

EXHIBIT B

Statement of Intent and Purpose for Legacy Gardens, Town of Prosper, Texas

Legacy Gardens is a residential community designed for all ages with homes and amenities that appeal to a variety of tastes and lifestyles. Single family residential development is the primary land use in Legacy Gardens and includes a mix of different lot sizes, housing styles and materials reminiscent of traditional American neighborhoods that developed more “organically” as each home was individually built. Complementary schools and recreational facilities will also occupy a significant portion of the property.

Legacy Gardens is designed as a single, cohesive neighborhood with consistent, high standards of design and maintenance. At its core is a roughly 4-acre amenity site with clubhouse, resort style pool, engaging play equipment, a small, serene lake and abundant landscape. The amenity center functions as a modern, suburban “town square” for the neighborhood.

Standards and criteria that follow are aimed at ensuring a high-quality appearance and are also intended to create a community with timeless character. These standards and criteria will result in a community where Legacy Gardens’ residents are proud of owning a home, excited when returning home, and relaxed and peaceful when at home.

EXHIBIT C:

Development Standards for Legacy Gardens (Tracts 1 and 2), Town of Prosper, Texas

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20 as it currently exists or may be amended) and Subdivision Ordinance (as it currently exists or may be amended) shall apply to the Property ("Tract 1 and Tract 2" as illustrated on Exhibit D).

1. Planned Development – Residential – 121.4 gross acres

- 1.1. Definition: Single Family shall mean the use of a lot with one building designed for and containing not more than one unit with facilities for living, sleeping, and eating therein.
- 1.2. Density: The maximum number of single-family-detached units for the Property is 300, subject to the limits per Lot Type specified in Table 1.
- 1.3. Permitted Uses: Land uses allowed within the Property shall consist of Single-Family Residential uses including the following: Uses followed by a "C" are permitted subject to conditional development standards. Conditional development standards are set forth in Chapter 3, Section 1 of the Town's Zoning Ordinance.
 - a. Public or Private Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts
 - b. Schools – public or private
 - c. Temporary real estate sales offices for each builder during the development and marketing of the Planned Development which shall be removed no later than 30 days following the final issuance of the last Certificate of Occupancy (CO) on the last lot owned by that builder.
 - d. Temporary buildings of the builders and uses incidental to construction work on the premises, which shall be removed upon completion of such work.
 - e. Utility distribution lines and facilities. Electric substations shall be allowed at the sole discretion of the Developer.
 - f. Accessory buildings incidental to the allowed use and constructed of the same materials as the main structure.
 - g. Guest House
 - h. Home Occupation C
 - i. Model Home

1.4. Lot Types: The single family detached lots developed within the Properties shall be in accordance with the following Lot Types:

- a. Type 8F Lots: Minimum 8,000 square foot lots
- b. Type 9F Lots: Minimum 9,000 square foot lots
- c. Type 10F Lots: Minimum 10,000 square foot lots

1.5. Area and building regulations:

- a. Type 8F Lots: The area and building standards for Type 8F Lots are as follows and as set forth in Table 1:
 - A. Minimum Lot Size. The minimum lot size for Type 8F Lots shall be 8,000 square feet. A typical lot will be 66' x 125' but may vary as long as the requirements in Table 1 are accommodated.
 - B. Minimum Lot Width. The minimum lot width for Type 8F Lots shall be sixty feet (60').
 - C. Minimum Yard Setbacks.
 - i. Minimum Front yard Setback: The typical front yard setback for Type 8F Lots shall be twenty feet (20') and a minimum of fifteen feet (15'). Front setbacks shall be staggered +/- 5' at time of preliminary plat. Front-facing garage doors shall be located no closer than twenty-five feet (25') from the front property line.
 - ii. Minimum Side yard Setbacks
 - a) The minimum side yard setbacks shall be eight feet (8').
 - b) For corner lots, the minimum side yard setbacks shall be fifteen feet (15') on the street side.
 - iii. Minimum Rear yard Setbacks. The minimum rear yard setback shall be twenty-five feet (25'). Front Setbacks shall be staggered +/- 5' at time of preliminary plat, and where a twenty-five foot (25') Front Setback is shown, the Rear Setback shall be reduced to twenty feet (20').
 - iv. Permitted Encroachment.
 - a) Front porches, roof eaves, porte-cocheres, balconies, suspended planter or flower boxes, box or bay windows, awnings and chimneys may encroach into the front yard setback up to three feet (3')

