacent to the entry gate) and electronic/mechanical gate operation technology will be required.

Drainage

Drainage easements will be located along the entry parallel to Waterloo Road. Each estate will be required to construct poured concrete headwalls beneath the driveway approach to channel drainage along the front of the property. Each estate will be responsible for maintaining adequate storm drainage as required by the City of Edmond.

Perimeter Fencing

The Owner of each estate will install and maintain side and rear yard fencing, which shall be approved by the Declarant and the Design Review Board as to style, type and quality of construction.

Minimum Square Footage

Homes in The Paddocks will be a minimum of 4000 square feet (of air-conditioned space). Two story and one/one-half story homes will have at least 3000 square feet on the ground floor. Secondary buildings such as barns and guest houses will be included in the square footage calculation.

Exterior Materials

Oak Tree Architectural Standards will apply. Exterior finishes may consist only of masonry elements- brick, stone, stucco/dryvit- or natural “lap and gap” wood in

combination with accepted masonry materials. No vinyl clapboard, Masonite or other simulated wood products will be approved.

Roof Materials

All roof pitches will have a minimum of 8/12 slope. The composition of all pitched roofs will be fire retardant cedar shake shingles, clay or concrete tile, copper, slate, architectural composition shingles and other materials only as approved by Oak Tree. All composition shingle roof systems must consist of fiberglass materials with a minimum weight of 400 pounds per square (1 sq = 100 sq ft) and carry a lifetime guaranty.

Windows

Windows will contain double seal glass with a thermally broken frame system. All window glass will carry a 10-year guaranty. All sash/frame will carry a 1-year warranty on workmanship, a 10-year warranty on the hardware parts, operation, and any cladding (if applicable) on wood clad windows.

Landscape

To ensure a neighborhood landscape that compliments the elegant architecture of The Paddocks, a minimum budget for landscaping will be established. Each home will require up to 2% of the retail price (as determined by appraisal) or a minimum budget of \$6,000 per home, for a landscape plan, plants and labors to install. Sod and sprinkler/irrigation systems are excluded from the minimum requirements.

Multiple estates purchased and consolidated into a single residence will be considered one home for application of the landscaping standards.

Compliance will be substantiated through submission of invoices for designs, plants and installation.

Consolidation and Subdivision

Multiple estates purchased for construction and occupancy will be a single residence for HOA assessments, club membership options, etc.

No buildable estate will be split or subdivided for resale into estates smaller than their dimensions as reflected on The Paddocks estate layout diagram without approval from Oak Tree Partners, LLC.