

LAKE EDGE DEVELOPMENT STANDARDS

Section 1. Application.

As a condition of approval for any sublease for property located within the Lake Edge Zoning District governed by Section 52 of Ordinance No. 4647, the comprehensive zoning ordinance, the construction and development of any allowed use shall comply in all respects with the following standards.

Section 2. Definitions.

As used in these standards, the following terms shall have the following meanings:

Barbecue pit means a permanent fireplace structure over which foods are cooked.

Boathouse means a roofed structure with supporting fixed piers having a main waterside opening built at the end of or towards the end of an adjoining a dock.

Catwalk means the narrow walkway of a dock providing pedestrian access to moored watercraft.

Centerline means an established line that is equidistant from the surface or sides of something, such as parcel boundaries.

Co-op means a collection of single family parcels that adjoin the Take Line, each parcel having less than sixty (60) linear feet of the normal pool elevation leased shoreline (that may therefore otherwise be too small for individual use of the shoreline) joined for the purposes of constructing and operating collective, cooperative lake-related uses in the Take Area.

Cove parcels means single family parcels that back up to the Take Line that surround a Lake inlet having less than one hundred sixty (<160) feet straight across the body of water from one shoreline to the opposite shoreline during normal pool elevation, thereby limiting the safe maneuvering of watercraft unless development of boat-related facilities is restricted to only one of the shorelines.

Deck/patio means an anchored or concrete paved flat floored roofless surface no greater than 400 square feet built either

beside the normal pool elevation shoreline or incorporated into a promontory in the Take Area.

Dock means a structure used expressly for the mooring and landing of watercraft and for embarking and disembarking passengers from watercraft.

Finger piers means a grouping of up to four (4) open slips or up to four (4) boathouse slips used to moor watercraft with supporting fixed piers.

Fixed pier means a structure with supporting fixed piers with a catwalk on top that extends from the shoreline out into the body of water with the structure being used to moor and land watercraft.

Dock deck means a flat floor surface area with supporting fixed piers built over the Lake water adjoining the end of a fixed pier or finger pier. In terms of measurements the dock deck shall follow the same requirements associated with the catwalk.

Dredging means the process of deepening a waterway for the movement of watercraft by the removal of earth and other materials by digging, suction or other methods.

Easement means an designated, reserved route of passage for providing public and utility personnel and vehicles access to or through a Subleased Area. Technically, a person subleasing a Subleased Area from the City cannot grant an "easement" through that area because the City of Dallas is the owner of the property. For ease of use and referenced, however, the pathway to be provided in and through the Subleased Area shall be designated as an "easement". An easement may either follow existing utility easements or shall be provided on a designated portion of the Subleased Area on a case-by-case basis taking into account natural and heritage impediments (groves of trees, streams, escarpments, rock outcroppings, shoreline fluctuations, wetlands, gradient changes, fossil remains, and heritage sites). An easement may be either primary (that is, going through a number of adjoining Subleased Areas) or secondary (generally leading from a primary easement to the shoreline).

Easement protection means the planned provision for and recognition of a pathway through a Subleased Area.

Flagpole means an upright (90 degree angle to the ground or dock)

pole on which to raise a flag.

Habitable structure means a structure intended for human habitation usually containing amenities such as bathing and cooking facilities; a boathouse, landside gazebo, lakeside gazebo, and covered picnic table are not habitable structures and shall not contain such amenities.

Lake means Lake Ray Hubbard.

Lake Area means the City of Dallas property, know as Lake Ray Hubbard, that is normally submerged by the Lake at normal pool elevation.

Lakeside gazebo means a permanent roofed trellis structure built over the Lake Area with supporting fixed piers, opened on all sides and containing places for sitting.

Landscaping means the minor modification or altering of the surrounding Take Area terrain and shoreline with trees, shrubs, ground cover, and native stone or interlocking brick retaining walls.

Landside gazebo means a ground-built permanent stand-alone roofed trellis structure opened on all sides and containing places for sitting.

Landside improvement angle means an area outside of which no type of new improvements, or plantings exceeding six (6) feet in height, other than boat-related uses, shall be allowed. The Landside Improvement Angle is the quarter distance (25%) centerpoint from the shoreline along the centerline of the adjoining side yard with the angle running from the quarter distance centerpoint to the opposite corners where the Take Line crosses the other side yard.

Leased Area means the Take Area that is within the City Limits of Garland, or where the Take Line is directly adjacent to the City Limits of Garland.

Linear feet means a type of measurement in which dimensions of a specific item are taken together from one noted point to another noted point in a straight line rather than following the curvature of the specific item's boundary.

Lift means a temporary means of elevating a watercraft out of the

water by use of a hoist.

Multi-family means a building or complex of buildings containing more than two housing units.

Normal pool elevation means that area normally submerged by the Lake at or below elevation 435.5 feet mean sea level.

Outdoor lighting means a structure or a system of structures, fixtures, and devices used to provide artificial nighttime lighting over a defined broad area, on buildings and monuments, on docks for safety, and to emphasize landscaping, but not directed to the detriment of the traveling public or surrounding residents in the lights path.

Parcel means a tract or plot of land; a residential lot in a subdivision.

Private play structure means a permanent structure used by children for play installed by private property owners.

Private utilities means those authorized utilities, including electric and telephone lines, intended to provide service only to an individual Subleased Area, and not for public purposes.

Setback means the distance from an established line where no improvements may take place.

Shoreline means the line along the shore of the Lake, established by the normal pool elevation.

Side yard means the boundary line between two Subleased Areas defined by the sublease area survey that projects from the side yard property line to the shoreline's lease area survey point and extending as an invisible straight line beyond the shoreline's lease area survey point.

Slip means a berth for a watercraft between two piers or between finger piers.

Subleased Area means that portion of the Take Area subleased from the City to an adjoining property owner or, in the case of a coop, an association of property owners who own property either adjoining the Take Area or separated from the Take Area by a street or other public property.

Swing lift means a swivel mounted lift placed on the edge of a dock to lift a watercraft out of the water and swivel the craft onto the dock deck.

Take Line means the perimeter boundary of Dallas' property at the Lake.

Take Area means the land owned by Dallas between the Take Line and the normal pool elevation.

View corridor means a sight passage expressed through a view preservation angle from either a generally recognized centerpoint or various centerpoints.

View clear zone means an area within the view preservation angle in which no new structures or plantings shall exceed a defined height above the existing grade.

View preservation angle means a visual angle determined from the centerpoint of the parcel's Subleased Area side yard boundary lines and the quarter distance into the parcel's Subleased Area interior land from the normal pool elevation (435.5 feet mean sea level) and extending two side angles to the convergence points of the side yard boundary lines with the Take Line.

Water resistant wood means those wood products and finishes that repel or hinder the penetration of water.

Section 3. Visual aids and overall regulations. The Lake Edge Zoning District is designed to maintain throughout the district appropriate development controls to provide for lake-related uses that shall be compatible with a typical adjacent residential neighborhood. In so doing, the following factors were considered:

- Varying lot widths requiring different shoreline design and use procedures.
- Access and public safety.
- Recognition of existing and future easements.
- Water quality.
- Existing view corridors.

- Lake-level fluctuations and shoreline changes.
- Terrain, gradient, and drainage issues.
- Limitations on the placement of improvements.
- Maintaining broad shoreline open areas to avoid a cluttered appearance and other aesthetic concerns.
- Restrictions contained in the City's Interlocal Agreement with the City of Dallas regarding use of the Lake.

These overall considerations are generally depicted in the following visual aids and text.

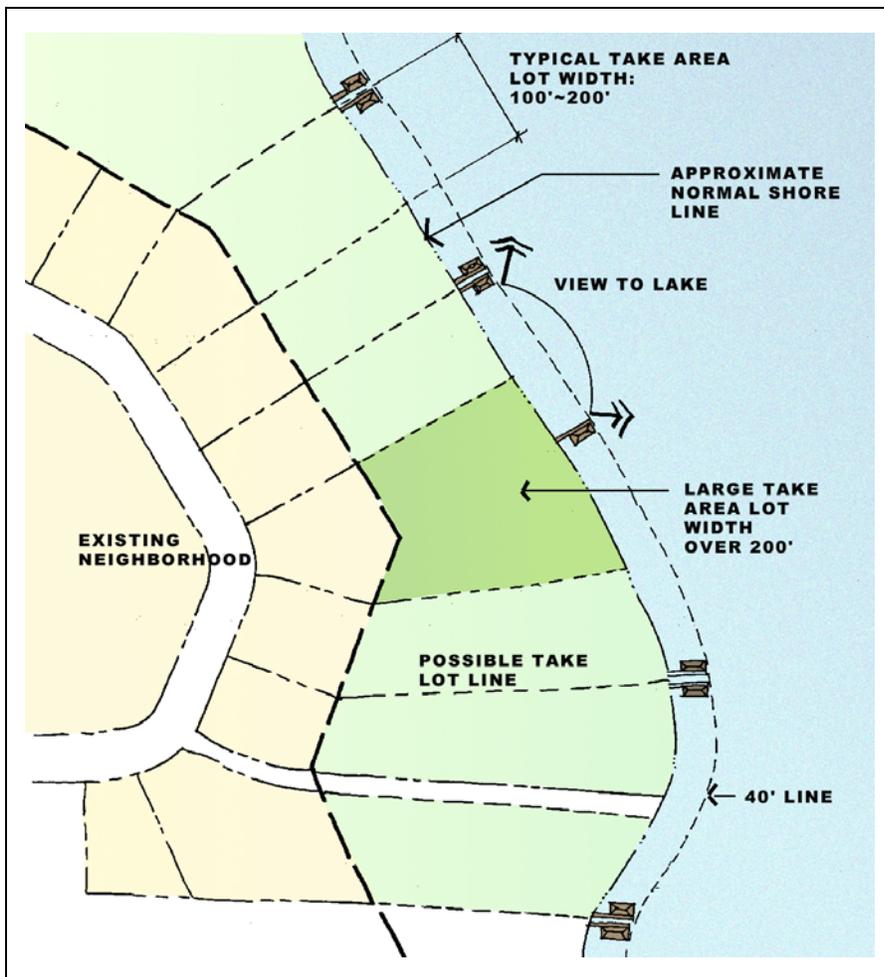


Illustration 1. Development control considerations along the Take Area.

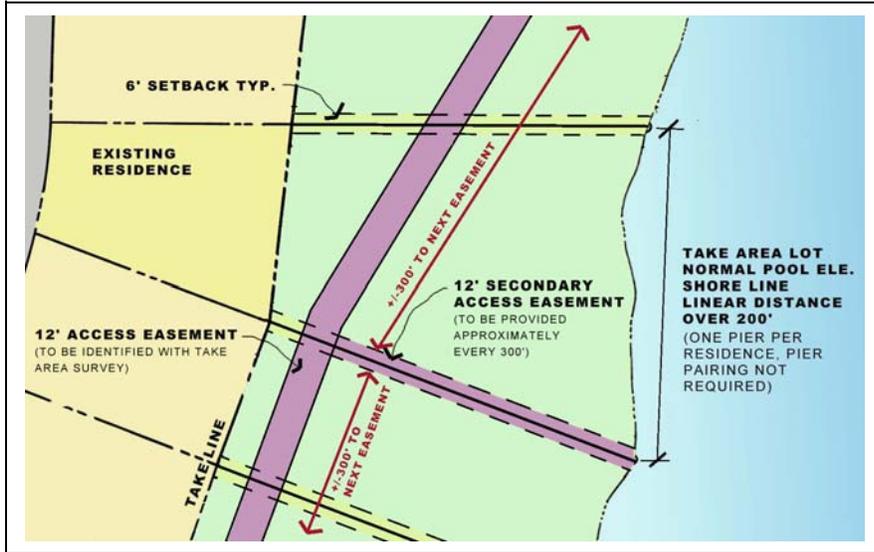


Illustration 2. Large shoreline: Parcels with two-hundred linear feet or greater (>200') of the shoreline may be able to develop individual piers without sharing.

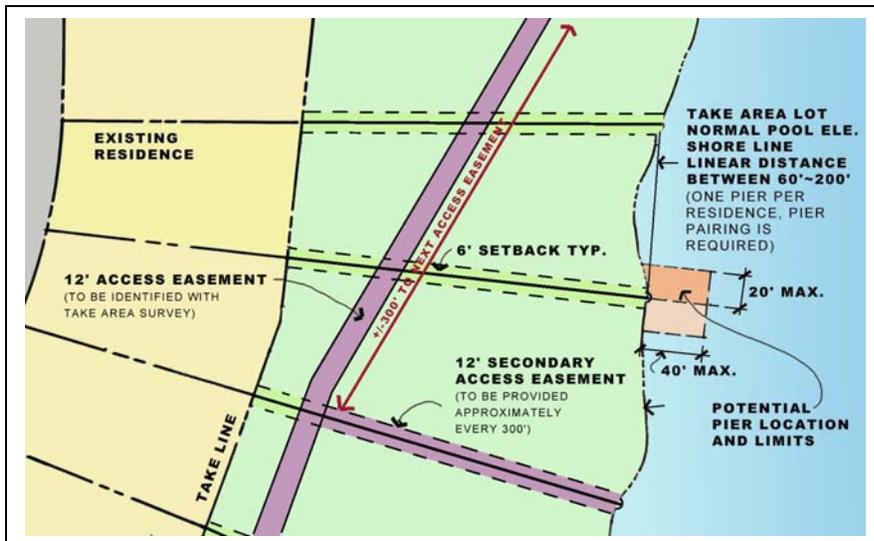


Illustration 3. Typical shoreline: Parcels with sixty linear feet or greater (>60') , but less than two-hundred linear feet (<200') of the shoreline may be able to develop a pier, but shall likely have to share the pier with an adjoining owner.

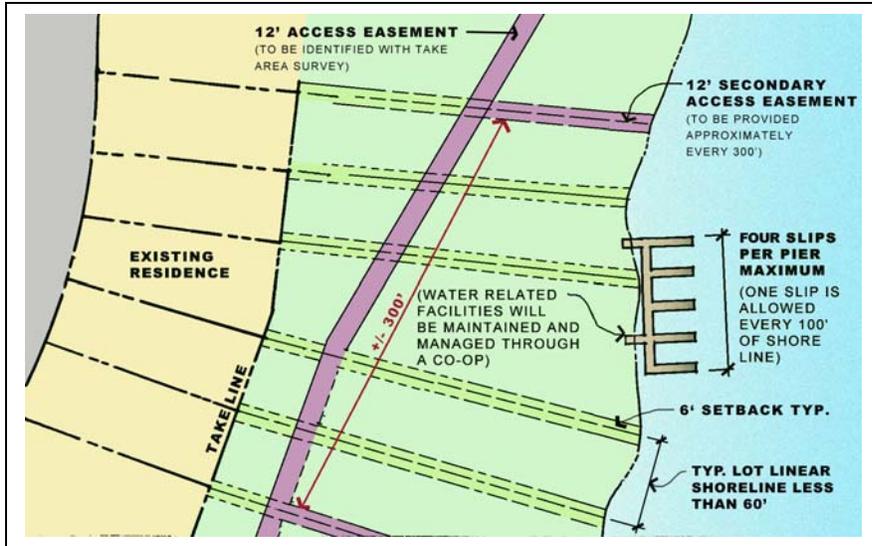


Illustration 4. Co-op site: If single family parcels adjoining the Take Line have less than sixty (<60) linear feet of leased shoreline, an association of owners may share boat-related uses through joint, co-operative agreements.

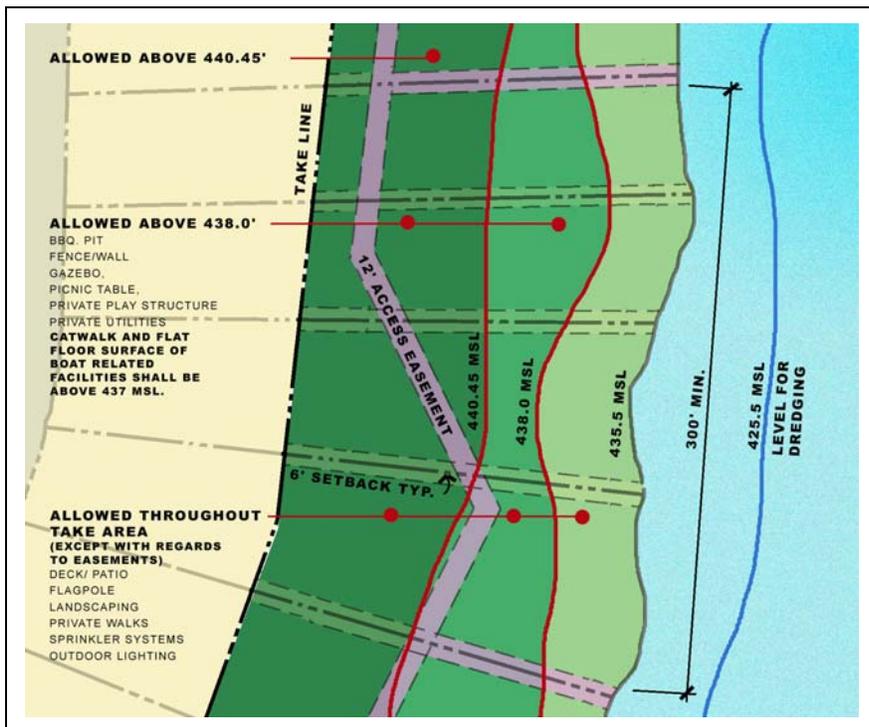


Illustration 5. Elevation contours and a listing of the uses allowed within the Take Area.

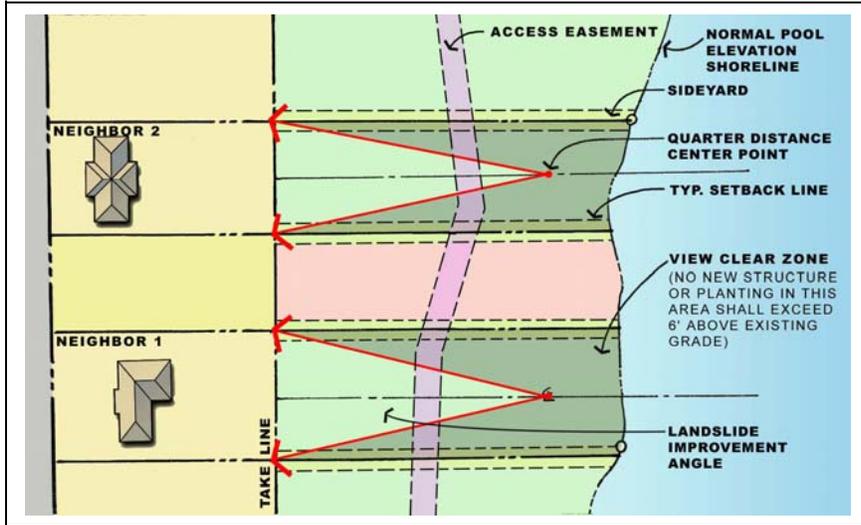


Illustration 6. View clear zones: View clear zones are intended to protect views of the Lake and to maintain the aesthetic value of the lake's shoreline. The view clear zone is defined by the Landside Improvement Angle.