- b) Fireplaces, awnings, overhang eaves, suspended planter or flower boxes, and box or bay windows may encroach up to three feet (3') into side setbacks
- D. Minimum Floor Space. Each dwelling constructed on a Type 8F Lot shall contain a minimum of 1,200 square feet of floor space. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.
- E. Height. The maximum height for structures on Type 8F Lots shall be forty feet (40').
- F. Front Porches. A minimum of one-third (1/3) of Type 8F Lots shall have a front porch, subject to the following regulations.
 - i. Homes located directly across from pocket parks or other community open space identified on the Concept Plan (Exhibit D) shall have a porch.
 - ii. The minimum porch depth shall be seven feet (7') when less than eighteen feet (18') wide, and no less than six feet (6') otherwise.
 - iii. The developer shall be responsible for ensuring the number of front porches meet these design standards and shall provide the City with proof of compliance at the time of final preliminary plat submittal.
- G. House Pad Width. Type 8F lots shall have a minimum pad width of forty-three feet, six inches (43' 6").
- H. Driveways. Driveways fronting on a street on Type 8F Lots shall be constructed of the following materials: concrete, brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.
- I. Exterior Surfaces.
 - i. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, stucco, cementitious material, and architectural concrete block. The exterior facades of a main building or structure, excluding glass windows and doors shall be constructed of one hundred percent (100%) masonry, subject to the following conditions:
 - a) Stucco on structures on Type 8F Lots shall be traditional 3-coat process cement plaster stucco.
 - b) Cementitious materials may be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director of Development Services.
 - c) Cementitious materials may constitute up to 50% of the area for stories other than the first story.

- d) On side and rear elevations, cementitious materials may not be used as a facade cladding material for portions of upper stories that are in the same vertical plan as the first story.
 - e) On front elevations and side elevations facing streets, cementitious materials may be used as a façade cladding material for up to 20% of the front elevation area.
 - ii. EIFS. EIFS (Exterior Insulating and Finish Process) is not allowed on structures on Type 8F Lots.
 - iii. Chimneys. Chimneys located on an exterior wall must be one hundred percent (100%) masonry on Type 8F Lots.
- J. Roofing.
- i. Structures constructed on Type 8F Lots shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof.
 - ii. Metal roofs shall be non-reflective colors.
 - iii. The main roof pitch of any structure shall have a minimum slope of 8" in 12". Clay tile roofs shall have a minimum slope of 3" in 12".
 - iv. The minimum roof pitch on other elements such as dormers, porches, bay windows, and other appurtenances shall be 4" in 12".
- K. Garages.
- i. Homes shall have a minimum of two (2) car garage bays. Garage doors may be constructed of either metal, fiberglass or wood.
 - ii. Metal or fiberglass doors shall be constructed to give the appearance of real wood doors when viewed from any street.
 - iii. Wood doors may consist of paint or stain grade wood (Cedar, Ash, Hemlock, etc.).
 - iv. Doors may be single or double wide doors.
 - v. Additionally, two of the following upgrades must be incorporated:
 - Single doors must be separated by a masonry column
 - Garage doors may be "carriage style door" designs giving the appearance of classic swing-open design with the flexibility of an overhead door.
 - Doors may incorporate decorative hardware.

