



CASLANO™

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Architectural Guidelines & Deed Restrictions

The goal of the Owner's and Project Managers is to promote an architecturally significant, environmentally friendly, and high quality neighborhood. These are some of the architectural guidelines and deed restrictions at Caslano. Buyers are instructed to consult the long form Architectural Guidelines and Declaration of Covenants, Conditions and Restrictions before making any decisions and for a more complete understanding thereof.

Architecture:

- Each residence shall contain not less than three thousand (3000) square feet of enclosed living space, exclusive of porches, patios, decks and garages. No maximum square footage, except Reviewer to approve multiple residences on any lot(s).
- Minimum 3-car garage and 2-car parking pad with no carports.
- Reviewer will consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, trees, and finish grade elevation, the natural contours, local climate, vegetation, and the views.
- No Residence greater than thirty-five (35) feet or more than two (2) stories in height may be constructed on the Water Front Lots, unless the Reviewer grants a variance.
- All driveways must be between 12' and 16' wide. Acceptable paving materials include concrete, asphalt, brick, flagstone, stepping stones, and pre-cast patterned or exposed aggregate concrete pavers. Driveways must contain a contrasting or harmonious banding or coping around the boundaries of the driveways, and must meander to match the natural terrain of the Lot.
- Each Owner shall install a septic system, which must be designed by a licensed sanitary engineer. Location of the septic tank and field shall be depicted on the Plans and Specifications.
- 30' side setbacks on the waterfront (spacing the houses by at least 60')
All home placements subject to view corridor review.

Materials:

- Residence must be 95% masonry (stone, stucco, brick, and approved substitutes).
- Windows must be of all wood, vinyl clad on wood, or all plastic construction.
- Door materials allowed are solid wood, ornamental iron, and glass.
Chain link, wood, and open mesh, wire type fences may not be constructed on any Lot. No exterior perimeter fences may be constructed on any Water Front Lot, except the wooded lots (A28-30).



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Architectural Guidelines & Deed Restrictions (cont.)

Materials (cont.):

- Roofs must be constructed of clay tile, cement tile, slate, stone, synthetic slate, or non-reflective standing seam metal.
- Exterior lighting or illumination must have adequate top and side shielding to avoid glare. Residence must have a two (2) mantel gas lamp at the entryway on a pre-designed base as well as an address monument structure.
- Primary paint colors for all exterior Building surfaces must complement the architectural theme of the house in context with its surroundings.

Landscaping:

- Landscaping plans, subject to the approval of the Architectural Committee, must show existing trees, other than cedar trees, with a diameter of three (3) inches or greater, proposed new planting and proposed removal or transplanting of existing vegetation.
- Removal of any trees having a trunk circumference of sixty inches (60") or more, measured four and one-half feet (4 ½') above natural grade level, is prohibited except as authorized by the City of Austin.
- Preservation of existing vegetation in addition to the introduction of plants native to the area must be considered in establishing the landscape design.
- The Reviewer work with Lot Owners to devise a method of long-term prevention and maintenance Cedar, Oak Wilt and Mesquite Tree control to ensure neighborhood views and tree diversity.
- Residence shall have a minimum natural-scaped area of not less than twenty-five percent (25%) of the total acreage of the Lot. Natural-scaped areas shall contain only native plants, grasses, and trees (with the exception of any non-native plants, grasses, and trees. The Reviewer will work with Owners to devise a method for maintaining natural state zones.
- Owners shall utilize only organic lawn, garden, and tree care procedures, processes and substances, except as expressly permitted by the Board, in the exercise of its reasonable discretion. The Reviewer will work with Owners to devise a method for organic lawn care.

Privacy and Cleanliness:

- All sites must be maintained in a clean and orderly manner at all times. All construction debris shall be cleared at the end of each workweek. Once started, residence must be constructed within 24 months, unless Reviewer grants a variance.
- Dog noise provisions acceptable to dog owners while preventing incessant outdoor barking with a four pet limit.
Business conducted at home ("home office") permitted under restrictions to avoid neighborhood disturbances.