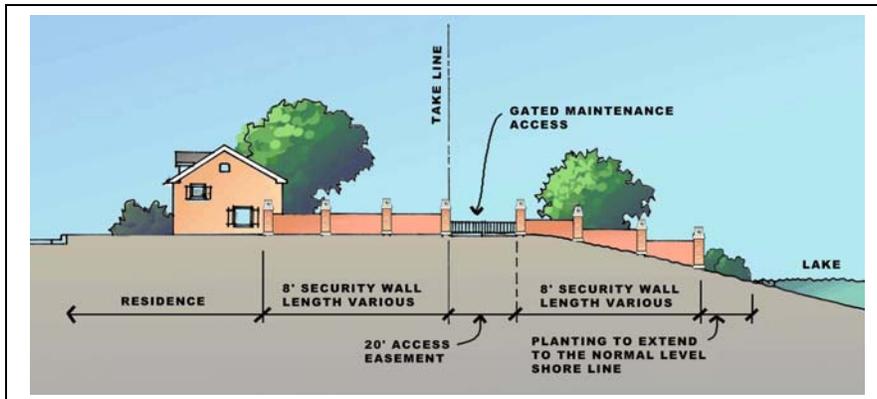


Illustration 7. Illustration of a typical gated access point to an easement within the Take Area.

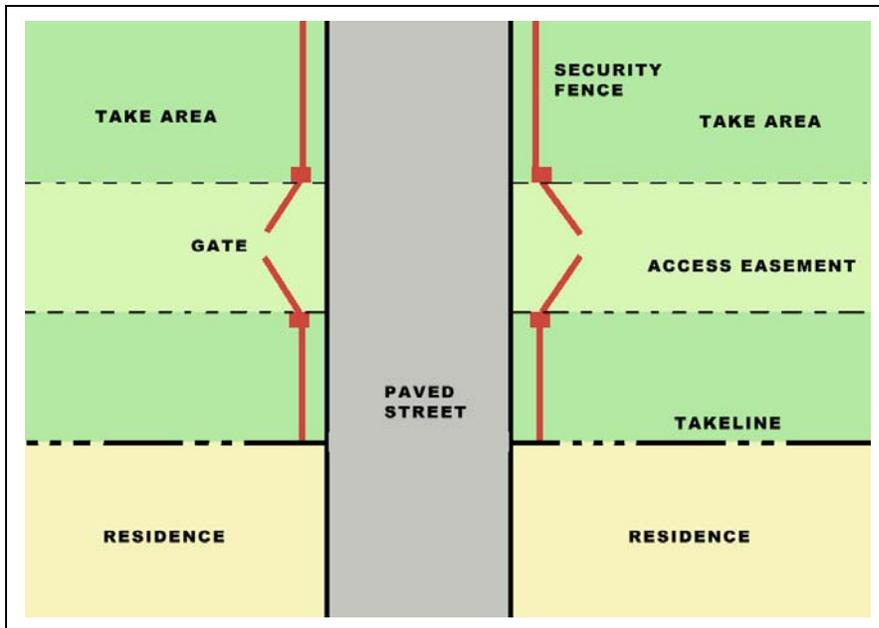


Illustration 8. Illustration of the transition of access gates, fences/walls, and a public street.

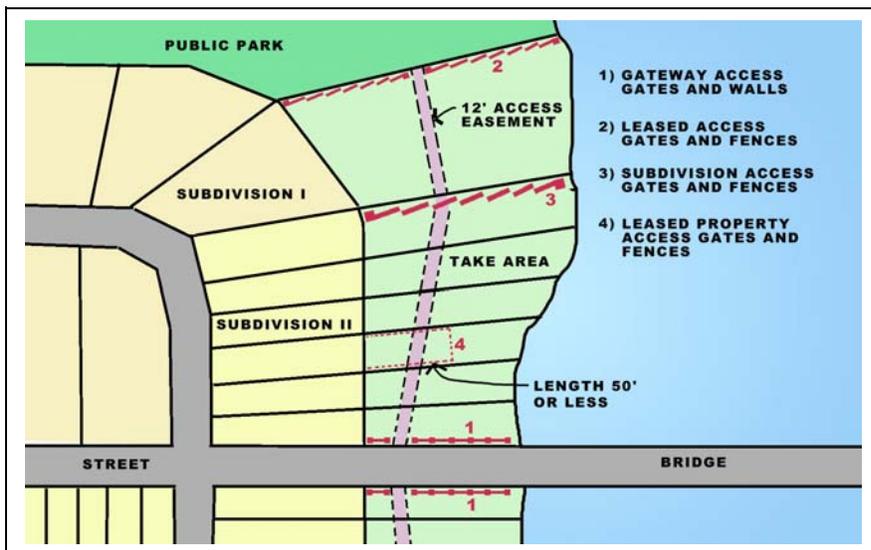


Illustration 9. An illustration of four different types of gates and fences that may occur in the Take Area.

Section 4. Fences and walls - general provisions.

(A) Fences and walls may be installed to function as a physical barrier in order to limit access into the Take Area from public

areas and between particular Subleased Areas. Any fence or wall so installed shall provide access to the Subleased Area at the point or points, and in the widths designated in the approved plans for the fence or wall for City and other public service, emergency and utility personnel and their vehicles. Four types of maintenance access gates and fences/walls are allowed in the residential portions of the Take Area:

- (1) Gateway Access Gates and Walls;
- (2) Leased Area Access Gates and Fences;
- (3) Subdivision Access Gates and Fences; and
- (4) Leased Property Access Gates and Fence.

(B) Maintenance access gates and fences/walls shall comply with the following:

- (1) Maintenance access gates and fences/walls shall be developed from the Take Line down to 438.0 feet mean sea level to serve as a physical barrier while accounting for lake fluctuations and water movement during flood stages.
- (2) Gateway Access Gates and Walls and Leased Area Access Gates and Fences shall be developed and maintained by the City with fees collected from the Residential Sublease Agreement.
- (3) A Gateway Access Gates and Walls' post shall range from six (6) feet to eight (8) feet in height.
- (4) A Gateway Access Gates and Walls' columns shall range from seven (7) feet, six (6) inches to ten (10) feet in height.
- (5) Gateway Access Gates and Walls shall be developed next to the major thoroughfares' entry gateways crossing a lake bridge (Rowlett Road) which separate residential areas on one side from public right-of-way on the other side and having columns and walls constructed of masonry and cement and one pair of aluminum gates per wall with less than four (4) inches spacing and no greater than two (2) inches in width.

- (6) Gateway Access Gates and Walls shall have monumental columns placed on either side of the access gates as well as at the two end columns (one column at each end of the wall line).
- (7) Leased Access Gates and Fences shall be located at public right-of-ways such as major thoroughfares (except those locations where a Gateway Access Gates and Walls have been identified), residential streets, other roadways, alleys, easements, parks, and other publicly-owned land that border residential areas on one side from public right-of-way on the other side and shall have two end columns (one column at each end of the fence line) constructed of masonry and cement with metal posts and one pair of metal gates per fence area with less than four (4) inches spacing and no greater than two (2) inches in width constructed between the two columns.
- (8) A Leased Access Gates and Fences' post shall range from four (4) feet to six (6) feet in height.
- (9) The Leased Access Gates and Fences' two end columns shall range from six (6) feet, six (6) inches to eight (8) feet in height.

Section 5. Overall regulations regarding adjacent owned property.

Existing setbacks shall remain the same for the adjacent owned property of the household leasing the Take Area.

(A) Overall regulations regarding allowances and disallowances: Single Family - Parcels and Single Family - Homeowners Association must comply with the terms set in the following allowances and disallowances:

- (1) Setbacks including Take Line, side yard, and normal pool elevation setback - landside shall be considered in a case-by-case basis in matters of natural terrain, streams, protected trees, groves of trees, and historic sites.
- (2) Access into the leased Take Area shall be allowed to City of Garland and City of Dallas personnel and their vehicles for periodic inspections of the Take Area and improvements via the maintenance access gates.

- (3) Access into the leased Take Area shall be allowed to emergency personnel and vehicles via the maintenance access gates.
- (4) Access into the leased Take Area shall be allowed to public and utility service and maintenance personnel and their vehicles via the maintenance access gates.
- (5) Access into the leased Take Area for construction and dredging personnel and their vehicles shall be through the leasing resident's or the leasing single family homeowners association's owned property.
- (6) Continuous single family parcels that back up to the Take Line that group together either as a homeowners association, a co-op, a Cove parcels, or as a collection of homeowners with similar interest and desires for the development of their portion of the Take Area can collectively petition to the City of Garland that their leased area follow the guidelines set forth in Single Family - Homeowners Association (SF-HOA) with all uses applicable.
- (7) Movable grills and ranges shall be allowed to be brought out into the Take Area providing the movable grills and ranges are not allowed to remain in any part of the Take Area for more than seventy-two (72) hours consecutively.
- (8) Loose ground material - such as sand, fill, or pea gravel - that could be used for trails, paths, play areas, active sports activities, or as exposed landscape bedding material is prohibited.
- (9) Boat-related uses are limited to only one dock-type facility - a pier.

Section 6. Overall regulations regarding easement protection. Single Family - Parcels and Single Family - Homeowners Association must comply with the terms set regarding easement protection:

- (A) No use shall encroach into an existing easement right-of-way, encroach into an identified future easement right-of-way, or encroach into an identified or set aside access path unless otherwise defined in 'Other Items and Regulations' below.

- (B) The surface area of existing and future underground utility easements right-of-way running through the Take Area shall be used as primary access right-of-way paths for private utilities, maintenance, inspection, and public safety personnel and their vehicles.
- (C) A coordinated primary access right-of-way path easement shall be identified from the Take Area survey in the absence of an existing or future underground utility easement right-of-way running through the Take Area.
- (D) The coordinated primary access right-of-way path easement shall be developed with sensitivity towards Take Area terrain gradients, groves of trees, streams and water bodies, and exposed infrastructure.
- (E) The primary access right-of-way path easement shall measure twelve (12) feet in width.
- (F) A secondary access right-of-way path easement shall run from the primary access right-of-way path down to the shoreline every three-hundred (300) feet, plus or minus, to the closes leased side yard boundary line and the path shall measure twelve (12) feet in width.

Section 7. Legal provisions. Single Family - Parcels and Single Family - Homeowners Association must comply with the following legal provisions:

- (A) The City of Garland shall enforce Sections 49-37, 49-54, and Chapter 32, Article VI, of the Dallas City Code as stated in the Interlocal Agreement & Lease as Exhibit D.
- (B) The City of Dallas is required to review all development proposals prior to development approval.
- (C) Proper authorization to dredge must be obtained from the City of Garland, City of Dallas, U.S. Army Corps of Engineers, and Texas Parks and Wildlife.
- (D) Applicant is required to fill out and submit for review and approval all applicable City of Dallas permits for Take Line and lake structures and abide by its requirements.

Section 8. Garland City Codes. Single Family - Parcels and

Single Family - Homeowners Association must comply with the requirements in the Garland City Codes for the following ordinances:

- (A) Outdoor lighting ordinance (with the exception of heights and fixtures defined further in Lake Edge Zoning District ordinance).
- (B) Subdivision ordinance.
- (C) Tree preservation ordinance.

Section 9. Residential Sublease Agreement. Single Family - Parcels and Single Family - Homeowners Association must comply with the terms set in the Residential Sublease Agreement.

Section 10. Take Area survey work. Single Family - Parcels and Single Family - Homeowners Association must comply with the boundaries set in the Take Area survey work.

Section 11. Interlocal Agreement & Lease. Single Family - Parcels and Single Family - Homeowners Association must comply with the guidelines set forth in the January 22, 2001, Interlocal Agreement & Lease signed between the City of Garland and the City of Dallas.

Section 12. Boathouses.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to a boathouse in the leased Single Family - Parcel Take Area:

- (1) A boathouse shall not be used as a habitable structure.
- (2) A boathouse shall not be used for storing any other type of items except boat-related equipment.
- (3) A boathouse shall not be used as a shelter for domestic or wild animals.
- (4) A boathouse shall not exceed one story.
- (5) A deck ladder shall be allowed inside a boathouse.
- (6) A boathouse can incorporate one storage unit measuring 72" length x 20" width x 20" height placed on the outer

dock-side to be used only for storing boat-related equipment, except fossil-fuels and hazardous materials.

- (7) Parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed one boathouse.
- (8) Parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed one boathouse placed at least eight (8) feet from the side yard boundary line separating leased properties on the shared side yard setback.
- (9) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a boathouse(s) shall only be allowed within a co-op grouping of multiple slips with the total width of the multiple slips not exceeding sixty (60) feet.
- (10) Only single family parcels with less than sixty (<60) linear feet of normal pool elevation (435.5 feet mean sea level) leased shoreline and Cove Parcels shall be allowed to have co-op boathouses provided these limited size parcels are adjoined together as a continuous group.
- (11) There shall be only one (1) slip allowed for every one-hundred (100) linear feet of normal pool elevation (435.5 feet mean sea level) leased shoreline for a co-op boathouse.
- (12) Co-op boathouses shall be limited up to four (4) slips per grouping.
- (13) Co-op boathouses shall be allowed to incorporate finger piers into a grouping for future construction of a boathouse.
- (14) There must be at least two-hundred fifty (250) linear feet separating one grouping of co-op boathouses from an adjacent dock as measured from the main fixed pier centerline of each dock facility.

- (15) Boat engines with a fuel efficiency rating of 95% or less and/or not meeting the latest federal air emission standards shall be restricted from boathouses.
- (16) A boathouse can be used for storing sailboat.
- (17) A boathouse shall have a hipped roof with either one cupola with a hipped roof centered at the top of the main hipped roof or two cupolas each with a hipped roof at either end of the top of the main hipped roof, with cupola(s) measuring from three (3) feet to four (4) feet in width.
- (18) The slope of a boathouse roof shall be built at a 2:1 ratio.
- (19) A boathouse roof shall not be used as a deck.
- (20) A boathouse shall not have an overhang greater than eighteen (18) inches.
- (21) A boathouse shall incorporate a boat lift.
- (22) A boathouse shall adjoin a fixed pier and is allowed with a dock deck with parcels two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property and with co-op parcels.
- (23) A boathouse shall not be allowed with a lakeside gazebo.
- (24) View corridor restrictions do not apply to a boathouse.
- (25) A boatlift built within a boathouse must be able to hoist a watercraft above 438.0 feet mean sea level.

(B) Building materials - The following building materials shall be required for a boathouse in the leased Single Family - Parcel Take Area:

- (1) Materials to be used for boat-related facilities such as a boathouse should be referred to in the Materials Specifications of the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.

- (2) A boathouse shall have high quality architectural-grade; pre-finished, standing seam galvanized metal roof.

(C) Height and depth regulations - The following height and depth regulations shall be required for a boathouse in the leased Single Family - Parcel Take Area:

- (1) A boathouse's height shall range from sixteen (16) feet minimum to twenty-one (21) feet maximum measured from the top of the fixed pier's catwalk to vertex of boathouse's cupola roof.
- (2) The approved pilings used to support a boathouse must be built up to at least seventeen (17) inches above the normal pool elevation (435.5 feet mean sea level).
- (3) The catwalk leading up to and surrounding a boathouse must be placed no more and no less than eighteen (18) inches above the normal pool elevation (435.5 feet mean sea level) over land and water.
- (4) Dredging of the shoreline is allowed for the berthing of a motorized boat into a boathouse provided that dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, and the integrity of any built structure and the dredged channel is maintained for boating maneuverability to a depth of 425.0 feet mean sea level and a width area allowable for safe boating maneuverability.
- (5) Proper authorization to dredge must be obtained from the City of Garland, City of Dallas, U.S. Army Corps of Engineers, and Texas Parks and Wildlife.
- (6) Disposal of dredge material must be handled by a license establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under City of Dallas guidelines and supervision.

(D) Take Line setback: No setback requirements.

(E) Side yard setback - The following side yard setbacks shall be required for a boathouse in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside from the side yard boundary lines.
- (2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside from the non-shared side yard boundary line and a eight (8) foot setback waterside from the shared side yard boundary line.
- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside from the periphery side yard boundary lines of the total co-op parcels.

(F) Normal pool elevation setback - landside: A boathouse shall not be allowed on land.

(G) Normal pool elevation setback - waterside - The following normal pool elevation setback on the waterside shall be required for a boathouse in the leased Single Family - Parcel Take Area:

- (1) The footprint of the exterior sides of a boathouse structure shall measure eight (8) feet width x thirty (30) feet length minimum and shall measure twelve (12) feet width x thirty (30) feet length maximum.
- (2) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of boathouse and adjoining fixed pier and dock deck shall not exceed thirty (30) feet total width.
- (3) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a boathouse shall be built into the main body of the Lake adjoining the outside of a fixed pier or at the end of a fixed pier incorporating an "L" or "T" fixed pier appendage placed either side of a centerline of the leased property as

defined from a point equidistant from the leased property's side boundaries of the shoreline's normal pool elevation and a point equidistant from the leased property's side boundaries of the forty (40) foot waterside extension.

- (4) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, the farthest point of a boathouse shall not extend less than or more than forty (40) linear feet into the water measured from a point equidistant from the leased property's side boundaries crossing with the shoreline's normal pool elevation.
- (5) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a combination boathouse and adjoining fixed pier shall not exceed twenty (20) feet on the inner side from the centerpoint line separating leased properties on the non-interior access path side yard.
- (6) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, the furthest point of a boathouse shall not extend less than or more than forty (40) linear feet into the water measured from the normal pool elevation shoreline.
- (7) A parcel with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall not allow for a boathouse and adjoining fixed pier to be combined with either an adjoining dock deck or a lakeside gazebo.
- (8) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a boathouse shall only be allowed in a co-op boathouse grouping.
- (9) A boathouse shall not be designed to prevent public access to an area of water.

(H) Easement protection: A boathouse shall not encroach into an existing easement/right-of-way or encroach into an identified future easement/right-of-way.

(I) Additional requirements - The following shall be required with the construction of a boathouse in the leased Single Family - Parcel Take Area:

- (1) A boathouse must be durable and meet or exceed the specific directives, material specifications, and structural specifications as written out in the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) Vertical rub rails are required on pilings.
- (3) A boathouse must contain an operating boatlift built within the boathouse structure.
- (4) The exterior color of a boathouse shall be a light gray color, such as Pantone 422C.
- (5) A boathouse shall be designed with safety reflectors so as to be clearly visible on three sides on the main waterside end of the boathouse. Safety reflectors are required on either side of the main waterside end and the two sides at a minimum increment of ten (10) feet starting at the boathouse's main waterside end and working back to the shoreline. Safety reflectors shall be white, blue, or red and no less than three (3) inches diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
- (6) A boathouse built at the end of a fixed pier shall require the placement of the residence street address sign displayed outward towards the main body of the Lake and placed on the cornice of the structure in six-inch black letters on white background to be recognizable for waterside public safety and emergency personnel.
- (7) Interior lighting for a boathouse shall be directed to the ceiling of the structure and the watercraft stored.
- (8) Exterior lighting for a boathouse shall be directed downwards towards the fixed pier with light fixtures

incorporated either into the roof's overhang or the structure's columns.

- (9) Interior and exterior lighting for a boathouse shall not hinder adjacent neighbors' lake area views or negatively impact surrounding residents with unwanted brightness and glare.
- (10) Interior and exterior lighting for a boathouse shall not interfere with the safety of the traveling public.
- (11) A boathouse shall be designed to discourage swimming.
- (12) The boathouse cupola shall be designed to allow updraft air and winds to vent outward.
- (13) A boathouse must comply with the most recent Garland City Codes.

(J) Visual aid - The boathouse placement and measurements in the leased Single Family - Parcel Take Area are illustrated below with related text.

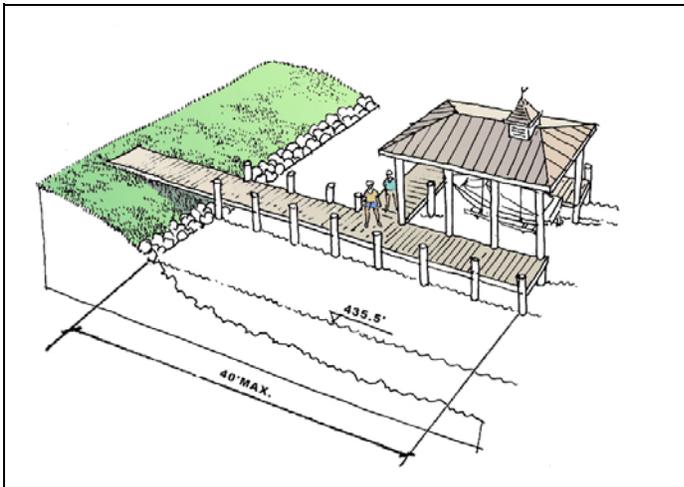


Illustration 10. A boathouse adjoining a fixed pier on leased property with a normal pool elevation shoreline equal to or greater than 200 linear foot.