- Doors may incorporate windows.
- L. Plate Height. Each structure on a Type 8F Lot shall have a minimum principal plate height of 9' on the first floor.
 - M. Fencing. No fence, wall or hedge on a Type 8F Lot shall exceed six feet (6') in height unless otherwise specifically required by the Town of Prosper or originally constructed prior to the date of this Ordinance.
 - i. Corner lots shall utilize decorative metal fence no greater than five feet (5') in height in the required street-side side yard.
 - N. Air Conditioners. No window or wall air conditioning units will be permitted on structures on Type 8F Lots. Outside condensing units (compressors) which are not located within a privacy fenced area shall be screened by shrubbery save and except access and service space to the condensing units which may not be visible from the street.
 - O. Plan Elevations. On Type 8F Lots, plan elevations shall repeat no closer than every fourth (4th) home on the same side of a street and every third (3rd) home on the opposite side of the street.
 - P. Accessory Structures. Accessory structures used as a garage will be allowed.
 - i. Accessory structures shall be subject to the same exterior construction and architectural standards as the main dwelling.
 - ii. Accessory structures shall be separate from the main dwelling by a minimum of ten (10) feet, have a minimum rear yard setback of ten feet (10'), and a minimum side yard setback of eight feet (8').
- b. Type 9F Lots: The area and building standards for Type 9F Lots are as follows and as set forth in Table 1:
- A. Minimum Lot Size. The minimum lot size for Type 9F Lots shall be 9,000 square feet. A typical lot will be 76' x 130' but may vary as long as the requirements in Table 1 are accommodated.
 - B. Minimum Lot Width. The minimum lot width for Type 9F Lots shall be seventy feet (70').
 - C. Minimum Yard Setbacks.
 - i. Minimum Front yard Setback: The typical front yard setback for Type 9F Lots shall be twenty-five feet (25') and a minimum of twenty feet (20'). Front setbacks shall be staggered +/- 5' at time of preliminary plat. Front-facing

garage doors shall be located no closer than twenty-five feet (25') from the front property line.

ii. Minimum Side yard Setbacks

- a) The minimum side yard setbacks shall be eight feet (8').
- b) For corner lots, the minimum side yard setbacks shall be fifteen feet (15') on the street side.

iii. Minimum Rear yard Setbacks. The minimum rear yard setback shall be twenty-five feet (25'). Front Setbacks shall be staggered +/- 5' at time of preliminary plat, and where a thirty foot (30') Front Setback is shown, the Rear Setback shall be reduced to twenty feet (20').

iv. Permitted Encroachment.

- a) Front porches, roof eaves, porte-cocheres, balconies, suspended planter or flower boxes, box or bay windows, awnings and chimneys may encroach into the front yard setback up to five feet (5')
- b) Swing-in garages may encroach into required front yards up to ten feet (10'). The side of the garage facing the street shall have a minimum of one (1) 3'x5' window and the portion of the garage that extends over the front building line shall be limited to one story in height.
- c) Fireplaces, awnings, overhang eaves, suspended planter or flower boxes, and box or bay windows may encroach up to three feet (3') into side setbacks

D. Minimum Floor Space. Each dwelling constructed on a Type 9F Lot shall contain a minimum of 1,400 square feet of floor space. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.

E. Height. The maximum height for structures on Type 9F Lots shall be forty feet (40').

F. Front Porches. A minimum of twenty-five percent (25%) of Type 9F Lots shall have a front porch, subject to the following regulations.

- i. Homes located directly across from pocket parks or other community open space identified on the Concept Plan (Exhibit D) shall have a porch.
- ii. The minimum porch depth shall be seven feet (7') when less than eighteen feet (18') wide, and no less than six feet (6') otherwise.
- iii. The minimum porch width for a house with a split garage door shall be seven feet (7').

- iv. The minimum porch width for a house without a split garage door shall be ten feet (10').
- v. The developer shall be responsible for ensuring the number of front porches meet these design standards and shall provide the City with proof of compliance at the time of final preliminary plat submittal.
- G. House Pad Width. Type 9F lots shall have a minimum pad width of fifty-three feet, six inches (53' 6").
- H. Driveways. Driveways fronting on a street on Type 9F Lots shall be constructed of the following materials: concrete, brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.
- I. Exterior Surfaces.
 - i. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, stucco, cementitious material, and architectural concrete block. The exterior facades of a main building or structure, excluding glass windows and doors shall be constructed of one hundred percent (100%) masonry, subject to the following conditions:
 - a) Stucco on structures on Type 9F Lots shall be traditional 3-coat process cement plaster stucco.
 - b) Cementitious materials may be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director of Development Services.
 - c) Cementitious materials may constitute up to 50% of the area for stories other than the first story.
 - d) On side and rear elevations, cementitious materials may not be used as a facade cladding material for portions of upper stories that are in the same vertical plan as the first story.
 - e) On front elevations and side elevations facing streets, cementitious materials may be used as a façade cladding material for up to 20% of the front elevation area.
 - ii. EIFS. EIFS (Exterior Insulating and Finish Process) is not allowed on structures on Type 9F Lots.
 - iii. Chimneys. Chimneys located on an exterior wall must be one hundred percent (100%) masonry on Type 9F Lots.

K. Roofing.

- i. Structures constructed on Type 9F Lots shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof.
- ii. Metal roofs shall be non-reflective colors.
- iii. The main roof pitch of any structure shall have a minimum slope of 8" in 12". Clay tile roofs shall have a minimum slope of 3" in 12".
- iv. The minimum roof pitch on other elements such as dormers, porches, bay windows, and other appurtenances shall be 4" in 12".

L. Garages.

- i. Homes shall have a minimum of two (2) car garage bays but no more than three (3).
- ii. Homes with three (3) garages shall not have more than two (2) garage bays facing the street.
- iii. Carports or three (3) car front facing garages shall not be permitted.
- iv. Garage doors may be constructed of either metal, fiberglass or wood.
- v. Metal or fiberglass doors shall be constructed to give the appearance of real wood doors when viewed from any street.
- vi. Wood doors may consist of paint or stain grade wood (Cedar, Ash, Hemlock, etc.).
- vii. Doors may be single or double wide doors.
- viii. Additionally, two of the following upgrades must be incorporated:
 - Single doors must be separated by a masonry column of no less than twelve inches (12") in width.
 - Garage doors may be "carriage style door" designs giving the appearance of classic swing-open design with the flexibility of an overhead door.
 - Doors may incorporate decorative hardware.
 - Doors may incorporate windows.

M. Plate Height. Each structure on a Type 9F Lot shall have a minimum principal plate height of 9' on the first floor.

- N. Fencing. No fence, wall or hedge on a Type 9F Lot shall exceed six feet (6') in height unless otherwise specifically required by the Town of Prosper or originally constructed prior to the date of this Ordinance.
 - i. All Type 9F Lots backing or siding to Open Space shall have a decorative metal fence abutting to said open space.
 - ii. Corner lots shall utilize decorative metal fence no greater than five feet (5') in height in the required street-side side yard.
- O. Air Conditioners. No window or wall air conditioning units will be permitted on structures on Type 9F Lots. Outside condensing units (compressors) which are not located within a privacy fenced area shall be screened by shrubbery save and except access and service space to the condensing units which may not be visible from the street.
- P. Plan Elevations. On Type 9F Lots, plan elevations shall repeat no closer than every fourth (4th) home on the same side of a street and every third (3rd) home on the opposite side of the street.
- Q. Accessory Structures. Accessory structures used as a garage will be allowed.
 - i. Accessory structures shall be subject to the same exterior construction and architectural standards as the main dwelling.
 - ii. Accessory structures shall be separate from the main dwelling by a minimum of ten (10) feet, have a minimum rear yard setback of ten feet (10'), and a minimum side yard setback of eight feet (8').
- c. Type 10F Lots: The area and building standards for Type 10F Lots are as follows and as set forth in Table 1:
 - A. Minimum Lot Size. The minimum lot size for Type 10F Lots shall be 10,000 square feet. A typical lot will be 86' x 130' but may vary as long as the requirements in Table 1 are accommodated.
 - B. Minimum Lot Width. The minimum lot width for Type 10F Lots shall be eighty feet (80').
 - C. Minimum Yard Setbacks.
 - i. Minimum Front yard Setback: The typical front yard setback for Type 10F Lots shall be twenty-five feet (25') and a minimum of twenty feet (20'). Front setbacks shall be staggered +/- 5' at time of preliminary plat. Front-facing garage doors shall be located no closer than twenty-five feet (25') from the front property line.