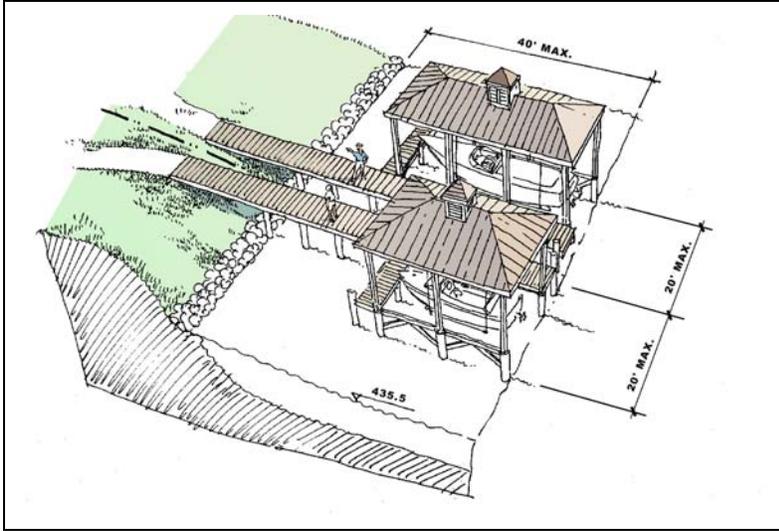


Illustration 11. Visual aid - Boathouses adjoining fixed piers on two adjacent leased properties with a normal pool elevation shoreline 60 linear feet or greater but less than 200 linear feet.

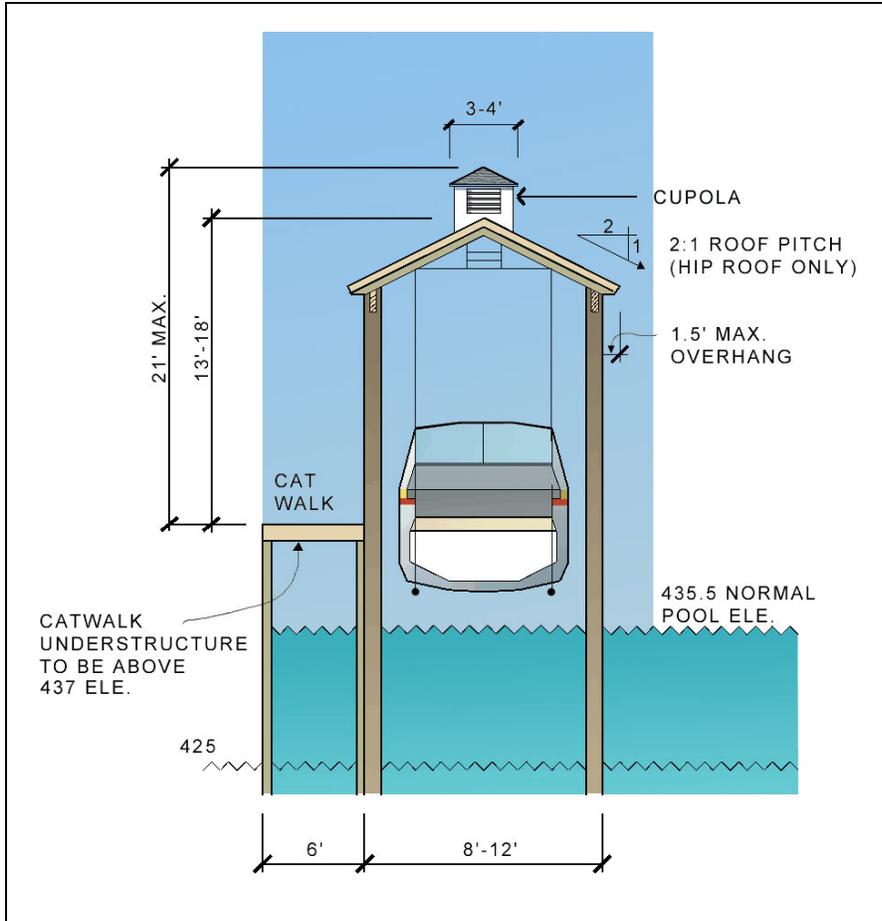


Illustration 12. Visual aid - Boathouse elevation with an adjoining fixed pier/catwalk.

Section 13. Dock decks.

(A) Allowances and disallowances - The following allowances and disallowances shall be required for a dock deck in the leased Single Family - Parcel Take Area:

- (1) A dock deck can adjoin a lakeside gazebo.
- (2) A dock deck shall be allowed with a boathouse provided the combined fixed pier, boathouse, and dock deck do not exceed thirty (30) feet in width.
- (3) Parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed one dock deck.

- (4) A dock deck shall not be used to moor watercraft.
- (5) Parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed one dock deck placed only along the outer side from the boundary line separating leased properties on the shared side yard.
- (6) Parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall not be allowed a dock deck unless part of a co-op finger pier.
- (7) Parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed a dock deck with a lakeside gazebo or a dock deck with a boathouse, but not a dock deck with both a boathouse and a lakeside gazebo.
- (8) Co-op parcels shall be allowed one dock deck as part of a finger pier.
- (9) Items that can be securely attached to the edge of a dock deck include the following: benches, dock deck lighting (embedded and poled), lockerbox, and power pedestal.
- (10) A securely attached table can be placed on the edge or in the center of a dock deck.
- (11) View corridor restrictions do not apply to dock decks.

(B) Building materials - The following building materials shall be required for a dock deck in the leased Single Family - Parcel Take Area:

- (1) Materials to be used for boat-related facilities such as a dock decks should be referred to in the Materials Specifications of the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) Any railing built on a dock deck shall have a water resistant wood picket, such as cedar or redwood, with steel tubing railings.

- (3) Any bench built on a dock deck shall be constructed using only water resistant wood, such as cedar or redwood.

(C) Height and depth regulations - The following height and depth regulations shall be required for a dock deck in the leased Single Family - Parcel Take Area:

- (1) The approved pilings used to support a dock deck must be built up to at least seventeen (17) inches above the normal pool elevation (435.5 feet mean sea level).
- (2) The flat floor surface of a dock deck must be no more and no less than eighteen (18) inches above the normal pool elevation (435.5 feet mean sea level).
- (3) No pole structures incorporated into a dock deck shall be higher than eight (8) feet above the flat floor surface with no more than four (4) pole structures allowed.

(D) Take Line setback: No setback requirements.

(E) Side yard setback - The following side yard setbacks shall be required for a dock deck in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside from the side yard boundary lines.
- (2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside from the non-shared side yard boundary line and a eight (8) foot setback waterside from the shared side yard boundary line.
- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside from the periphery side yard boundary lines of the total co-op parcels.

(F) Normal pool elevation setback - landside: A dock deck shall not be allowed on land.

(G) Normal pool elevation setback - waterside - The following normal pool elevation setback on the waterside shall be required for dock deck in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of dock deck and adjoining fixed pier plus either a boathouse or a lakeside gazebo shall not exceed thirty (30) feet total width.
- (2) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of dock deck, fixed pier, and boathouse or dock deck, fixed pier and lakeside gazebo shall not exceed thirty (30) feet either side of a centerline as defined from a point equidistant from the leased property's side boundaries of the shoreline's normal pool elevation and a point equidistant from the leased property's side boundaries of the forty (40) foot waterside extension.
- (3) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a dock deck shall not extend less than or more than forty (40) linear feet into the water measured from a point equidistant from the leased property's side boundaries crossing with the shoreline's normal pool elevation.
- (4) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a combination of a dock deck and adjoining fixed pier or a dock deck, lakeside gazebo, and adjoining fixed pier shall not exceed twenty (20) feet from the boundary line separating leased properties on the shared side yard setback.
- (5) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea

level) leased property, a dock deck cannot extend less than or more than forty (40) linear feet into the water measured from the normal pool elevation shoreline.

- (6) A parcel with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall allow only a dock deck with a combination of fixed pier and/or lakeside gazebo, but no boathouse.
- (7) For co-op parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a dock deck shall be allowed measuring eight (8) feet width x ten (10) feet length minimum and twelve (12) feet width x thirty (30) feet maximum.
- (8) For co-op parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of dock deck, fixed pier, and/or boathouse shall not exceed sixty (60) feet in width.
- (9) The footprint of the exterior sides of a dock deck adjoining a fixed pier shall measure eight (8) feet width BY ten (10) feet length minimum and shall measure twelve (12) feet width by thirty (30) feet length maximum.
- (10) A dock deck shall not be designed to prevent public access to an area of water.

(H) Easement protection: A dock deck shall not encroach into an existing easement/right-of-way or encroach into an identified future easement/right-of-way.

(I) Additional requirements - The following shall be required with the construction of a dock deck in the leased Single Family - Parcel Take Area:

- (1) A dock deck must be durable and meet or exceed the specific directives, material specifications, and structural specifications as written out in the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.

- (2) The exterior color of a dock deck shall be a light gray, such as Pantone 422C.
- (3) Accessories placed on the flat floor surface of a dock deck must be placed in an orderly manner that allows for safe movement of people on the catwalk.
- (4) A dock deck shall be designed so as to be clearly visible during all seasons of the year and fluctuations in pool elevation.
- (5) A dock deck shall be designed with safety reflectors so as to be clearly visible on the two exposed sides of the main waterside end of the dock deck. Safety reflectors are required on the two exposed sides of the main waterside end and shall be placed at a minimum increment of ten (10) feet starting at the fixed pier's main waterside end and working back to the shoreline. Safety reflectors shall be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
- (6) A dock deck built at the end of a fixed pier shall require the placement of the street block number and street name sign displayed outward towards the main body of the Lake and centered on the dock deck structure in six-inch black letters on white background to be recognizable for waterside public safety and emergency personnel.
- (7) A dock deck shall be designed to discourage swimming.
- (8) Safety lighting shall be placed onto the interior edges of the periphery of the flat floor surface of the dock deck at ten (10) foot increments with the cover housing the lighting source no higher than six (6) inches maximum.
- (9) Two (2) light post structures can be placed along the periphery of the dock deck provided it is no higher than eight (8) feet maximum, does not hinder adjacent neighbors' lake area views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.

(10) A dock deck must comply with the most recent Garland City Codes.

(J) Visual aid - The dock deck placement and measurement in the leased Single Family - Parcel Take Area is illustrated below with related text.

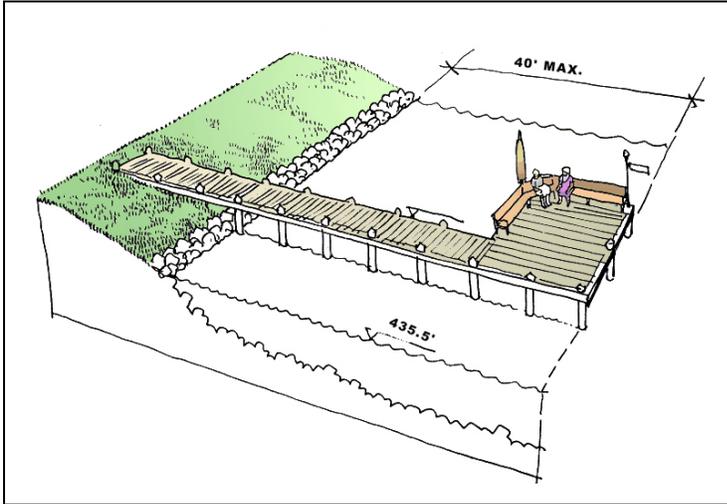


Illustration 13. Visual aid - Dock deck adjoining a fixed pier.

Section 14. Fixed piers.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to a fixed pier in the leased Single Family - Parcel Take Area:

- (1) A fixed pier may be designed to be 'T' shaped or 'L' shaped.
- (2) A fixed pier may adjoin a boathouse with the boathouse either at the end of the fixed pier or beside the fixed pier.
- (3) A fixed pier may adjoin a dock deck and boathouse or dock deck and lakeside gazebo.
- (4) A fixed pier may adjoin a lakeside gazebo or a combination dock deck and lakeside gazebo, but not a combination boathouse and lakeside gazebo.
- (5) Items that can be securely attached to the top edges of

a catwalk of a fixed pier include the following: bench, cleats, dock ladder, dock lighting, lockerbox, and power pedestal.

- (6) Watercraft are only allowed to moor at any portion of a fixed pier for no greater than one-hundred fifty-six (156) consecutive hours during an entire week.
- (7) Parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed one fixed pier within a forty (40) foot area either side of the leased property's centerline as defined from a point equidistant from the leased property's side boundaries of the shoreline's normal pool elevation and a point equidistant from the leased property's side yards boundary lines of the forty (40) foot waterside extension.
- (8) Parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed one fixed pier placed only along the inner side from the boundary line separating leased properties on the non-interior access path side yard.
- (9) Parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall not be allowed a fixed pier unless part of a co-op finger pier.
- (10) View corridor restrictions do not apply to fixed piers.
- (11) A fixed pier shall not be placed within forty-five (45) feet of other docks.
- (12) Stairs with handrails made of water resistant wood are allowed at the landside end of a fixed pier.

(B) Building materials - The following building materials shall be required for a fixed pier in the leased Single Family - Parcel Take Area:

- (1) Materials to be used for boat-related facilities such as a fixed pier should be referred to in the Materials

Specifications of the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.

- (2) Any railing built on a fixed pier shall have a water resistant wood picket, such as cedar or redwood, with steel tubing railings.
- (3) Any bench built on a fixed pier shall be constructed using only water resistant wood, such as cedar or redwood.

(C) Height and depth regulations - The following height and depth regulations shall apply to fixed piers in the leased Single Family - Parcel Take Area:

- (1) The approved pilings used to support a fixed pier must be built up to at least seventeen (17) inches above the normal pool elevation (435.5 feet mean sea level).
- (2) The catwalk of a fixed pier must be no more and no less than eighteen (18) inches above the normal pool elevation (435.5 feet mean sea level).
- (3) No pole structures incorporated into a fixed pier can be higher than eight (8) feet above the catwalk, with no more than two (2) pole structures.
- (4) Dredging of the shoreline is allowed for the berthing of a motorized boat into a fixed pier provided that dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, and the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0 feet mean sea level and a width allowable for safe boating maneuverability.
- (5) Proper authorization to dredge must be obtained from the City of Garland, City of Dallas, U.S. Army Corps of Engineers, and Texas Parks and Wildlife.
- (6) Disposal of dredge material must be handled by a license establishment, properly treated and disposed of at an offsite location or disposed of onsite only as part of land reclamation under City of Dallas guidelines and supervision.

(D) Take Line setback: No setback requirements.

(E) Side yard setback - The following side yard setbacks shall apply to a fixed pier in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside and a six (6) foot setback landside from the side yard boundary lines.
- (2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside and a six (6) foot setback landside from the non-shared side yard boundary line and a two (2) foot setback waterside and a six (6) foot setback landside from the shared side yard boundary line.
- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines of each leased property, and a twelve (12) foot setback waterside from the periphery side yard boundary lines of the total co-op parcels.

(F) Normal pool elevation setback - landside: A fixed pier shall be allow within nine (9) feet of the normal pool elevation shoreline (435.5 feet mean sea level).

(G) Normal pool elevation setback - waterside - The following normal pool elevation setbacks on the waterside shall apply to a fixed pier in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of fixed pier and adjoining dock deck and boathouse or fixed pier and adjoining dock deck and lakeside gazebo shall not exceed thirty (30) feet width.
- (2) For parcels with two-hundred (>200) linear feet or

greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of fixed pier and adjoining dock deck and boathouse or fixed pier and adjoining dock deck and lakeside gazebo shall not exceed thirty (30) feet either side of a centerline as defined from a point equidistant from the leased property's side boundaries of the shoreline's normal pool elevation and a point equidistant from the leased property's side boundaries of the forty (40) foot waterside extension.

- (3) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a fixed pier shall not extend less than or more than forty (40) linear feet into the water measured from a point equidistant from the leased property's side boundaries crossing with the shoreline's normal pool elevation.
- (4) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of fixed pier and adjoining boathouse, or fixed pier and adjoining dock deck and lakeside gazebo shall not exceed twenty (20) feet from the boundary line separating leased properties on the shared side yard setback.
- (5) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a fixed pier shall not extend less than or more than forty (40) linear feet into the water measured from the normal pool elevation shoreline.
- (6) For co-op parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a six (6) foot wide fixed pier shall be allowed.
- (7) For co-op parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of fixed pier, finger piers, dock deck, and boathouse, or fixed pier, finger piers, dock deck, and a lakeside gazebo

shall not exceed sixty (60) feet in width.

- (8) For co-op parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a fixed pier shall not extend less than or more than forty (40) linear feet into the water measured from the normal pool elevation shoreline.
- (9) The catwalk of a fixed pier shall be a maximum of six (6) feet in width, as measured at a ninety degree angle to the main fixed pier's length, and shall not enclose any portion of the water to allow the free movement of water underneath.
- (10) A fixed pier with a "T" or "L" shape is allowed provided the appendage fixed pier does not extend beyond twenty-one (21) feet from the main fixed pier's centerline.
- (11) A fixed pier shall not be designed so as to prevent public access to any area of water.

(H) Easement protection - The following easement protection for a fixed pier installation shall be required in the leased Single Family - Parcel Take Area:

- (1) A fixed pier shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified access road or path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following shall be required with the construction of a fixed pier in the leased Single Family - Parcel Take Area:

- (1) A fixed pier must be durable and meet or exceed the specific directives, material specifications, and structural specifications as written out in the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.

- (2) Vertical rub rails are required on pilings.
- (3) The exterior color of a fixed pier shall be a light gray, such as Pantone 422C.
- (4) Accessories placed on the catwalk of a fixed pier must be placed in an orderly manner that allows for safe movement of people on the catwalk.
- (5) A fixed pier shall be designed so as to be clearly visible during all seasons of the year and fluctuations in pool elevation.
- (6) A fixed pier shall be designed with safety reflectors so as to be clearly visible on three sides of the main waterside end of the fixed pier. Safety reflectors are required on either side of the main waterside end and along the two sides of the main spine of the fixed pier and along the outer sides of any type of appendage fixed pier at a minimum increment of ten (10) feet starting at the fixed pier's main waterside end and working back to the shoreline. Safety reflectors shall be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
- (7) A fixed pier shall be designed to discourage swimming.
- (8) A fixed pier shall require the placement of the residence street address sign centered on the main waterside end of the fixed pier with six-inch black letters on white background to be recognizable for main waterside public safety and emergency personnel, unless a boathouse is built at the far end of the fixed pier in which case the residential street address sign must be placed on the boathouse.
- (9) Safety lighting shall be placed onto either side of the interior edges of the catwalk at ten (10) foot increments with the cover housing the lighting source no higher than six (6) inches maximum.
- (10) Two (2) light post structure can be placed at the end of a fixed pier provided it is no higher than eight (8) feet maximum, does not hinder adjacent neighbors' lake area

views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.

(11) A fixed pier must comply with the most recent Garland City Codes.

(J) Visual aid - The fixed pier and measurement in the leased Single Family - Parcel Take Area is illustrated below with related text.

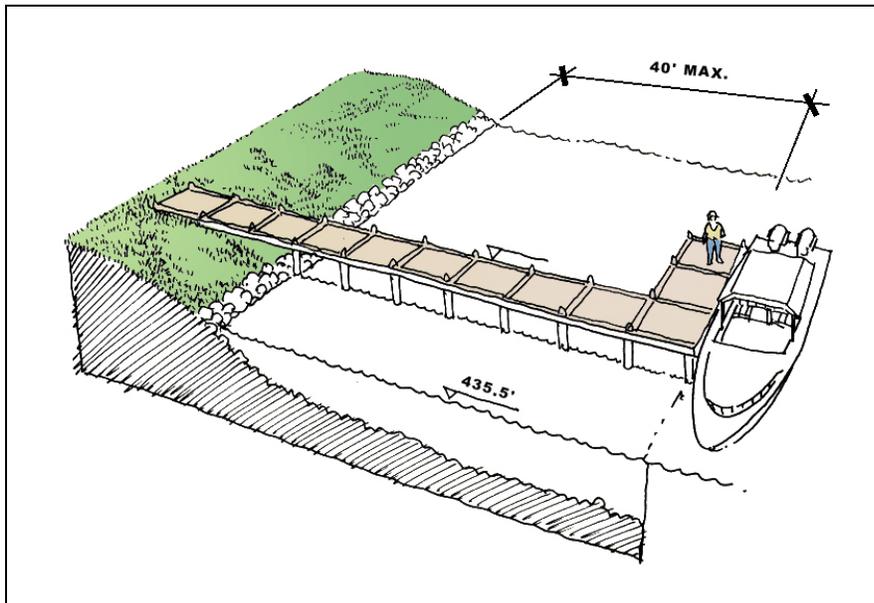


Illustration 14. Visual aid - Fixed pier.

Section 15. Lakeside gazebos.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to a lakeside gazebo in the leased Single Family - Parcel Take Area:

- (1) Parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed one lakeside gazebo.
- (2) Parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed one lakeside gazebo placed at

least eight (8) feet from the boundary line separating leased properties on the shared side yard setback.

- (3) Parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall not be allowed a lakeside gazebo unless part of a co-op finger pier.
- (4) Co-op parcels shall be allowed one lakeside gazebo as part of a finger pier.
- (5) A lakeside gazebo shall not be used as a habitable structure.
- (6) A lakeside gazebo shall not be used as a storage facility.
- (7) A lakeside gazebo shall not be used as a shelter for domestic or wild animals.
- (8) A lakeside gazebo shall not exceed one story in height.
- (9) A lakeside gazebo shall not be used to moor watercraft.
- (10) A lakeside gazebo shall not be used to shelter watercraft or floating devices.
- (11) A lakeside gazebo shall not be allowed on land (see landside gazebo).
- (12) A lakeside gazebo may be combined with a fixed pier and an adjoining dock deck.
- (13) A lakeside gazebo may not be combined with a fixed pier and an adjoining boathouse.
- (14) View corridor restrictions do not apply to lakeside gazebos.
- (15) The roof of a lakeside gazebo shall have an overhang no greater than eighteen (18) inches.
- (16) The roof of a lakeside gazebo shall have a slope of 2:1 ratio.

(B) Building materials - The following building materials shall be required for a lakeside gazebo in the leased Single Family - Parcel Take Area:

- (1) Materials to be used for boat-related facilities such as a lakeside gazebo should be referred to in the Materials Specifications of the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) A lakeside gazebo shall not contain any glass, plastic, or fiberglass siding.
- (3) A lakeside gazebo shall have a pre-finish standing seam galvanized roof.

(C) Height and depth regulations - The following height and depth regulations shall apply to a lakeside gazebo in the leased Single Family - Parcel Take Area:

- (1) A lakeside gazebo height shall range from twelve (12) feet minimum to sixteen (16) feet maximum measured from the top of the fixed pier's catwalk to the vertex of the lakeside gazebo's roof.
- (2) The approved pilings used to support a lakeside gazebo must be built up to at least seventeen (17) inches above the normal pool elevation (435.5 feet mean sea level).
- (3) The flat floor surface of a lakeside gazebo must be no more and no less than eighteen (18) inches above the normal pool elevation (435.5 feet mean sea level).

(C) Take Line setback: No setback requirements.

(D) Side yard setback - The following side yard setbacks shall apply to a lakeside gazebo in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside from the side yard boundary lines.
- (2) For parcels with sixty (>60) linear feet or greater but

less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside from the non-shared side yard boundary line and a eight (8) foot setback waterside from the shared side yard boundary line.

- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a twelve (12) foot setback waterside from the periphery side yard boundary lines of the total co-op parcels.

(E) Normal pool elevation setback - landside: A lakeside gazebo shall not be allowed on land (see landside gazebo).

(F) Normal pool elevation setback - waterside - The following normal pool elevation setback on the waterside shall apply to a lakeside gazebo in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of lakeside gazebo and adjoining fixed pier or dock deck shall not exceed thirty (30) feet total width.
- (2) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of lakeside gazebo and adjoining fixed pier or dock deck shall not exceed thirty (30) feet either side of a centerline as defined from a point equidistant from the leased property's side boundaries of the shoreline's normal pool elevation and a point equidistant from the leased property's side boundaries of the forty (40) foot waterside extension.
- (3) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a lakeside gazebo attached to a dock deck shall not extend less than or more than forty (40) linear feet into the water measured from a point equidistant from the leased property's side boundaries crossing with the shoreline's normal pool elevation.

- (4) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of lakeside gazebo and adjoining fixed pier or lakeside gazebo plus dock deck and adjoining fixed pier shall not exceed twenty (20) feet in total width on the inner side from the boundary line separating leased properties on the non-interior access path side yard.
- (5) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, a lakeside gazebo adjoining a fixed pier or lakeside gazebo adjoining a combination of fixed pier and dock deck shall not extend less than or more than forty (40) linear feet into the water measured from the normal pool elevation shoreline using the adjoining fixed pier as the centerline.
- (6) A lakeside gazebo may range in size from eight (8) feet by eight (8) feet minimum to twelve (12) feet by fifteen (15) feet maximum.
- (7) For co-op parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, any combination of lakeside gazebo, dock deck or fixed pier shall not exceed sixty (60) feet in width.
- (8) A lakeside gazebo shall not be designed to prevent public access to any area of water.

(G) Easement protection: A lakeside gazebo shall not encroach into an existing easement/right-of-way or encroach into an identified future easement/right-of-way.

(H) Additional requirements - The following shall be required with the construction of a lakeside gazebo in the leased Single Family - Parcel Take Area:

- (1) A lakeside gazebo must be durable and meet or exceed the specific directives, material specifications, and structural specifications as written out in the City of Dallas' Construction Permit Application Lake Structures

Lake Ray Hubbard.

- (2) The exterior color of a lakeside gazebo shall be a light gray, such as Pantone 422C.
- (3) A lakeside gazebo shall be designed with safety reflectors so as to be clearly visible on three sides of the main waterside end of the fixed pier. Safety reflectors are required on either side of the main waterside end and along the outside areas of the lakeside gazebo at a minimum increment of ten (10) feet. Safety reflectors shall be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
- (4) A lakeside gazebo built at the end of a fixed pier shall require the placement of the street block number and street name sign displayed outward towards the main body of the Lake and placed on the cornice of the structure in six-inch black letters on white background to be recognizable for waterside public safety and emergency personnel.
- (5) Interior lighting of a lakeside gazebo shall be directed above to the center of the ceiling of the structure and below to the floor.
- (6) Interior lighting for a lakeside gazebo shall not hinder adjacent neighbors' lake area views, negatively impact surrounding residents with unwanted brightness or glare, and interfere with the safety of the traveling public.
- (7) A lakeside gazebo shall be designed to discourage swimming.
- (8) A lakeside gazebo must comply with the most recent Garland City Codes.

(I) Visual aid - The lakeside gazebo and measurement in the leased Single Family - Parcel Take Area is illustrated below with related text.

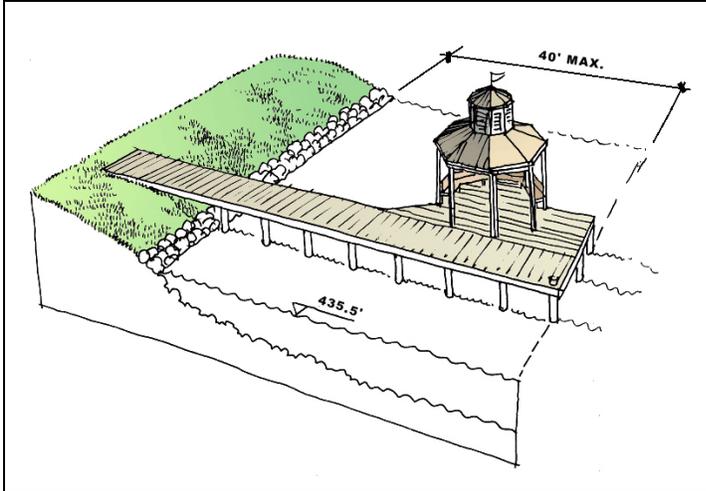


Illustration 15. Visual aid - Lakeside gazebo attached to a dock deck adjoining a fixed pier.

Section 16. Utilities and miscellaneous.

(A) The following standards govern the construction and use of lakeshore improvements individually owned by the owner of an abutting lot for all local utilities and site-related uses.

- (1) All local utilities infrastructure is allowed.
- (2) All building materials must meet Garland's adopted building codes.
- (3) All local utilities shall be place underground.
- (4) Easement protection: All local utilities shall be within the easement/right-of-way.
- (5) Additional requirements: All local utilities must comply with the most recent Garland City Codes.

Section 16. Barbecue pits.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to a barbecue pit in the leased Single Family - Parcel Take Area:

- (1) A barbecue pit shall be fueled only by charcoal or wood products.

(2) A barbecue pit shall not be fueled by any gas products.

(3) A barbecue pit must be within twelve (12) feet of a picnic table.

(B) Building materials - A barbecue pit must be built using any combination of native stone, brick, concrete, and iron grating.

(C) Height and depth regulations - A barbecue pit shall be no higher than eight (8) feet.

(D) Take Line setback - No setback required.

(E) Side yard setback - The following side yard setbacks shall apply to a barbecue pit in the leased Single Family - Parcel Take Area:

(1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.

(2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from both side yard boundary lines.

(3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.

(C) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for a barbecue pit in the leased Single Family - Parcel Take Area:

(1) A barbecue pit shall not be allowed below 438.0 feet mean sea level.

(2) The footprint of the exterior sides of a barbecue pit ranges from a minimum size of three (3) feet length by three (3) feet width and the maximum size five (5) feet length by three (3) feet width.

- (3) A barbecue pit shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the barbecue pit does not block public safety personnel and their vehicles access for responding to emergencies, provided the barbecue pit does not block public maintenance personnel and their vehicles access for clearing the shoreline, and provided the barbecue pit is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is part of a co-op or part of a cove parcel.

(D) Normal pool elevation setback - waterside: A barbecue pit shall not be allowed at, upon or over the Lake.

(E) Easement protection - The following easement protection for a barbecue pit installation shall be required in the leased Single Family - Parcel Take Area:

- (1) A barbecue pit shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(F) Additional requirements - The following shall be required with the construction of a barbecue pit in the leased Single Family - Parcel Take Area:

- (1) A barbecue pit shall not hinder the clear view zone of an adjacent neighbors' view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (2) Earth work construction of a barbecue pit must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (3) A barbecue pit must comply with the most recent Garland City Codes.

Section 17. Decks and patios.

(A) Allowances and disallowances: Stairs with handrails made of water resistant wood shall be allowed with a deck/patio.

(B) Building materials - The following building materials shall be required for a deck/patio in the leased Single Family - Parcel Take Area:

- (1) A deck/patio must be built using water resistant wood and/or native stone.
- (2) Any railing built on a deck/patio shall have a water resistant wood picket with steel tubing railings.

(C) Height and depth regulations: A deck/patio shall be limited to thirty-six (36) inches in height.

(D) Take Line setback: No setback required.

(E) Side yard setback - The following side yard setbacks shall be required for a deck/patio in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.
- (2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from both side yard boundary lines.
- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for a deck/patio in the leased Single Family - Parcel Take Area:

- (1) A deck/patio shall be allowed provided the structure is anchored into the ground.
- (2) A deck/patio shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided a deck/patio does not block public safety personnel and their vehicles access for responding to emergencies, provided a deck/patio does not block public maintenance personnel and their vehicles access for clearing the shoreline, and provided a deck/patio is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is part of a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside: A deck/patio shall be allowed beside the Lake, but not upon or over the Lake.

(H) Easement protection - The following easement protection for a deck/patio installation shall be required in the leased Single Family - Parcel Take Area:

- (1) A deck/patio shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following shall be required with the construction of a deck/patio in the leased Single Family - Parcel Take Area:

- (1) A deck/patio shall not hinder the view clear zone of an adjacent neighbors' view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (2) Earth work construction of a deck/patio must comply with the erosion control standards set in the Interlocal Agreement and Lease.

- (3) A deck/patio must comply with the most recent Garland City Codes.

Section 18. Fences and walls.

(A) Allowances and disallowances - The following allowances and disallowances shall be apply to any fence or wall in the leased Single Family - Parcel Take Area:

- (1) Subdivision access gates and fences shall only be used to delineate residential subdivision boundaries within the Take Area.
- (2) Subdivision access gates and fences shall not enclose an area.
- (3) Subdivision access Gates and fences shall only follow along one side of a boundary line.
- (4) Leased property access gates and fences shall only be used to delineate leased single family parcels within the Take Area.
- (5) Leased property access gates and fences may enclose an area.
- (6) Leased property access gates and fences shall only apply to individual leased single family parcels within the Take Area, provided that the side yard length is greater than fifty (>50) feet and this length does not encroach into or below the 438.0 feet mean sea level elevation.

(B) Building materials - The following building materials shall be required for a fence/wall in the leased Single Family - Parcel Take Area:

- (1) A Subdivision Access Gates and Fence and Leased Property Access Gates and Fence shall not consist of wood or plastic.
- (2) A Subdivision Access Gates and Fence and Leased Property Access Gates and Fence shall not be a chain-linked fence.
- (3) A Subdivision Access Gates and Fence and Leased Property

Access Gates and Fence shall be built of metal post with less than four (4) inch spacing and no greater than two (2) inches in width.

- (4) The two end columns (one column at either end of the fence line) of the Subdivision Access Gates and Fence shall be constructed of masonry.

(C) Height and depth regulations - The following height and depth regulations shall apply to a fence/wall in the leased Single Family - Parcel Take Area:

- (1) A Subdivision Access Gates and Fence and Leased Property Access Gates and Fence post shall be no less than four (4) feet and no less than six (6) feet in height.
- (2) The Subdivision Access Gates and Fence's two end columns shall be no less than six (6) feet, six (6) inches and no more than eight (8) feet in height.

(D) Take Line setback: No setback required.

(E) Side yard setback: No side yard setbacks for Subdivision Access Gates and Fence and Leased Property Access Gates and Fence.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for fence/wall in the leased Single Family - Parcel Take Area:

- (1) A Subdivision Access Gates and Fence and a Leased Property Access Gates and Fence shall not be allowed below 438.0 feet mean sea level.
- (2) A Subdivision Access Gates and Fence and a Leased Property Access Gates and Fence shall be allowed up to the twenty (20) foot shoreline access path.

(G) Normal pool elevation setback - waterside: No Subdivision Access Gates and Fence or Leased Property Access Gates and Fence shall be allowed at, upon or over the Lake.

(H) Easement protection: A Subdivision Access Gates and Fence and Leased Property Access Gates and Fence shall not encroach into an existing easement right-of-way or encroach into an identified future easement right-of-way or encroach into an identified or set

aside access path unless appropriate gates with twelve (12) foot wide openings are provided to allow easy movement and/or room for maintenance, operation, and construction of public safety, public maintenance and services, public inspection, and utility personnel and vehicles.

(I) Additional requirements - The following shall be required with the construction of a fence/wall in the leased Single Family - Parcel Take Area:

- (1) A Subdivision Access Gates and Fence must be placed on the boundary line.
- (2) For Take Area leased parcels that adjoin a subdivision boundary with a Subdivision Access Gates and Fence, the Subdivision Access Gates and Fence could be used as the side yard barrier for a Leased Property Access Gates and Fence.
- (3) A Property Leased Access Gates and Fence shall extend no more than fifty (<50) feet from the Take Line to the Lake's shoreline parallel along the Take Area leased property's side yards, and the leased property's side yard fences can be no closer than one-hundred (100) feet distance.
- (4) The exterior color of a Subdivision Access Gates and Fence and Leased Property Access Gates and Fence post shall blend and incorporate the hues and tones of the surrounding landscape.
- (5) A Subdivision Access Gates and Fence is exempt from the view clear zone of a neighbor's view corridor.
- (6) A fence must comply with the most recent Garland City Codes.

(J) Visual aid - The fence/wall and measurement in the leased Single Family - Parcel Take Area is illustrated below with related text.

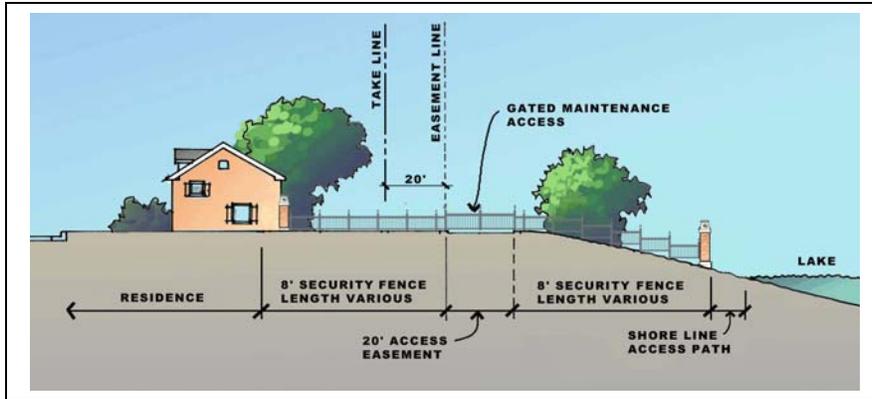


Illustration 17. Visual aid - Subdivision Access Gates and Fence, placed between subdivisions, shall limit access between Take Area subdivisions only to public safety, public maintenance, public inspectors, and utility personnel and vehicles. Leased Property Access Gates and Fence shall define boundaries between Take Area lease single family parcel properties and limit access only to public safety, public maintenance, public inspectors, and utility personnel and vehicles.

Section 19. Flagpoles.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to a flagpole in the leased Single Family - Parcel Take Area:

- (1) Up to two ground set flagpoles shall be allowed on land.
- (2) Only one flagpole shall be allowed on boat-related facilities.
- (3) Flagpoles installed on the side of boathouses shall be vertical wall mounts.
- (4) The maximum flag size on a flagpole must not exceed eight (8) feet by twelve (12) feet.

(B) Building materials: A flagpole must be made of either stainless steel or aluminum.

(C) Height and depth regulations: The following height and depth regulations shall be required for a flagpole in the leased Single Family - Parcel Take Area:

- (1) A flagpole shall be no higher than forty (40) feet as measured from the base of the ground upward.
- (2) On boat-related facilities (the dock deck attached to a fixed pier or a finger pier, or on the side of boathouse), a flagpole shall be no higher than thirty-two (32) feet as measured from the base of the dock deck or catwalk upward.

(D) Take Line setback: No setback required.

(E) Side yard setback - The following side yard setbacks shall be required for a flagpole in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.
- (2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from both side yard boundary lines.
- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.