- ii. Minimum Side yard Setbacks
 - a) The minimum side yard setbacks shall be eight feet (8').
 - b) For corner lots, the minimum side yard setbacks shall be fifteen feet (15').
- iii. Minimum Rear yard Setbacks. The minimum rear yard setback shall be twenty-five feet (25'). Front Setbacks shall be staggered +/- 5' at time of preliminary plat, and where a thirty foot (30') Front Setback is shown, the Rear Setback shall be reduced to twenty feet (20').
- iv. Permitted Encroachment.
 - a) Front porches, roof eaves, porte-cocheres, balconies, suspended planter or flower boxes, box or bay windows, awnings and chimneys may encroach into the front yard setback up to five feet (5')
 - b) Swing-in garages may encroach into required front yards up to ten feet (10'). The side of the garage facing the street shall have a minimum of one (1) 3'x5' window and the portion of the garage that extends over the front building line shall be limited to one story in height.
 - c) Fireplaces, awnings, overhang eaves, suspended planter or flower boxes, and box or bay windows may encroach up to three feet (3') into side setbacks
- D. Minimum Floor Space. Each dwelling constructed on a Type 10F Lot shall contain a minimum of 1,500 square feet of floor space. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.
- E. Height. The maximum height for structures on Type 10F Lots shall be forty feet (40').
- F. House Pad Width. Type 10F lots shall have a minimum pad width of sixty-three feet, six inches (63' 6").
- G. Driveways. Driveways fronting on a street on Type 10F Lots shall be constructed of the following materials: concrete, brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.
- H. Exterior Surfaces.
 - i. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, stucco, cementitious material, and architectural concrete block. The exterior facades of a main building or structure, excluding glass windows and doors shall be constructed of one hundred percent (100%) masonry.
 - ii. EIFS. EIFS (Exterior Insulating and Finish Process) is not allowed on structures on Type 10F Lots.

- iii. Chimneys. Chimneys located on an exterior wall must be one hundred percent (100%) masonry on Type 10F Lots.

J. Roofing.

- i. Structures constructed on Type 10F Lots shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof.
- ii. Metal roofs shall be non-reflective colors.
- iii. The main roof pitch of any structure shall have a minimum slope of 8" in 12". Clay tile roofs shall have a minimum slope of 3" in 12".
- iv. The minimum roof pitch on other elements such as dormers, porches, bay windows, and other appurtenances shall be 4" in 12".

K. Garages.

- i. Homes shall have a minimum of two (2) car garages but no more than four (4).
- ii. Homes with three (3) or more garage bays shall not have more than two (2) garage doors facing the street.
- iii. Carports or three (3) car front facing garages shall not be permitted.
- iv. Garage doors may be constructed of either metal, fiberglass or wood.
- v. Metal or fiberglass doors shall be constructed to give the appearance of real wood doors when viewed from any street.
- vi. Wood doors may consist of paint or stain grade wood (Cedar, Ash, Hemlock, etc.).
- vii. Doors may be single or double wide doors.
- viii. Additionally, two of the following upgrades must be incorporated:
 - Single doors must be separated by a masonry column of no less than twelve inches (12") in width.
 - Garage doors may be "carriage style door" designs giving the appearance of classic swing-open design with the flexibility of an overhead door.
 - Doors may incorporate decorative hardware.
 - Doors may incorporate windows.

- L. Plate Height. Each structure on a Type 10F Lot shall have a minimum principal plate height of 9' on the first floor.

- M. Fencing. No fence, wall or hedge on a Type 10F Lot shall exceed six feet (6') in height unless otherwise specifically required by the Town of Prosper or originally constructed prior to the date of this Ordinance.
- i. All Type 10F Lots backing or siding to Open Space shall have a decorative metal fence abutting to said open space.
 - ii. Corner lots shall utilize decorative metal fence no greater than five feet (5') in height in the required street-side side yard.
- N. Air Conditioners. No window or wall air conditioning units will be permitted on structures on Type 10F Lots. Outside condensing units (compressors) which are not located within a privacy fenced area shall be screened by shrubbery save and except access and service space to the condensing units which may not be visible from the street.
- O. Plan Elevations. On Type 10F Lots, plan elevations shall repeat no closer than every fourth (4th) home on the same side of a street and every third (3rd) home on the opposite side of the street.
- P. Accessory Structures. Accessory structures used as a garage will be allowed.
- i. Accessory structures shall be subject to the same exterior construction and architectural standards as the main dwelling.
 - ii. Accessory structures shall be separate from the main dwelling by a minimum of ten (10) feet, have a minimum rear yard setback of ten feet (10'), and a minimum side yard setback of eight feet (8').