(F) Normal pool elevation setback - landside: The following normal pool elevation setback on the landside shall be required for a flagpole in the leased Single Family - Parcel Take Area:

- (1) A flagpole shall be allowed at all elevations of the Take Area, provided the flagpole does not block access to public safety and utility personnel and vehicles.
- (2) The ground base and dock deck base diameter of a flagpole ranges shall be not less than a minimum size of five (5) inches and not more than a maximum size of eight (8) inches.

(G) Normal pool elevation setback - waterside: The following normal pool elevation setback on the waterside shall be required for a flagpole in the leased Single Family - Parcel Take Area:

- (1) One flagpole shall be allowed on the dock deck attached to a fixed pier or a finger pier.
- (2) One flagpole shall be allowed attached to the side of a boathouse.

(H) Easement protection - The following easement protection for a flagpole installation shall be required in the leased Single Family - Parcel Take Area:

- (1) A flagpole shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following shall be required with the installation of a flagpole in the leased Single Family - Parcel Take Area:

- (1) The size of a flag on a flagpole may not hinder the clear view zone of an adjacent neighbors' view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (2) Earth work construction of a flagpole must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (3) A flagpole must comply with the most recent Garland City Codes.

Section 20. Landscaping.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to landscaping in the leased Single

Family - Parcel Take Area:

- (1) The use of native stone retaining walls is allowable above 435.5 feet mean sea level.
- (2) Hedge rows and shrub rows are not allowed.
- (3) Landscaping requiring the use of pesticides, herbicides, fungicides, or preservatives is not allowed.
- (4) Landscaping that may lead to lake siltation or shoreline erosion is not allowed.
- (5) Mulch is prohibited below 438.0 feet mean sea level elevation.

(B) Building materials - The following building materials shall be required for landscaping in the leased Single Family - Parcel Take Area:

- (1) Landscaping shall not allow the use of any railroad ties or treated wood.
- (2) Landscaping shall not allow the use of brick, except for private walks.
- (3) Landscaping shall not allow the use of crushed rock or pea gravel except for its use as a base.
- (4) Landscaping shall allow the use of native stone for retaining walls and private walks.

(C) Height and depth regulations: Retaining walls as part of landscaping shall be limited to three (3) feet in height.

(D) Take Line setback: No setback required.

(E) Side yard setback - The following side yard setbacks shall be required for landscaping in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary

lines.

- (2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from both side yard boundary lines.
- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for landscaping in the leased Single Family - Parcel Take Area:

- (1) Minor landscaping shall be allowed provided it does not further lake siltation, shoreline erosion, water quality, or retain water.
- (2) Remedial landscaping for maintaining the integrity of the shoreline is allowed.
- (3) Landscaping shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the landscaping does not block public or utility personnel and vehicles, and provided the landscaping of trees, hedges, and shrubs are not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is part of a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside: Remedial landscaping for maintaining the integrity of the shoreline is allowed.

(H) Easement protection - The following easement protection for landscaping shall be required in the leased Single Family - Parcel Take Area:

- (1) Landscaping shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.

- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following shall be required with landscaping in the leased Single Family - Parcel Take Area:

- (1) Landscaping must complement and be integrated into the existing woodlands and wetlands.
- (2) Trees shall be interspersed.
- (3) Earth work construction involved with landscaping must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (4) Landscaping shall not hinder the clear view zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (5) Landscaping shall comply with the most recent Garland City Codes.

Section 21. Landside gazebos.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to a lakeside gazebo in the leased Single Family - Parcel Take Area:

- (1) A landside gazebo shall not be used as a habitable dwelling structure.
- (2) A landside gazebo shall not be used as a storage facility.
- (3) A landside gazebo shall not be used as a shelter for domestic or wild animals.
- (4) A landside gazebo shall not exceed one story.
- (5) The slope of the roof of a landside gazebo may match the roof of the adjacent Take Area leasing property owner's

housing structure; otherwise, the landside gazebo shall have a hip roof with a 2:1 ratio slope.

- (6) On a hipped roof, a landside gazebo shall have one cupola centered at the top of the main hipped roof.
- (7) A landside gazebo roof shall not be used as a deck.
- (8) A landside gazebo shall not contain a balcony.
- (9) The overhang of a landside gazebo's roof can match the roof of the Take Area leasing property owner's housing structure; otherwise, the landside gazebo's roof shall not have an overhang greater than one (1) foot six (6) inches.

(B) Building materials - The following building materials shall apply to a landside gazebo in the leased Single Family - Parcel Take Area:

- (1) A landside gazebo shall be built using steel reinforced concrete piers.
- (2) The side trellis of a landside gazebo shall be built using wood.
- (3) The roof of a landside gazebo may match the roof of the Take Area leasing property owner's housing structure; otherwise, the landside gazebo shall be built using a pre-finish standing seam galvanized roof.

(C) Height and depth regulations: The height of a landside gazebo may not be less than twelve (12) feet nor more than sixteen (16) feet maximum.

(D) Take Line setback: No setback required.

(E) Side yard setback - The following side yard setbacks shall apply to a landside gazebo in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary

lines.

- (2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from both side yard boundary lines.
- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall apply to a landside gazebo in the leased Single Family - Parcel Take Area:

- (1) A landside gazebo shall not be allowed below 438.0 feet mean sea level.
- (2) The exterior of a landside gazebo may be not less than eight (8) feet x eight (8) feet minimum and may not exceed fourteen (14) feet x twenty (20) feet maximum.
- (3) A landside gazebo shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the landside gazebo does not block public or utility personnel and vehicles, and provided the landside gazebo is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is part of a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside: A landside gazebo shall not be allowed at, upon or over the Lake (see Lakeside gazebo).

(H) Easement protection - The following easement protection for a landside gazebo installation shall be required in the leased Single Family - Parcel Take Area:

- (1) A landside gazebo may not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.

- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following shall be required with the construction of a landside gazebo in the leased Single Family - Parcel Take Area:

- (1) A landside gazebo shall not hinder the clear view zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (2) Earth work construction of a landside gazebo must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (3) A landside gazebo must comply with the most recent Garland City Codes.

Section 22. Outdoor lighting.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to outdoor lighting in the leased Single Family - Parcel Take Area:

- (1) Systems and structures associated with outdoor lighting, including artificial landscape lighting, dock lighting, monument lighting, and flood lights.
- (2) Cobra lighting fixtures are not allowed on poled structures.
- (3) Fluorescent lighting fixtures are not allowed on poled structures.
- (4) Poled light structures are required to have reflector shields.
- (5) View corridor restrictions do not apply for boat-related uses with regards to outdoor lighting except as described for each boat-related use (boathouse, dock deck, fixed pier, and landside gazebo).

(B) Building materials - The following building materials shall be required for outdoor lighting fixtures in the leased Single Family - Parcel Take Area:

- (1) Poles used for outdoor lighting must be either aluminum or steel.
- (2) Wood or concrete poles used for outdoor lighting are prohibited.
- (3) Poles used for outdoor lighting must be either aluminum or steel.

(C) Height and depth regulations - The height of outdoor lighting may not exceed twelve (12) feet maximum for post structures on land for broader illumination.

(D) Take Line setback - No setback required.

(E) Side yard setback - The following side yard setbacks shall apply to outdoor lighting fixtures in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.
- (2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from both side yard boundary lines.
- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall apply to outdoor lighting fixtures in the leased Single Family - Parcel Take Area:

- (1) Outdoor lighting shall not be allowed below 438.0 feet mean sea level.
- (2) Outdoor lighting shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the outdoor lighting fixture(s) does not block public or utility personnel and vehicles, and provided the outdoor lighting fixture(s) is not placed in the view clear zone or a neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside - Outdoor lighting at, upon or over the Lake shall be limited to dock lighting used in finger piers, fixed piers, boathouses, and dock decks; as part of a power pedestal; to illuminate small areas of the dock deck, fixed pier, and dock deck; and to illuminate the exterior and interior of the boathouse or the landside gazebo.

(H) Easement protection - The following easement protection for outdoor lighting fixtures installation shall apply in the leased Single Family - Parcel Take Area:

- (1) Outdoor lighting shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following shall be required with the installation of an outdoor lighting fixture(s) in the leased Single Family - Parcel Take Area:

- (1) Outdoor lighting fixtures may not hinder the view clear zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (2) Unwanted brightness and glare from outdoor lighting may not hinder the views of surrounding property owners.

- (3) Outdoor lighting may not interfere with the safety of the traveling public with unwanted brightness and glare.
- (4) The candlepower used on outdoor lighting shall comply with the City's outdoor lighting standards.
- (5) Earth work construction involved with outdoor lighting must comply with the erosion control standards set in the Interlocal Agreement and Lease Outdoor lighting must comply with the most recent Garland standards.

(J) Visual aid - The outdoor light fixture and measurement in the leased Single Family - Parcel Take Area is illustrated below with related text.

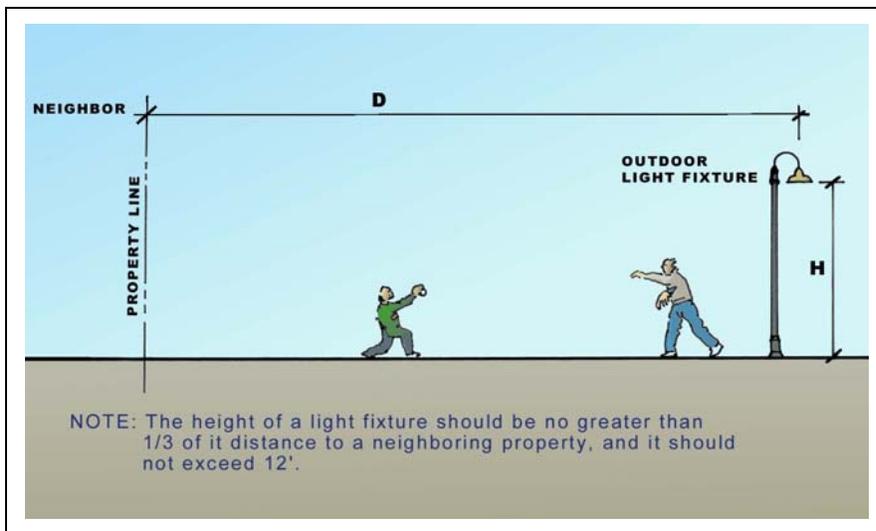


Illustration 18.

Section 23. Picnic tables.

(A) Allowances and disallowances - The following allowances and disallowances shall to picnic tables in the leased Single Family - Parcel Take Area:

- (1) A picnic table may be located within twelve (12) feet of a barbecue pit.
- (2) A picnic table may be either open-air or covered with a roof structure opened on all sides.
- (3) A picnic table shall not be used as a storage facility.

- (4) The optional roof covering overhang of a picnic table may match the roof of the Take Area leasing property owner's housing structure; otherwise, the optional roof covering may have an overhang no greater than one (1) foot six (6) inches maximum.
- (5) The slope of an optional roof covering a picnic table may match the roof of the Take Area leasing property owner's housing structure; otherwise, the slope of an optional roof covering a picnic table shall be a 2:1 ratio.

(B) Building materials - The following building materials shall apply to picnic tables in the leased Single Family - Parcel Take Area:

- (1) The surface area for a permanent picnic table shall be concrete, oven-fired brick, and/or native stone.
- (2) A covered picnic table shall be built using steel reinforced concrete piers.
- (3) A permanent picnic table shall have a wood surface table.
- (4) The optional roof covering a picnic table may match the roof of the Take Area leasing property owner's housing structure; otherwise, the optional roof covering a picnic table shall be built using a pre-finish standing seam galvanized roof.

(C) Height and depth regulations - Twelve (12) feet maximum height for covered structures.

(D) Take Line setback - No setback required.

(E) Side yard setback - The following side yard setbacks shall apply to picnic tables in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.
- (2) For parcels with sixty (>60) linear feet or greater but

less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from both side yard boundary lines.

- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for a picnic table in the leased Single Family - Parcel Take Area:

- (1) A picnic table may have an area of no more than ten (10) feet x eight (8) feet, including bench areas.
- (2) A picnic table shall not be allowed below 438.0 feet mean sea level.
- (3) A picnic table shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level) provided the picnic table does not block public or utility personnel and vehicles, and provided the picnic table's covered roof is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside - No picnic table shall be allowed at, upon or over the Lake.

(H) Easement protection - The following easement protection for a picnic table installation shall be required in the leased Single Family - Parcel Take Area:

- (1) A picnic table shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and

shall connect to adjacent access paths.

(I) Additional requirements - The following provisions shall apply to the construction of a picnic table in the leased Single Family - Parcel Take Area:

- (1) The slope of the roof of a covered picnic table shall match the roof of the adjacent Take Area leasing property owner's housing structure; otherwise, the covered picnic table shall have a hipped roof with a 2:1 ratio slope.
- (2) A hipped roof (not matching the roof of the adjacent Take Area leasing property owner's housing structure) for a covered picnic table shall have one cupola centered at the top of the main hipped roof.
- (3) A picnic table shall be built on level terrain.
- (4) A picnic table may not hinder the view clear zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (5) Earth work for the construction of a picnic table must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (6) A picnic table must comply with the most recent Garland City Codes.

Section 24. Private play structures.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to private play structures in the leased Single Family - Parcel Take Area:

- (1) Private play structures may consist of arched ladders, vertical ladders, horizontal ladders, clatter bridge, timber structures, slides, fort and slide play set, climber, play wall, play climbers, play pods, moon house, jungle gym, see-saw, merry-go-round, dome, rocket rider, tire swing, buoy ball, monkey bars, drums, chin-up bar, swings, and a rock wall.
- (2) Sand boxes and sand play areas are not be allowed.

(B) Building materials - The following building materials shall be required for a private play structure in the leased Single Family - Parcel Take Area:

- (1) Private play structures may be built using aluminum, galvanized steel, rubber, and water resistant wood.
- (2) Private play structures shall not be built using railroad ties or treated wood.

(C) Height and depth regulations - The height of a private play structure may not exceed eight (8) feet maximum.

(D) Take Line setback - No setback required.

(E) Side yard setback - The following side yard setbacks shall apply to private play structures in the leased Single Family - Parcel Take Area:

- (1) For parcels with two-hundred (>200) linear feet or greater of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.
- (2) For parcels with sixty (>60) linear feet or greater but less than two-hundred (<200) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from both side yard boundary lines.
- (3) For parcels with less than sixty (<60) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property, there shall be a six (6) foot setback landside from the side yard boundary lines.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for private play structures in the leased Single Family - Parcel Take Area:

- (1) Private play structures shall not be allowed below 438.0 feet mean sea level.
- (2) Private play structures shall be situated in a collected

area no larger than five-hundred (500) square feet maximum.

- (3) Private play structures shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level) provided the private play structure does not block public or utility personnel and vehicles, and provided the private play structure is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside - No private play structures shall be allowed at, upon or over the Lake.

(H) Easement protection - The following easement protection for a private play structure installation shall be required in the leased Single Family - Parcel Take Area:

- (1) A private play structure shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following shall be required with the construction of a private play structures in the leased Single Family - Parcel Take Area:

- (1) Private play structures shall not hinder the view clear zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (2) Private play structure shall be anchored into the ground.
- (3) The exterior color of a private play structures shall blend with and incorporate the hues and tones of the surrounding landscape.

- (4) Earth work construction involved with private play structures must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (5) Private play structures shall comply with the most recent Garland City Codes.

Section 25. Private utilities.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all private utilities in the leased Single Family - Parcel Take Area:

- (1) Buried private utilities are required.
- (2) No overhead private utilities lines are allowed.

(B) Side yard setback - There shall be a six (6) foot setback landside from the side yard boundary lines.

(C) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall apply to private utilities in the leased Single Family - Parcel Take Area:

- (1) Private utilities shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the utilities are built to handle load factors associated with emergency and service vehicles.
- (2) Private utilities containing electricity and communication lines built into boat-related uses shall not be allowed below 436.5 feet mean sea level.
- (3) Private utilities containing natural gas, propane, gasoline, oil, diesel, or similar types of compounds are prohibited.
- (4) Private utilities containing wastewater or any type of septic lines are prohibited.

(D) Normal pool elevation setback - waterside - The following normal pool elevation setback on the waterside shall be required for private utilities in the leased Single Family - Parcel Take Area:

- (1) Private utilities containing electricity and communication lines, built into boat-related uses for dock lighting, and tying into connections with power pedestals shall be allowed over the Lake.
- (2) Private utilities containing natural gas, propane, gasoline, oil, diesel, or similar types of compounds are prohibited.
- (3) Private utilities containing wastewater or any type of septic lines are prohibited.

(E) Easement protection - The following easement protection for private utilities installation shall be required in the leased Single Family - Parcel Take Area:

- (1) Private utilities shall be developed in consideration of existing easement/right-of-way or identified future easement/right-of-way or identified or set aside access paths, and built to handle load factors associated with emergency and service vehicles.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(F) Additional requirements - The following shall be required regarding an easement protection in the leased Single Family - Parcel Take Area:

- (1) Earth work for the construction of private utilities shall comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (2) Private utilities shall comply with the most recent City codes and electrical codes for water and marina requirements.

Section 26. Private walks.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all private walks in the leased Single Family - Parcel Take Area:

- (1) Private walks are allowed.
- (2) Private walks may not exceed 48 inches in width.
- (3) Steps are allowed with private walks.
- (4) Walks adjacent to the shoreline are prohibited without approved erosion control structures.

(B) Building materials - The following building materials shall be required for a private walk in the leased Single Family - Parcel Take Area:

- (1) Private walks shall be built using native stone, brick, or four (4) inch x eight (8) inch rectangular concrete pavers.
- (2) Private walks may not consist of loose stone, gravel, sand, or asphalt.

(C) Height and depth regulations - Private walks shall either be flush with the level surrounding terrain or work within the gradient present in the surrounding terrain.

(D) Side yard setback - there shall be a six (6) foot setback landside from the side yard boundary lines.

(E) Normal pool elevation setback - landside - A private walk is allowed along the top of a shoreline erosion control protection wall up to three (3) feet in width measured from the vertical edge of the wall toward the landside interior.

(F) Normal pool elevation setback - waterside: No private walk shall be allowed going into the Lake.

(G) Easement protection - The following easement protection for a private walks shall be required in the leased Single Family - Parcel Take Area:

- (1) Private walks shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased

property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths and the private walk be constructed to handle the load of heavy emergency and maintenance vehicles.

(H) Additional requirements - The following requirements shall apply to private walks in the leased Single Family - Parcel Take Area:

- (1) Earth work construction involved with private walks must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (2) Private walks must comply with the most recent City codes.

Section 27. Sprinkler systems.

(A) Allowances and disallowances: A sprinkler system may be placed up to the Take Line.

(B) Building materials - The following building materials shall apply to all sprinkler systems in the leased Single Family - Parcel Take Area:

- (1) Sprinkler systems shall be built using Schedule 40 PVC pipe.
- (2) Sprinkler systems shall not be built using metal pipe.

(C) Height and depth regulations - Sprinkler systems used for irrigating shrubs shall be no higher than six (6) feet in height from the average base of the surrounding terrain (within a three (3) foot radius).

(D) Normal pool elevation setback - landside - A sprinkler system shall be allowed up to within one (1) foot of the normal pool elevation shoreline (435.5 feet mean sea level) provided any no part of the system results in lake siltation or shoreline erosion.

(E) Normal pool elevation setback - waterside - No sprinkler system shall be allowed at, upon or over the Lake.

(F) Easement protection - The following easement protection for a

sprinkler system installation shall apply in the leased Single Family - Parcel Take Area:

- (1) A sprinkler system shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(G) Additional requirements - The following shall apply to the construction of a sprinkler system in the leased Single Family - Parcel Take Area:

- (1) Any damage or destruction to any part of a sprinkler system by public safety, utility, maintenance, or inspection personnel and their vehicles shall be the responsibility of the leasing property owner.
- (2) Earth work for the construction of a sprinkler system shall comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (3) A sprinkler system shall comply with the most recent Garland City Codes.
- (4) A sprinkler system shall be connected to the residence's existing water supply source with approved backflow prevention devices.

Section 28. Jointly owned boathouses.

(A) Allowances and disallowances - The following allowances and disallowances shall be required for a boathouse in the leased Single Family - Homeowners Association Take Area:

- (1) Boathouses in a Single Family Homeowners Association (SF-HOA) shall be grouped together with no more than four (4) boathouse slips per grouping.
- (2) A homeowners association shall be allowed one boathouse

slip for every one-hundred (100) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property.

- (3) There must be at least two-hundred fifty (250) linear feet separating one grouping of boathouses from an adjacent dock as measured from the main fixed pier centerline of each dock facility.
- (4) The maximum number of boathouse slips is limited to the number of parcels in the homeowners association provided all other specifications are met.
- (5) A boathouse shall not be used as a habitable structure.
- (6) A boathouse may incorporate one storage unit measuring 72" length x 20" width x 20" height placed on the outer dock-side to be used only for storing boat-related equipment other than fossil-fuels and hazardous materials.
- (7) A boathouse shall not be used for storing any other type of items except boat-related equipment.
- (8) A boathouse shall not be used as a shelter for domestic or wild animals.
- (9) A boathouse shall not exceed one story.
- (10) A deck ladder is allowed inside a boathouse.
- (11) Boat engines with a fuel efficiency rating of 95% or less or not meeting the latest federal air emission standards shall be restricted from boathouses.
- (12) A boathouse may be used for storing sailboat.
- (13) A boathouse shall have a hipped roof with either one cupola with a hipped roof centered at the top of the main hipped roof or two cupolas each with a hipped roof at either end of the top of the main hipped roof, with cupola(s) measuring from three (3) feet to four (4) feet in width.
- (14) The slope of a boathouse roof shall be built at a 2:1

ratio.

- (15) A boathouse roof may not be used as a deck.
- (16) A boathouse shall not have an overhang greater than eighteen (18) inches.
- (17) A boathouse shall adjoin a fixed pier and is allowed with a dock deck.
- (18) A boathouse shall not be allowed with a lakeside gazebo.
- (19) View corridor restrictions do not apply to a boathouse.
- (20) A boathouse shall incorporate a boat lift.
- (21) A boatlift built within a boathouse must be able to hoist a watercraft to 438.0 feet mean sea level.

(B) Building materials - The following building materials shall be required for all boathouses in the leased Single Family - Homeowners Association Take Area:

- (1) Materials to be used for boat-related facilities such as a boathouse should be referred to in the Materials Specifications of the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) A boathouse shall have a high quality architectural-grade, pre-finished standing seam galvanized metal roof.

(C) Height and depth regulations - The following height and depth regulations shall apply to all boathouses in the leased Single Family - Homeowners Association Take Area:

- (1) A boathouse's height shall be not less than sixteen (16) feet and not more than twenty-one (21) feet in height measured from the top of the fixed pier's catwalk to vertex of boathouse's cupola roof.
- (2) The pilings used to support a boathouse shall be built up to at least seventeen (17) inches above the normal pool elevation (435.5 feet mean sea level).
- (3) The catwalk leading up to and surrounding a boathouse

shall be no more and no less than eighteen (18) inches above the normal pool elevation (435.5 feet mean sea level).

- (4) Dredging of the shoreline is allowed for the berthing of a motorized boat into a boathouse provided that dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability or the integrity of any structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0 feet mean sea level and a width area allowable for safe boating maneuverability.
- (5) Proper authorization to dredge shall be obtained from the City of Garland, City of Dallas, U.S. Army Corps of Engineers, and Texas Parks and Wildlife Department.
- (6) Disposal of dredge material shall be handled by a licensed establishment, properly treated and disposed of at an offsite location, or disposed of onsite only as part of land reclamation working under City of Dallas guidelines and supervision.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot waterside setback from both side yards.

(F) Normal pool elevation setback - landside - A boathouse shall not be allowed on land.

(G) Normal pool elevation setback - waterside - The following normal pool elevation setback on the waterside shall be required for a boathouse in the leased Single Family - Homeowners Association Take Area:

- (1) The footprint of the exterior sides of a boathouse structure shall measure eight (8) feet width by thirty (30) feet length minimum and shall measure twelve (12) feet width by thirty (30) feet length maximum.
- (2) Any combination of boathouse, finger piers, adjoining fixed pier and dock deck shall not exceed sixty (60) feet total width.

- (3) A boathouse shall be built into the main body of the Lake adjoining the outside of a fixed pier or at the end of a fixed pier incorporating an "L" or "T" fixed pier appendage placed on either side of a centerline of the leased property as defined from a point equidistant from the leased property's side boundaries of the shoreline's normal pool elevation and a point equidistant from the leased property's side boundaries of the forty (40) foot waterside extension.
- (4) A boathouse shall not extend less than or more than forty (40) linear feet into the water measured from a point equidistant from the leased property's side boundaries crossing with the shoreline's normal pool elevation.
- (5) A boathouse shall be not be designed so as to prevent public access to any area of the water.

(H) Easement protection: A boathouse shall not encroach into an existing easement/right-of-way or encroach into an identified future easement/right-of-way.

(I) Additional requirements - The following shall apply to all boathouses in the leased Single Family - Homeowners Association Take Area:

- (1) A boathouse shall be durable and meet or exceed the specific directives, material specifications, and structural specifications as provided in the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) Vertical rub rails are required on pilings.
- (3) A boathouse shall contain an operating boatlift built within the boathouse structure.
- (4) The exterior color of a boathouse shall be a light gray, such as Pantone 422C.
- (5) A boathouse shall be designed and equipped with safety reflectors so as to be clearly visible on three sides on the main waterside end of the boathouse. Safety reflectors are required on either side of the main waterside end and the two sides at a minimum increment of

ten (10) feet starting at the boathouse's main waterside end and working back to the shoreline. Safety reflectors shall be white, blue, or red and no less than three (3) inches diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

- (6) A boathouse built at the end of a fixed pier shall require the placement of the street block number and street name sign displayed outward towards the main body of the Lake and placed on the cornice of the structure in six-inch black letters on white background to be recognizable for waterside public safety and emergency personnel.
- (7) Interior lighting for a boathouse shall be directed to the ceiling of the structure.
- (8) Exterior lighting for a boathouse shall be directed downwards towards the fixed pier with light fixtures incorporated either into the roof's overhang or the supporting structure's columns.
- (9) Interior and exterior lighting for a boathouse shall not hinder adjacent neighbors' lake area views or negatively impact surrounding residents with unwanted brightness and glare.
- (10) Interior and exterior lighting for a boathouse shall not interfere with the safety of the traveling public.
- (11) A boathouse shall be designed to discourage swimming.
- (12) The boathouse cupola shall be designed to allow updraft air and winds to vent outward.

(J) Visual aid - The boathouse placement and measurements in the leased Single Family - Homeowners Association Take Area are illustrated below with related text.

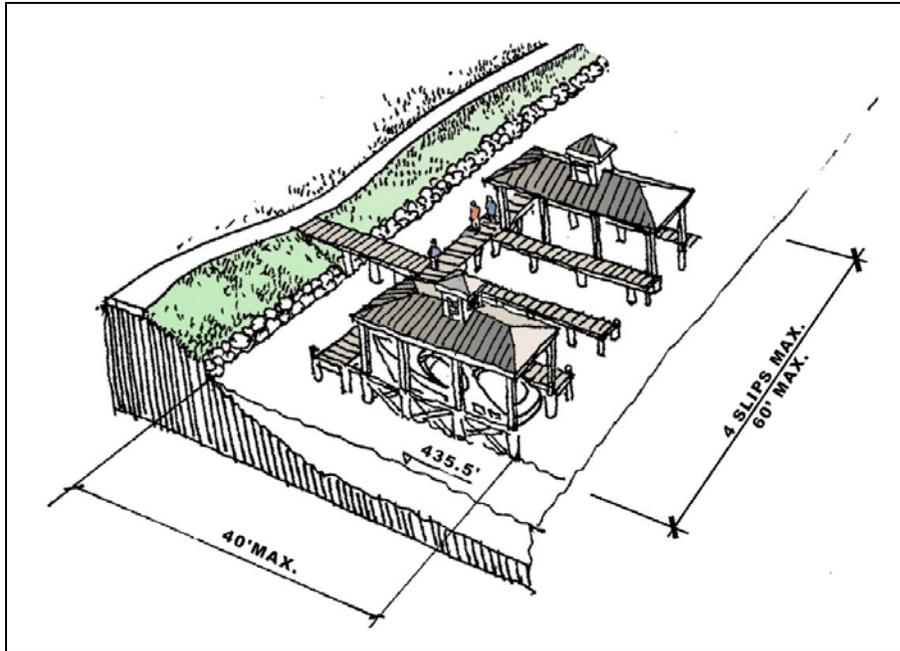


Illustration 19. Visual aid - Boathouses built within finger piers for a Single Family - Homeowners Association.

Section 29. Jointly owned dock decks.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all dock decks in the leased Single Family - Homeowners Association Take Area:

- (1) A dock deck may adjoin a lakeside gazebo.
- (2) A dock deck may adjoin a fixed pier and boathouse.
- (3) A dock deck shall not be used to moor watercraft.
- (4) A homeowners association may have one dock deck for every five-hundred (500) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level).
- (5) Securely attached benches, dock deck lighting (embedded and poled), lockerboxes, and power pedestals may be placed on the edge of a dock deck.
- (6) A securely attached table may be placed on the edge or in the center of a dock deck.

(7) View corridor restrictions do not apply to dock decks.

(B) Building materials - The following building materials shall be required for all dock decks in the leased Single Family - Homeowners Association Take Area:

- (1) Materials to be used for boat-related facilities such as dock decks should be referred to in the Materials Specifications of the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) Any railing built on a dock deck shall have a water resistant wood picket, such as cedar or redwood, with steel tubing railings.
- (3) Any bench built on a dock deck shall be constructed using only water resistant wood, such as cedar or redwood.

(C) Height and depth regulations - The following height and depth regulations shall apply to all dock decks in the leased Single Family - Homeowners Association Take Area:

- (1) The pilings used to support a dock deck shall be built up to at least seventeen (17) inches above the normal pool elevation (435.5 feet mean sea level).
- (2) The flat floor surface of a dock deck shall be no more and no less than eighteen (18) inches above the normal pool elevation (435.5 feet mean sea level).
- (3) No pole structures incorporated into a dock deck shall be higher than eight (8) feet above the flat floor surface with no more than eight (8) pole structures allowed.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot waterside setback from both side yards.

(F) Normal pool elevation setback - landside - A dock deck shall not be allowed on land.

(G) Normal pool elevation setback - waterside - The following normal pool elevation setback on the waterside shall apply to all dock decks in the leased Single Family - Homeowners Association

Take Area:

- (1) Any combination of dock deck, finger piers, adjoining fixed pier and boathouse or a lakeside gazebo shall not exceed sixty (60) feet total width.
- (2) A dock deck shall not extend less than or more than forty (40) linear feet into the water.
- (3) The footprint of the exterior sides of a dock deck adjoining a fixed pier shall measure fifteen (15) feet width by thirty (30) feet length minimum and shall measure twenty (20) feet width by thirty (30) feet length maximum.
- (4) A dock deck shall not be designed so as to prevent public access to any area of water.

(H) Easement protection: A dock deck shall not encroach into an existing easement/right-of-way or encroach into an identified future easement/right-of-way.

(I) Additional requirements - The following requirements shall apply to all dock decks in the leased Single Family - Homeowners Association Take Area:

- (1) A dock deck shall be durable and meet or exceed the specific directives, material specifications, and structural specifications as provided in the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) The exterior color of a dock deck shall be a light gray, such as Pantone 422C.
- (3) Accessories placed on the flat floor surface of a dock deck shall be placed in an orderly manner that allows for safe movement of people on the catwalk.
- (4) A dock deck shall be designed so as to be clearly visible during all seasons of the year and fluctuations in pool elevation.
- (5) A dock deck shall be designed and equipped with safety reflectors so as to be clearly visible on the exposed

sides of the main waterside end of the dock deck and shall be placed at a minimum increment of ten (10) feet starting at the fixed pier's main waterside end and working back to the shoreline. Safety reflectors shall be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

- (6) A dock deck built at the end of a fixed pier shall require the placement of the street block number and street name sign displayed outward towards the main body of the Lake and centered on the dock deck structure in six-inch black letters on white background to be recognizable for waterside public safety and emergency personnel.
- (7) A dock deck shall be designed to discourage swimming.
- (8) Safety lighting shall be placed onto the interior edges of the periphery of the flat floor surface of the dock deck at ten (10) foot increments with the cover housing the lighting source no higher than six (6) inches maximum.
- (9) Six (6) light post structures may be placed along the periphery of the dock deck provided it is no higher than eight (8) feet maximum, does not hinder adjacent neighbors' lake area views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.
- (10) A dock deck shall comply with the most recent Garland City Codes.

(J) Visual aid - The dock deck placement and measurement in the leased Single Family - Homeowners Association Take Area is illustrated below with related text.

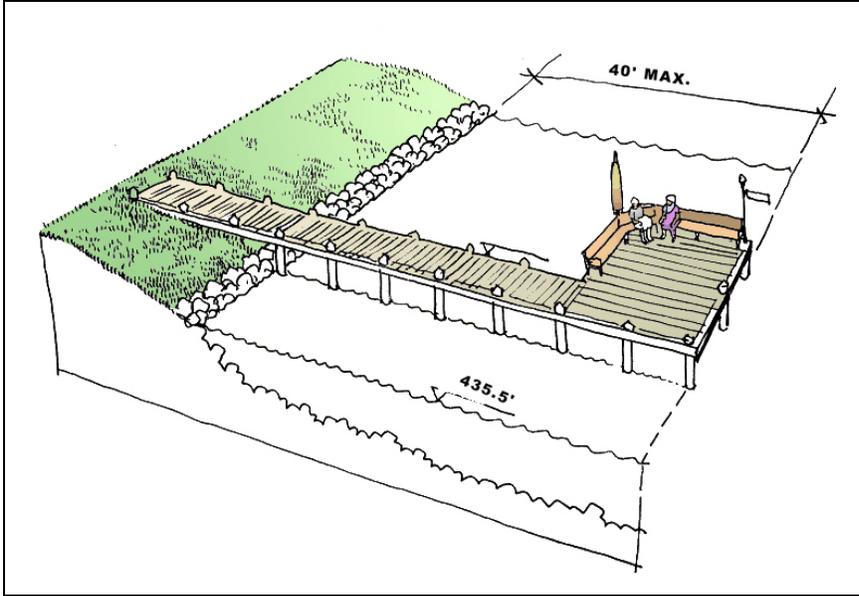


Illustration 20. Visual aid - Dock deck adjoining a fixed pier.

Section 30. Jointly owned finger piers.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all finger piers in the leased Single Family - Homeowners Association Take Area:

- (1) Finger piers in a Single Family Homeowners Association (SF-HOA) shall be grouped together with no more than four (4) slips (whether finger pier or boathouses) per grouping.
- (2) A homeowners association shall be allowed one finger pier slip for every one-hundred (100) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property.
- (3) There shall be at least two-hundred fifty (250) linear feet separating one grouping of finger piers from an adjacent dock as measured from the main fixed pier centerline of each dock facility.
- (4) The maximum number of finger pier slips is limited to the number of parcels in the homeowners association provided all other specifications are met.
- (5) Finger piers shall adjoin a fixed pier.

- (6) A lakeside gazebo is allowed in conjunction with a finger pier.
- (7) A dock deck is allowed with a finger pier.
- (8) Boathouses may be built within finger pier slips.
- (9) Finger piers shall not have any combination of boathouse(s) and lakeside gazebo within the same facility.
- (10) Securely attached cleats, dock ladders, dock lighting, and power pedestals may be placed on the top edges of a catwalk of a finger pier.
- (11) Watercraft are allowed to moor at any portion of a finger pier for no greater than one-hundred fifty-six (156) consecutive hours during an entire week.
- (12) View corridor restrictions do not apply to finger piers.

(B) Building materials - Materials to be used for boat-related facilities such as a finger pier should be referred to in the materials specifications of the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.

(C) Height and depth regulations - The following height and depth regulations shall be required for a finger pier in the leased Single Family - Homeowners Association Take Area:

- (1) The pilings used to support a finger pier shall be built up to at least seventeen (17) inches above the normal pool elevation (435.5 feet mean sea level).
- (2) The catwalk of a finger pier shall be no more and no less than eighteen (18) inches above the normal pool elevation (435.5 feet mean sea level).
- (3) No pole structures incorporated into a finger pier may be higher than eight (8) feet above the catwalk, with no more than one (1) pole structure per slip.
- (4) Dredging of the shoreline is allowed for the berthing of a motorized boat into a finger pier provided that dredging does not exacerbate shoreline erosion, lake

siltation, water quality degradation, wetlands instability, or the integrity of any structure and the dredged channel is maintained for boating maneuverability to a depth of 425.0 feet mean sea level with a width allowable for safe boating maneuverability.

(5) Proper authorization to dredge must be obtained from the City of Garland, City of Dallas, U.S. Army Corps of Engineers, and Texas Parks and Wildlife Department.

(6) Disposal of dredge material must be handled by a licensed establishment, properly treated, and disposed of at an offsite location or disposed of onsite only as part of land reclamation working under City of Dallas guidelines and supervision.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot waterside setback from both side yards.

(F) Normal pool elevation setback - landside - Finger piers shall not be allowed on land.

(G) Normal pool elevation setback - waterside - The following normal pool elevation setback on the waterside shall apply to all finger piers in the leased Single Family - Homeowners Association Take Area:

(1) A finger pier shall not extend less than or more than forty (40) linear feet into the water measured from a point equidistant from the homeowners association's leased properties' side boundaries crossing with the shoreline's normal pool elevation.

(2) The catwalk of a finger pier shall be a maximum of six (6) feet in width, as measured at a ninety degree angle to each finger pier's length, and shall not enclose any portion of the water to allow the free movement of water underneath.

(3) Any combination of finger pier, fixed pier, dock deck, and lakeside gazebo or combination of finger pier, fixed pier, dock deck, and boathouse shall not exceed sixty (60) feet in width.

(4) A finger pier shall not be designed so as to prevent public access to any area of water.

(H) Easement protection - A finger pier shall not encroach into an existing easement/right-of-way or encroach into an identified future easement/right-of-way.

(I) Additional requirements - The following requirements shall apply to all finger piers in the leased Single Family - Homeowners Association Take Area:

- (1) A finger pier shall be durable and meet or exceed the specific directives, material specifications, and structural specifications as provided in the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) Vertical rub rails are required on pilings.
- (3) The exterior color of a finger pier shall be a light gray, such as Pantone 422C.
- (4) Accessories placed on the catwalk of a finger pier must be placed in an orderly manner that allows for safe movement of people on the catwalk.
- (5) A finger pier shall be designed so as to be clearly visible during all seasons of the year and fluctuations in pool elevation.
- (6) A finger pier shall be designed and equipped with safety reflectors so as to be clearly visible on three sides of the main waterside end of the finger pier. Safety reflectors are required on either side of the main waterside end and along the two sides of the outer finger pier at a minimum increment of ten (10) feet starting at the finger pier's main waterside end and working back to the fixed pier. Safety reflectors shall be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
- (7) A finger pier shall be designed to discourage swimming.
- (8) A finger pier shall require the placement of the street

block number and street name address sign centered on the main waterside end of the center finger pier with six-inch black letters on white background to be recognizable for main waterside public safety and emergency personnel, unless a boathouse is built towards the center of the multiple slips of the finger pier, in which case the residential street address sign must be placed on the boathouse.