Table 1:

Type/Name	8F	9F	10F
Nominal Lot Size (ft)	66x125	76x130	86x130
Min lot size (SF)	8,000	9,000	10,000
Minimum Number	N/A	N/A	125
Garage Orientation	Front	Front / J-Swing	Front / J-Swing
Min Building Pad Width	43' 6"	53' 6"	63' 6"
Min Dwelling Area (living sf)	1,200	1,400	1,500
Min Front Yard (ft)	20*	25*	25*
Min Side Yard (ft)	8/8	8/8	8/8
Corner Lot Side Yard (ft)	15	15	15
Min Rear Yard (ft)	25*	25*	25*
Max Building Height (ft)	40	40	40
Max Lot Coverage	45%	45%	45%
Min Lot Width (ft)	60	70	80
Min Lot Depth (ft)	115	120	120

*Front setbacks shall be staggered +/- 5' from those shown in the table at time of preliminary plat. Where a 25' Front Setback is shown (30' for 9F or 10F Lots), the Rear Setback shall be reduced to 20 foot. Front porches, roof eaves, porte-cocheres and chimneys may encroach into the front yard setback, but in no event shall the front yard setback be less than 20 feet.

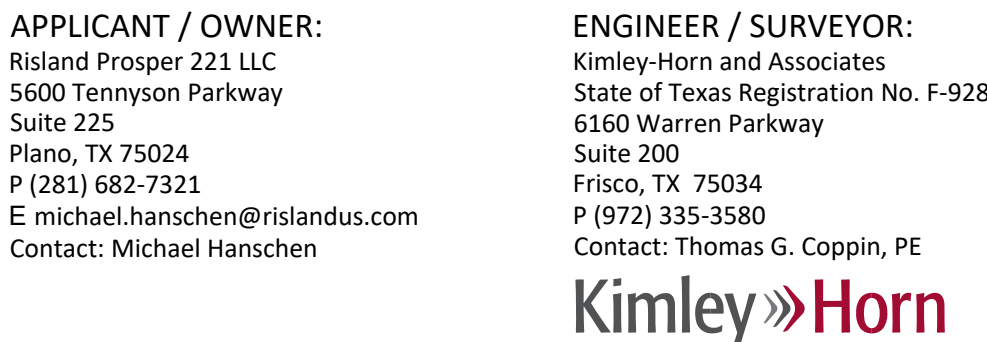
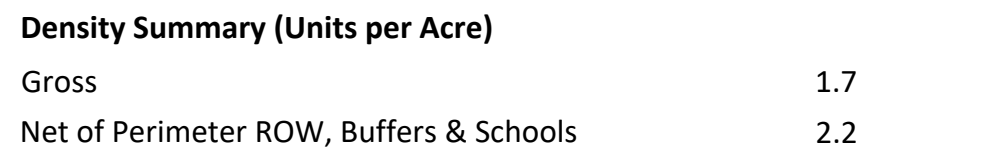
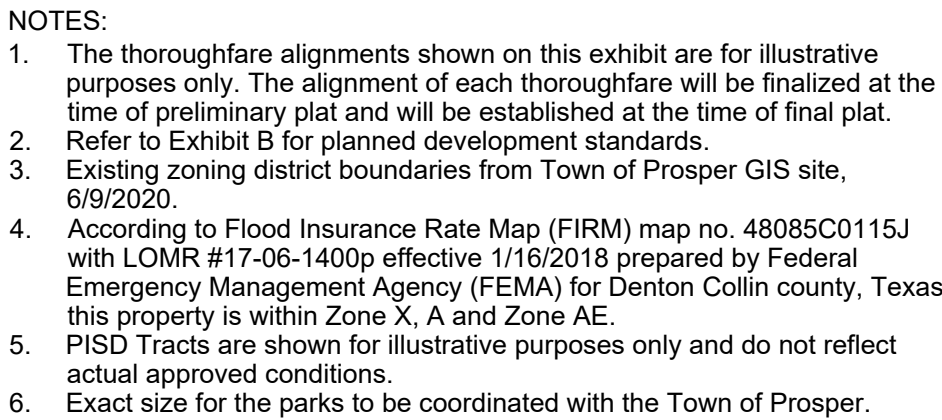