- (9) Safety lighting shall be placed onto either side of the interior edges of the catwalk at ten (10) foot increments with the cover housing the lighting source no higher than six (6) inches maximum.
- (10) One (1) light post structure is allowed for each finger pier provided it is no higher than eight (8) feet maximum, does not hinder adjacent neighbors' lake area views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.
- (11) A finger pier shall comply with the most recent Garland City Codes.

(J) Visual aid - The finger pier placement and measurement in the leased Single Family - Homeowners Association Take Area is illustrated below with related text.

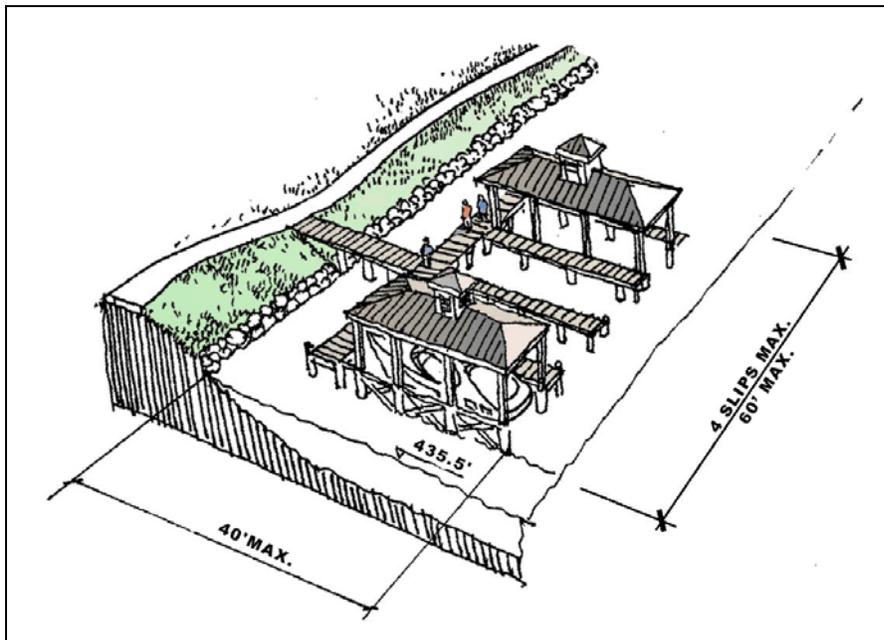


Illustration 21. Visual aid - Finger piers with boathouses for a Single Family - Homeowners Association.

Section 31. Jointly owned fixed piers.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all fixed piers in the leased Single Family - Homeowners Association Take Area:

- (1) A fixed pier may be designed to be "T" shaped or "L" shaped.
- (2) A fixed pier may adjoin a boathouse with the boathouse either at the end of the fixed pier or beside the fixed pier.
- (3) A fixed pier may adjoin a dock deck and boathouse or a dock deck and lakeside gazebo.
- (4) A fixed pier may adjoin a lakeside gazebo or a combination dock deck and lakeside gazebo, but not a combination boathouse and lakeside gazebo.
- (5) Benches, cleats, dock ladders, dock lighting, lockerboxes, and power pedestals may be securely attached to the top edges of a catwalk of a fixed pier.
- (6) Watercraft may moor at any portion of a fixed pier for no more than one-hundred fifty-six (156) consecutive hours during an entire week.
- (7) Homeowners associations with five-hundred (500) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property shall be allowed one fixed pier.
- (8) View corridor restrictions do not apply to fixed piers.
- (9) A fixed pier shall not be placed within two-hundred fifty (250) feet of other docks.
- (10) Stairs with handrails made of water resistant wood are allowed at the landside end of a fixed pier.

(B) Building materials - The following building materials shall be

required for all fixed piers in the leased Single Family - Homeowners Association Take Area:

- (1) Materials to be used for boat-related facilities such as a fixed pier should be referred to in the materials specifications of the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) Any railing built on a fixed pier shall have a water resistant wood picket, such as cedar or redwood, with steel tubing railings.
- (3) Any bench built on a fixed pier shall be constructed using only water resistant wood, such as cedar or redwood.

(C) Height and depth regulations - The following height and depth regulations shall apply to all fixed piers in the leased Single Family - Homeowners Association Take Area:

- (1) The pilings used to support a fixed pier shall be built up to at least seventeen (17) inches above the normal pool elevation (435.5 feet mean sea level).
- (2) The catwalk of a fixed pier shall be no more and no less than eighteen (18) inches above the normal pool elevation (435.5 feet mean sea level).
- (3) No pole structures incorporated into a fixed pier may be higher than eight (8) feet above the catwalk, with no more than six (6) pole structures.
- (4) Dredging of the shoreline is allowed for the berthing of a motorized boat into a fixed pier provided that dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0 feet mean sea level with a width allowable for safe boating maneuverability.
- (5) Proper authorization to dredge shall be obtained from the City of Garland, City of Dallas, U.S. Army Corps of Engineers, and Texas Parks and Wildlife Department.

(6) Disposal of dredge material shall be handled by a licensed establishment, properly treated, and disposed of at an offsite location, or disposed onsite only as part of land reclamation working under City of Dallas guidelines and supervision.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - The following side yard setbacks shall be required for a fixed pier in the leased Single Family - Homeowners Association Take Area:

(1) There shall be a twenty (20) foot waterside setback from both side yards.

(2) There shall be a six (6) foot landside setback from both side yards.

(F) Normal pool elevation setback - landside - A fixed pier is allowed within nine (9) feet of the normal pool elevation shoreline (435.5 feet mean sea level).

(G) Normal pool elevation setback - waterside - The following normal pool elevation setback on the waterside shall be required for a fixed pier in the leased Single Family - Homeowners Association Take Area:

(1) Any combination of fixed pier, finger pier, adjoining dock deck, and boathouse or a lakeside gazebo shall not exceed sixty (60) feet total width.

(2) A fixed pier shall not extend less than or more than forty (40) linear feet into the water measured from the shoreline's normal pool elevation (435.5 feet mean sea level).

(3) The catwalk of a fixed pier shall be a maximum of six (6) feet in width and shall not enclose any portion of the water to allow the free movement of water underneath.

(4) A fixed pier with a "T" or "L" shape is allowed provided the appendage fixed pier does not extend beyond thirty (30) feet from the main fixed pier's centerpoint.

(5) A fixed pier shall not be designed so as to prevent

public access to any area of water.

(H) Easement protection - The following easement protection shall be required for a fixed pier in the leased Single Family - Homeowners Association Take Area:

- (1) A fixed pier shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified access road or path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following shall apply to all fixed piers in the leased Single Family - Homeowners Association Take Area:

- (1) A fixed pier shall be durable and meet or exceed the specific directives, material specifications, and structural specifications as provided in the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) Vertical rub rails are required on pilings.
- (3) The exterior color of a fixed pier shall be a light gray, such as Pantone 422C.
- (4) Accessories placed on the catwalk of a fixed pier must be placed in an orderly manner that allows for safe movement of people on the catwalk.
- (5) A fixed pier shall be designed so as to be clearly visible during all seasons of the year and fluctuations in pool elevation.
- (6) A fixed pier shall be designed and equipped with safety reflectors so as to be clearly visible on three sides of the main waterside end of the fixed pier. Safety reflectors are required on either side of the main waterside end and along the two sides of the main spine

of the fixed pier and along the outer sides of any type of appendage fixed pier at a minimum increment of ten (10) feet starting at the fixed pier's main waterside end and working back to the shoreline. Safety reflectors shall be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

- (7) A fixed pier shall be designed to discourage swimming.
- (8) A fixed pier shall require the placement of the street block number and street name address sign centered on either the main waterside end of the fixed pier or on the first finger pier on the south or west end with six-inch black letters on white background to be recognizable for main waterside public safety and emergency personnel.
- (9) Safety lighting shall be placed onto either side of the interior edges of the catwalk at ten (10) foot increments with the cover housing the lighting source no higher than six (6) inches maximum.
- (10) Two (2) light post structures may be placed at the end of a fixed pier provided they are no higher than eight (8) feet maximum, do not hinder adjacent neighbors' lake area views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.
- (11) A fixed pier shall comply with the most recent Garland City Codes.

(J) Visual aid - The fixed pier and measurement in the leased Single Family - Homeowners Association Take Area is illustrated below with related text.

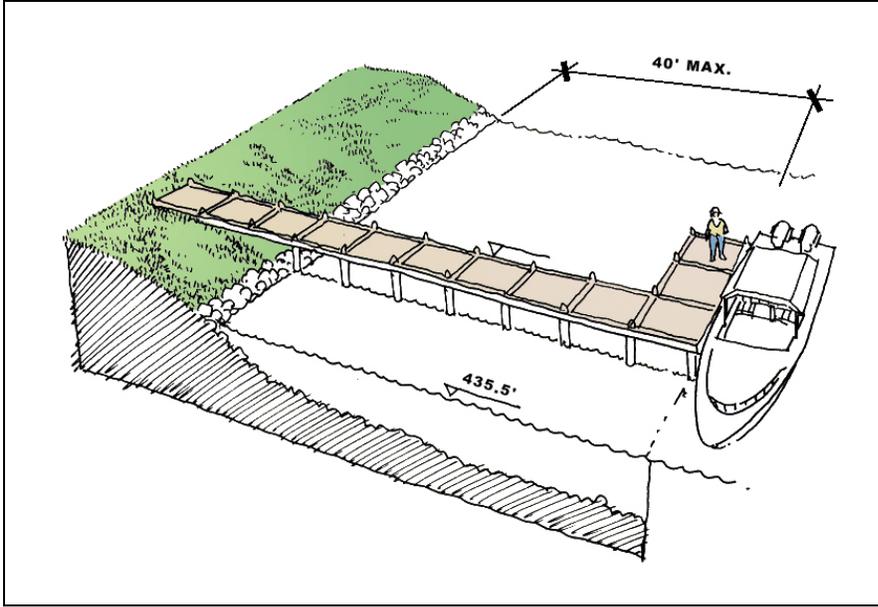


Illustration 22. Visual aid - Fixed pier.

Section 32. Jointly owned lakeside gazebos.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all lakeside gazebos in the leased Single Family - Homeowners Association Take Area:

- (1) A lakeside gazebo shall not be used as a habitable structure.
- (2) A lakeside gazebo shall not be used as a storage facility.
- (3) A lakeside gazebo shall not be used as a shelter for domestic or wild animals.
- (4) A lakeside gazebo shall not exceed one story in height.
- (5) A lakeside gazebo shall not be used to moor watercraft.
- (6) A lakeside gazebo shall not be used to shelter watercraft or floating devices.
- (7) A lakeside gazebo shall not be allowed on land.
- (8) A lakeside gazebo may be combined with a fixed pier and an adjoining dock deck.

- (9) A lakeside gazebo may not be combined with a fixed pier and an adjoining boathouse.
- (10) Homeowners associations with five-hundred (500) linear feet of the normal pool elevation shoreline (435.5 feet mean sea level) leased property may have one lakeside gazebo.
- (11) View corridor restrictions do not apply to lakeside gazebos.
- (12) The roof of a lakeside gazebo shall have an overhang no greater than eighteen (18) inches.
- (13) The roof of a lakeside gazebo shall have a slope of 2:1 ratio.

(B) Building materials - The following building materials shall be required for a lakeside gazebo in the leased Single Family - Homeowners Association Take Area:

- (1) Materials to be used for boat-related facilities such as a lakeside gazebo should be referred to in the materials specifications of the City of Dallas' Construction Permit Application Lake Structures Lake Ray Hubbard.
- (2) A lakeside gazebo shall not contain any glass, plastic, or fiberglass siding.
- (3) A lakeside gazebo shall have a pre-finished standing seam galvanized roof.

(C) Height and depth regulations - The following height and depth regulations shall apply to all lakeside gazebos in the leased Single Family - Homeowners Association Take Area:

- (1) A lakeside gazebo height shall be not less than twelve (12) feet minimum and not more than sixteen (16) feet maximum measured from the top of the fixed pier's catwalk to the vertex of the lakeside gazebo's roof.
- (2) The pilings used to support a lakeside gazebo shall be built up to at least seventeen (17) inches above the normal pool elevation (435.5 feet mean sea level).

(3) The flat floor surface of a lakeside gazebo shall be no more and no less than eighteen (18) inches above the normal pool elevation (435.5 feet mean sea level).

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot setback waterside from both side yards.

(F) Normal pool elevation setback - landside - A lakeside gazebo shall not be allowed on land (see landside gazebo).

(G) Normal pool elevation setback - waterside - The following normal pool elevation setback on the waterside shall be required for a lakeside gazebo in the leased Single Family - Homeowners Association Take Area:

(1) A lakeside gazebo shall be not less than eight (8) feet by eight (8) feet minimum and not more than twelve (12) feet by fifteen (15) feet maximum.

(2) Any combination of lakeside gazebo and an adjoining fixed pier or dock deck shall not exceed forty-one (41) feet total width.

(3) A lakeside gazebo adjoining any combination of fixed pier and dock deck shall not extend less than or more than forty (40) linear feet into the water measured from the normal pool elevation shoreline using the adjoining fixed pier as the centerline.

(4) A lakeside gazebo shall not be designed so as to prevent public access to any area of water.

(H) Easement protection - A lakeside gazebo shall not encroach into an existing easement/right-of-way or encroach into an identified future easement/right-of-way.

(I) Additional requirements - The following requirements shall apply to the construction of a lakeside gazebo in the leased Single Family - Homeowners Association Take Area:

(1) A lakeside gazebo shall be durable and meet or exceed the specific directives, material specifications, and structural specifications as provided in the City of

Dallas' Construction Permit Application Lake Structures
Lake Ray Hubbard.

- (2) The exterior color of a lakeside gazebo shall be a light gray, such as Pantone 422C.
 - (3) A lakeside gazebo shall be designed and equipped with safety reflectors so as to be clearly visible on three sides of the main waterside end of the fixed pier. Safety reflectors are required on either side of the main waterside end and along the outside areas of the lakeside gazebo at a minimum increment of ten (10) feet. Safety reflectors shall be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
 - (4) A lakeside gazebo built at the end of a fixed pier shall require the placement of the street block number and street name sign displayed outward towards the main body of the Lake and placed on the cornice of the structure in six-inch black letters on white background to be recognizable for waterside public safety and emergency personnel.
 - (5) Interior lighting of a lakeside gazebo shall be directed above to the center of the ceiling of the structure and below to the floor.
 - (6) Interior lighting for a lakeside gazebo shall not hinder adjacent neighbors' lake area views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.
 - (7) A lakeside gazebo shall be designed to discourage swimming.
 - (8) A lakeside gazebo shall comply with the most recent Garland City Codes.
- (J) Visual aid - The lakeside gazebo and measurement in the leased Single Family - Homeowners Association Take Area is illustrated below with related text.

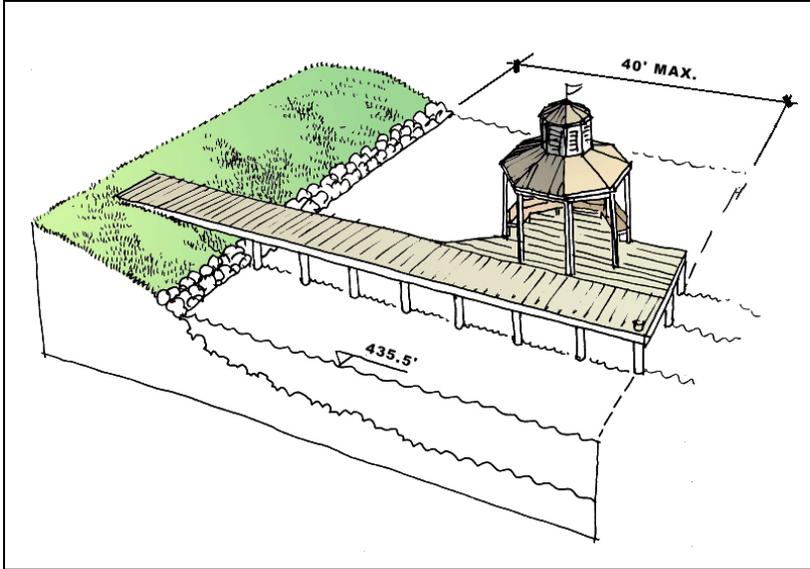


Illustration 23. Visual aid - Jointly owned lakeside gazebo attached to a dock deck adjoining a fixed pier.

Section 33. Jointly owned local utilities.

- (A) Allowances and disallowances - All local utilities are allowed.
- (B) Building materials - All building materials must meet Garland's adopted building codes.
- (C) Height and depth regulations - All local utilities shall be placed underground.
- (D) Take Line setback - No setback requirements.
- (E) Side yard setback - No setback requirements.
- (F) Normal pool elevation setback - landside - No setback requirements.
- (G) Normal pool elevation setback - waterside - No setback requirements.
- (H) Easement protection - All local utilities shall be within the easement/right-of-way.
- (I) Additional requirements - All local utilities must comply with the most recent Garland City Codes.

Section 34. Jointly owned barbecue pits.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all barbecue pits in the leased Single Family - Homeowners Association Take Area:

- (1) A barbecue pit shall be fueled only by charcoal or wood products.
- (2) A barbecue pit shall not be fueled by any gas or petroleum products.
- (3) A barbecue pit shall be located within twelve (12) feet of a picnic table.

(B) Building materials - A barbecue pit shall be built using any combination of native stone, brick, concrete, and iron grating.

(C) Height and depth regulations - A barbecue pit shall be no higher than eight (8) feet.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot setback landside on both side yards.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for a barbecue pit in the leased Single Family - Homeowners Association Take Area:

- (1) A barbecue pit shall not be allowed below 438.0 feet mean sea level.
- (2) The footprint of the exterior sides of a barbecue pit shall be no less than three (3) feet length by three (3) feet width and no more than eight (8) feet length by three (3) feet width.
- (3) A barbecue pit is allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level) provided the barbecue pit does not block access to public and utility personnel and vehicles, and provided the barbecue pit is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is part of a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside - A barbecue pit shall not be allowed at, upon or over the Lake.

(H) Easement protection - The following easement protection shall be required for a barbecue pit in the leased Single Family - Homeowners Association Take Area:

- (1) A barbecue pit shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following requirements shall apply to the construction of a barbecue pit in the leased Single Family - Homeowners Association Take Area:

- (1) A barbecue pit shall not hinder the clear view zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (2) Earth work construction of a barbecue pit shall comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (3) A barbecue pit shall comply with the most recent Garland City Codes.

Section 35. Jointly owned decks and patios.

(A) Allowances and disallowances:

- (1) Stairs with handrails made of water resistant wood are allowed with a deck/patio.
- (2) A deck/patio shall not exceed 400 square feet in area.

(B) Building materials - The following building materials shall be required for a deck/patio in the leased Single Family - Homeowners

Association Take Area:

- (1) A deck/patio shall be built using water resistant wood and/or native stone.
 - (2) Any railing built on a deck/patio shall have a water resistant wood picket with steel tubing railings.
- (C) Height and depth regulations - A deck/patio shall be limited to thirty-six (36) inches in height.
- (D) Take Line setback - No setback requirements.
- (E) Side yard setback - There shall be a twenty (20) foot setback on both side yards.
- (F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for a deck/patio in the leased Single Family - Homeowners Association Take Area:
- (1) A deck/patio shall be allowed provided the structure is anchored into the ground.
 - (2) A deck/patio shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level) provided the deck/patio does not block access to public or utility personnel and vehicles and provided the deck/patio is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is part of a co-op or part of a cove parcel.
- (G) Normal pool elevation setback - waterside - A deck/patio is allowed beside the Lake, but not upon or over the Lake.
- (H) Easement protection - The following easement protection shall be required for a deck/patio in the leased Single Family - Homeowners Association Take Area:
- (1) A deck/patio shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
 - (2) An existing and future easement running through a leased

property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(H) Additional requirements - The following requirements shall apply to the construction of a deck/patio in the leased Single Family - Homeowners Association Take Area:

- (1) A deck/patio shall not hinder the view clear zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (2) Earth work construction of a deck/patio shall comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (3) A deck/patio shall comply with the most recent Garland City Codes.

Section 36. Jointly owned landscaping.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all landscaping in the leased Single Family - Homeowners Association Take Area:

- (1) The use of native stone retaining walls is allowable above 435.5 feet mean sea level.
- (2) Hedge rows and shrub rows are not allowed.
- (3) Landscaping requiring the use of pesticides, herbicides, fungicides, or preservatives is not allowed.
- (4) Landscaping that could cause lake siltation or shoreline erosion is not allowed.
- (5) Mulch is prohibited below 438.0 feet mean sea level.

(B) Building materials - The following building materials shall be required for landscaping in the leased Single Family - Homeowners Association Take Area:

- (1) The use of any railroad ties or treated wood is

prohibited.

- (2) The use of brick, except for private walks, is prohibited.
- (3) The use of crushed rock or pea gravel is prohibited, except for use as a base.
- (4) The use of native stone for retaining walls and private walks is allowed.

(C) Height and depth regulations - Retaining walls as part of landscaping shall be limited to three (3) feet in height.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot setback on both side yards.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for landscaping in the leased Single Family - Homeowners Association Take Area:

- (1) Minor landscaping shall be allowed provided it does not further lake siltation, shoreline erosion, water quality, or retain water.
- (2) Remedial landscaping for maintaining the integrity of the shoreline is allowed.
- (3) Landscaping shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the landscaping does not block access to public or utility personnel and vehicles and provided the landscaping trees, hedges, and shrubs are not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is part of a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside - Remedial landscaping for maintaining the integrity of the shoreline is allowed.

(H) Easement protection - The following easement protection shall

be required for landscaping in the leased Single Family - Homeowners Association Take Area:

- (1) Landscaping shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following requirements shall apply to landscaping in the leased Single Family - Homeowners Association Take Area:

- (1) Landscaping shall complement and be integrated into the existing woodlands and wetlands.
- (2) Trees shall be interspersed.
- (3) Earth work construction involved with landscaping shall comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (4) Landscaping shall not hinder the clear view zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (5) Landscaping shall comply with the most recent Garland City Codes.

Section 36. Jointly owned landside gazebos.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all landside gazebos in the leased Single Family - Homeowners Association Take Area:

- (1) A landside gazebo shall not be used as a habitable dwelling structure.
- (2) A landside gazebo shall not be used as a storage

facility.

- (3) A landside gazebo shall not be used as a shelter for domestic or wild animals.
- (4) A landside gazebo shall not exceed one story.
- (5) A landside gazebo shall not have an overhang greater than one (1) foot six (6) inches.
- (6) A landside gazebo shall have a hipped roof with a slope of 2:1 ratio.
- (7) A landside gazebo shall have one cupola centered at the top of the main hipped roof.
- (8) A landside gazebo roof shall not be used as a deck.
- (9) A landside gazebo shall not contain a balcony.

(B) Building materials - The following building materials shall be required for a landside gazebo in the leased Single Family - Homeowners Association Take Area:

- (1) A landside gazebo shall be built using steel reinforced concrete piers.
- (2) The side trellis of a landside gazebo shall be built using wood.
- (3) The roof of a landside gazebo may match the roof of the Take Area leasing property owner's housing structure; otherwise, the roof of a landside gazebo shall be built using a pre-finished, standing seam galvanized roof.

(C) Height and depth regulations - The height of a landside gazebo shall be no less than twelve (12) feet minimum and no more than twenty-two (22) maximum.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot setback on both side yards.

(F) Normal pool elevation setback - landside - The following

normal pool elevation setback on the landside shall be required for a landside gazebo in the leased Single Family - Homeowners Association Take Area:

- (1) A landside gazebo shall not be allowed below 438.0 feet mean sea level.
- (2) The exterior of a landside gazebo shall be no less than ten (10) feet by ten (10) feet minimum and no more than eighteen (18) feet by twenty-four (24) feet maximum.
- (3) A landside gazebo shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the landside gazebo does not block access to public or utility personnel or vehicles, and provided the landside gazebo is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside - A landside gazebo shall not be allowed at, upon or over the Lake (see lakeside gazebo).

(H) Easement protection - The following easement protection shall be required for a landside gazebo in the leased Single Family - Homeowners Association Take Area:

- (1) A landside gazebo shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following requirements shall apply to the construction of a landside gazebo in the leased Single Family - Homeowners Association Take Area:

- (1) A landside gazebo shall not hinder the clear view zone of an adjacent neighbor's view corridor unless the adjacent

neighbor's property is in a co-op or part of a cove parcel.

- (2) Earth work construction of a landside gazebo shall comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (3) A landside gazebo shall comply with the most recent Garland City Codes.

Section 37. Jointly owned outdoor lighting.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to outdoor lighting in the leased Single Family - Homeowners Association Take Area:

- (1) Systems and structures associated with outdoor lighting include artificial landscape lighting, dock lighting, monument lighting, and flood lights.
- (2) Cobra lighting fixtures are not allowed on poled structures.
- (3) Fluorescent lighting fixtures are not allowed on poled structures.
- (4) Poled light structures shall have reflector shields.
- (5) View corridor restrictions do not apply for boat-related uses with regards to outdoor lighting except as described for each boat-related use (dock deck, boathouse, fixed pier, and lakeside gazebo) due to brightness and glare to surrounding neighbors and the traveling public.

(B) Building materials -The following building materials shall be required for outdoor lighting in the leased Single Family - Homeowners Association Take Area:

- (1) Poles used for an outdoor lighting structure shall be either aluminum or steel.
- (2) Wood or concrete poles used for outdoor lighting are prohibited.

(C) Height and depth regulations - The height of an outdoor

lighting structure shall not exceed twelve (12) feet maximum for post structures.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot setback on both side yards.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for outdoor lighting in the leased Single Family - Homeowners Association Take Area:

(1) Outdoor lighting shall not be allowed below 438.0 feet mean sea level.

(2) Outdoor lighting is allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the outdoor lighting fixture(s) does not block access to public and utility personnel or vehicles, and provided the outdoor lighting fixture(s) is not placed in the view clear zone or a neighbor's view corridor unless the adjacent neighbor's property is not in a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside - Outdoor lighting at, upon or over the Lake shall be limited to dock lighting used in finger piers, fixed piers, boathouse, and dock decks within the dock areas; as part of a power pedestal; to illuminate small areas of the dock deck, fixed pier, and dock deck; or to illuminate the exterior and interior of the boathouse or the lakeside gazebo.

(H) Easement protection - The following easement protection shall be required for outdoor lighting structures in the leased Single Family - Homeowners Association Take Area:

(1) Outdoor lighting shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.

(2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and

shall connect to adjacent access paths.

(I) Additional requirements - The following shall requirements shall apply to the installation of outdoor lighting in the leased Single Family - Homeowners Association Take Area:

- (A) Outdoor lighting structures shall not hinder the view clear zone of an adjacent neighbors' view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (B) Unwanted brightness and glare from outdoor lighting shall not hinder the views of surrounding property owners.
- (C) Outdoor lighting shall not interfere with the safety of the traveling public or negatively impact surrounding residents with unwanted brightness and glare.
- (D) The candlepower used on outdoor lighting shall comply with Garland's Outdoor Lighting ordinance.
- (E) Earth work construction involved with outdoor lighting must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (F) Outdoor lighting must comply with the most recent Garland City Codes.

(J) Visual aid - The outdoor light fixture measurement in the leased Single Family - Homeowners Association Take Area is illustrated below with related text.

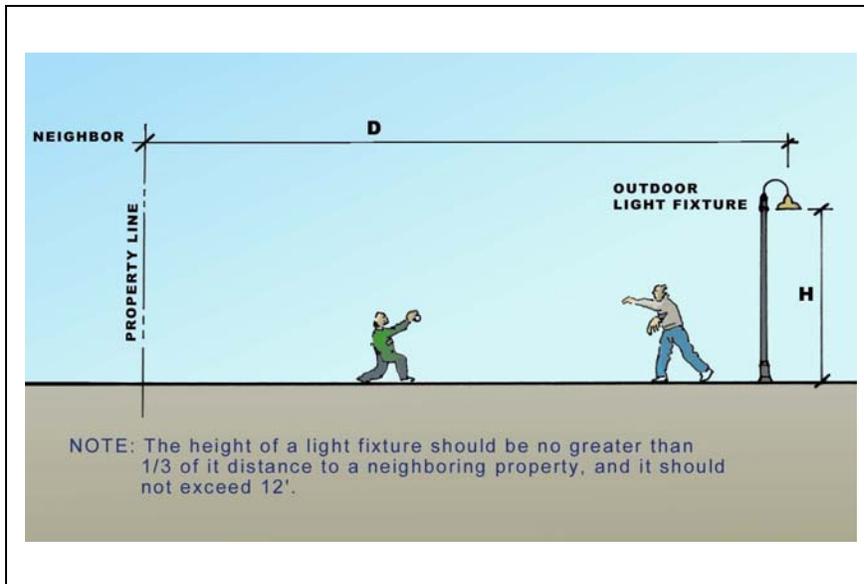


Illustration 24. Visual aid - Standards for poled outdoor light fixture on leased Take Area grounds.

Section 38. Jointly owned picnic tables.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all picnic tables in the leased Single Family - Homeowners Association Take Area:

- (1) A picnic table may be located within twelve (12) feet of a barbecue pit.
- (2) A picnic table may be either open-air or covered with a roof structure opened on all sides.
- (3) An optional covered picnic table shall have a roof overhang no greater than one (1) foot six (6) inches.
- (4) An optional covered picnic table shall have a roof with a slope of 2:1 ratio.
- (5) A picnic table shall not be used as a storage facility.
- (6) One picnic table is allowed for every two-hundred fifty (250) linear feet of normal pool elevation shoreline (435.5 feet mean sea level).

(B) Building materials - The following building materials shall be

required for a picnic table in the leased Single Family - Homeowners Association Take Area:

- (1) The surface area of a permanent picnic table shall be concrete, oven-fired brick or native stone.
- (2) A covered picnic table shall be built using steel reinforced concrete piers.
- (3) A permanent picnic table shall have a wood surface table.
- (4) The optional roof of a picnic table shall match the roof of the Take Area leasing property owner's housing structure; otherwise, the optional roof covering a picnic table shall be built using a pre-finished, standing seam galvanized roof.

(C) Height and depth regulations - Fourteen (14) feet maximum height for covered structures.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot setback on both side yards.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for a picnic table in the leased Single Family - Homeowners Association Take Area:

- (1) A picnic table shall not exceed twelve (12) feet by eight (8) feet in area maximum, including bench areas.
- (2) A picnic table shall not be allowed below 438.0 feet mean sea level.
- (3) A picnic table shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the picnic table does not block access to public or utility personnel and vehicles, and provided the picnic table's covered roof, if any, is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside - No picnic tables shall be allowed at, upon or over the Lake.

(H) Easement protection - The following easement protection shall be required for a picnic table in the leased Single Family - Homeowners Association Take Area:

- (1) A picnic table shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following requirements shall apply to the construction of a picnic table in the leased Single Family - Homeowners Association Take Area:

- (1) The slope of the roof of a covered picnic table shall have a hipped roof with a 2:1 ratio slope.
- (2) A hipped roof for a covered picnic table shall have one cupola centered at the top of the main hipped roof.
- (3) A picnic table shall be built on level terrain.
- (4) Earth work for the construction of a picnic table shall comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (5) The roof, if any, of a picnic table shall not hinder the view clear zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (6) A picnic table shall comply with the most recent Garland City Codes.

Section 39. Jointly owned private play structures.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all private play structures in the

leased Single Family - Homeowners Association Take Area:

- (1) Private play structures may consist of arched ladders, vertical ladders, horizontal ladders, clutter bridges, timber structures, slides, fort and slide play sets, climbers, play walls, play climbers, play pods, moon houses, jungle gyms, see-saws, merry-go-rounds, domes, rocket riders, tire swings, buoy balls, monkey bars, drums, chin-up bars, swings, and a rock wall.
- (2) Sand boxes and sand play areas are not allowed.

(B) Building materials - The following building materials shall be required for private play structures in the leased Single Family - Homeowners Association Take Area:

- (1) Private play structures may be built using aluminum, galvanized steel, rubber, and water resistant wood.
- (2) Private play structures may not be built using railroad ties and treated wood.

(C) Height and depth regulations - The height of private play structures shall not exceed eight (8) feet maximum.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot setback on both side yards.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for private play structures in the leased Single Family - Homeowners Association Take Area:

- (1) Private play structures shall not be allowed below 438.0 feet mean sea level.
- (2) Private play structures shall be situated in a collected area no larger than three-thousand seven-hundred (3,700) square feet maximum.
- (3) Private play structures shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the private play structure

does not block access to public or utility personnel or vehicles, and provided the private play structure is not placed in the view clear zone of a neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.

(G) Normal pool elevation setback - waterside - No private play structure shall be allowed at, upon or over the Lake.

(H) Easement protection - The following easement protection shall be required for a private play structure in the leased Single Family - Homeowners Association Take Area:

- (1) A private play structure shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(J) Additional requirements - The following requirements shall apply to the construction of a private play structure in the leased Single Family - Homeowners Association Take Area:

- (1) Private play structures shall not hinder the view clear zone of an adjacent neighbor's view corridor unless the adjacent neighbor's property is in a co-op or part of a cove parcel.
- (2) Private play structure shall be anchored into the ground.
- (3) The exterior color of a private play structures shall blend and incorporate the hues and tones of the surrounding landscape.
- (4) Earth work construction involved with private play structures must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (5) Private play structures shall comply with the most recent Garland City Codes.

Section 40. Jointly owned private utilities.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to private utilities in the leased Single Family - Homeowners Association Take Area:

(1) Buried private utilities are allowed.

(2) No overhead private utilities lines are allowed.

(B) Building materials - All materials used for private utilities must meet Garland's codes.

(C) Height and depth regulations - All private utilities shall be buried according to standards set in Garland's subdivision ordinance.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot setback on both side yards.

(F) Normal pool elevation setback - landside - The following normal pool elevation setback on the landside shall be required for private utilities in the leased Single Family - Homeowners Association Take Area:

(1) Private utilities shall be allowed within twenty (20) feet of the normal pool elevation shoreline (435.5 feet mean sea level), provided the utilities are built to handle load factors associated with emergency and service vehicles.

(2) Private utilities containing electricity and communication lines built into boat-related uses shall not be allowed below 436.5 feet mean sea level.

(3) Private utilities containing natural gas, propane, gasoline, oil, diesel, or similar types of compounds are prohibited.

(4) Private utilities containing wastewater or any type of septic lines are prohibited.

(G) Normal pool elevation setback - waterside - The following

normal pool elevation setback on the waterside shall be required for private utilities in the leased Single Family - Homeowners Association Take Area:

- (1) Private utilities containing electricity and communication lines and built into boat-related uses for dock lighting and tying into connections with power pedestals are allowed at, upon or over the Lake.
- (2) No private utilities containing natural gas, propane, gasoline, oil, diesel, or similar types of compounds shall be allowed at, upon or over the Lake.
- (3) No private utilities containing wastewater or any type of septic lines shall be allowed at, upon or over the Lake.

(H) Easement protection - The following easement protection shall be required for private utilities in the leased Single Family - Homeowners Association Take Area:

- (1) Private utilities shall be developed in consideration of existing easement/right-of-way or identified future easement/right-of-way or identified or set aside access paths, and built to handle load factors associated with emergency and service vehicles.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following requirements shall apply to the installation of private utilities in the leased Single Family - Homeowners Association Take Area:

- (1) Earth work for the construction of private utilities shall comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (2) Private utilities shall comply with the most recent Garland City Codes and electrical codes for water/marina applications.

Section 41. Jointly owned private walks.

(A) Allowances and disallowances - The following allowances and disallowances shall apply to all private walks in the leased Single Family - Homeowners Association Take Area:

- (1) Private walks shall not exceed 48 inches in width.
- (2) Steps are allowed with private walks.
- (3) Walks adjacent to the shoreline are prohibited without approved erosion control structures.

(B) Building materials - The following building materials shall be required for private walks in the leased Single Family - Homeowners Association Take Area:

- (1) Private walks shall be built using native stone, brick, or four (4) inch by eight (8) inch rectangular concrete pavers.
- (2) Private walks shall not consist of loose stone, gravel, sand, or asphalt.

(C) Height and depth regulations - Private walks shall be flush with the level surrounding terrain or work within the gradient present in the surrounding terrain.

(D) Take Line setback - No setback requirements.

(E) Side yard setback - There shall be a twenty (20) foot setback on both side yards.

(F) Normal pool elevation setback - landside - A private walk shall be allowed along the top of a shoreline erosion control protection wall up to three (3) feet in width measured from the vertical edge of the wall toward the landside interior.

(G) Normal pool elevation setback - waterside - No private walk shall be allowed going into the Lake.

(H) Easement protection - The following easement protection shall be required for a private walk in the leased Single Family - Homeowners Association Take Area:

- (1) Private walks shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following requirements shall apply to the construction of a private walk in the leased Single Family - Homeowners Association Take Area:

- (1) Earth work construction involved with private walks must comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (2) Private walks must comply with the most recent Garland City Codes.

Section 42. Jointly owned sprinkler systems.

(A) Allowances and disallowances: A sprinkler system shall be allowed throughout most of the Take Area in those areas as designated on the sublease for the homeowner's association or cooperative.

(B) Building materials - The following building materials shall be required for sprinkler systems in the leased Single Family - Homeowners Association Take Area:

- (1) Sprinkler systems shall be built using Schedule 40 PVC pipe.
- (2) Sprinkler systems shall not be built using metal pipe.

(C) Height and depth regulations - Sprinkler systems used for the irrigation of shrubs shall be no higher than six (6) feet in height from the average base of the surrounding terrain (within a three (3) foot radius).

(D) Take Line setback - No setback requirements.

(E) Side yard setback - A sprinkler system may be placed up to the side yard boundary lines.

(F) Normal pool elevation setback - landside - A sprinkler system shall be allowed up to within one (1) foot of the normal pool elevation shoreline (435.5 feet mean sea level) provided no part of the system results in lake siltation or shoreline erosion.

(G) Normal pool elevation setback - waterside - No sprinkler system shall be allowed at, upon or over the Lake.

(H) Easement protection - The following easement protection shall be required for a sprinkler system in the leased Single Family - Homeowners Association Take Area:

- (1) A sprinkler system shall not encroach into an existing easement/right-of-way, encroach into an identified future easement/right-of-way, or encroach into an identified or set aside access path.
- (2) An existing and future easement running through a leased property shall be allowed to substitute for the twelve (12) foot wide primary access right-of-way path provided it is twelve (12) feet wide, suitable for access, and shall connect to adjacent access paths.

(I) Additional requirements - The following requirements shall apply to the installation of a sprinkler system in the leased Single Family - Homeowners Association Take Area:

- (1) Any damage to or destruction of any part of a sprinkler system by public safety, utility, maintenance, or inspection personnel or their vehicles shall be the responsibility of the leasing property owner.
- (2) Earth work for the construction of a sprinkler system shall comply with the erosion control standards set in the Interlocal Agreement and Lease.
- (3) A sprinkler system shall comply with the most recent Garland City Codes.
- (4) A sprinkler system shall be connected to the residence's existing water supply source with approved backflow prevention devices.