EXHIBIT E:
Development Schedule for Legacy Gardens, Town of Prosper, Texas

Phase 1	118 lots	Substantially completed in September 2019
Phase 1 C	16 lots	Anticipated substantial completion December 2021
Phase 2	100 lots	Under design. Anticipated to include single family lots types and be substantially completed by September 30, 2023

Remaining phases anticipated to provide 100-150 finished lots of various Types each 18-month period beginning January 2024

This schedule is subject to change due to various factors beyond the control of the developer such as housing market conditions, construction materials and labor availability and acts of nature, among others.

EXHIBIT F:

Illustrative Elevations and Plans for Legacy Gardens, Town of Prosper, Texas

The following images represent home designs consistent with the standards set forth in Exhibit C for each Lot Type and shall serve as a guide in the design and construction of homes in Legacy Gardens, but do not constitute the exclusive plans or elevations to be built.

Exhibit F - Type 8F Lots





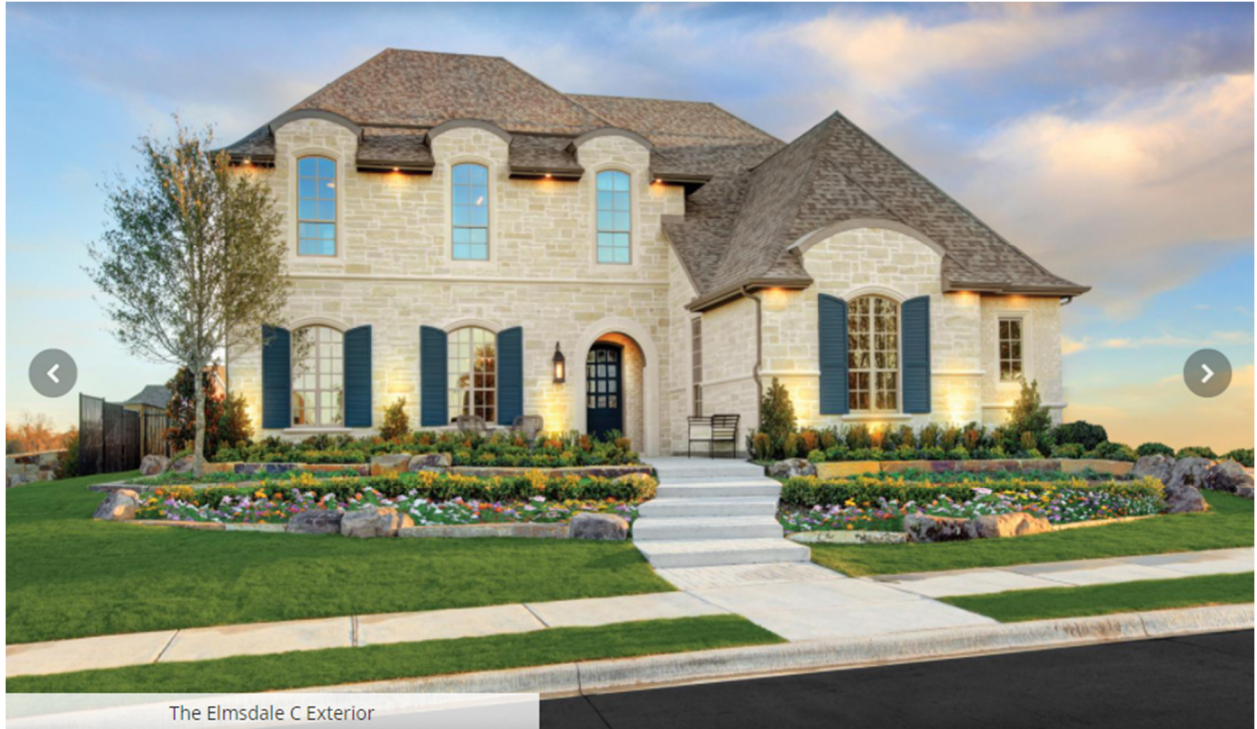


Exhibit F - Type 9F Lots





Exhibit F - Type 10F Lots





The Julian A Exterior

