

Denton County
Juli Luke
County Clerk

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DECLARATION

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Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

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STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

COPPER CREEK ESTATES
DESIGN GUIDELINES

Adopted:

Copper Creek Estates Phase I, LLC,
a Texas limited liability company

By: 

Printed Name: Keith M. Fischer

Title: Managing Member

THE STATE OF TEXAS §
 §
COUNTY OF Denton §

This instrument was acknowledged before me this 8th day of January, ²⁰¹⁸~~2017~~, by Keith M. Fischer of Copper Creek Estates Phase I, LLC, a Texas limited liability company, on behalf of the said limited liability company.





Notary Public Signature

Adopted by Copper Creek Estates Phase I, LLC, a Texas limited liability company, in accordance with the Declaration of Covenants Conditions and Restrictions recorded under Document No. 2018-3484 Official Public Records of Denton County, Texas (the "Declaration"). In accordance with Section 7.02(c) of the Declaration, these Copper Creek Estates Design Guidelines may be amended from time to time by the ACC (as defined in the Declaration).

Introduction

Any notice or information required to be submitted to the ACC under these Design Guidelines hereunder will be submitted to the ACC at 4931 Long Prairie Rd., Suite 200, Flower Mound, Texas 75028, c/o Copper Creek ACC, Phone: (817) 371-4848, Fax: (817) 740-4457, Email: michael@michaelcannaday.com.

Background

Copper Creek Estates is a master planned community located in Denton County, Texas, Lots 1-6, Block A, Lots 1-4 & 5X, Block B, Lots 1-14 & 15X, Block C, Lots 1-18 & 19X, Block D, and Lot 1X, Block E, Copper Creek Estates, a subdivision in Denton County, Texas, according to the plat recorded at Doc. No. 2018-17, Official Public Records of Denton County, Texas (the "Property"), are subject to the terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions, recorded in the Official Public Records of Denton County, Texas (the "Declaration"). Capitalized terms used but not defined in these Design Guidelines shall have the meaning subscribed to such terms in the Declaration.

ACC and Review Authority

Article 7 of the Declaration includes procedures and criteria for the construction of improvements within the Copper Creek Estates community. Section 7.01 of the Declaration provides that no Improvements may be erected, placed, constructed, painted, altered, modified or remodeled on any Lot, and no Lot may be re-subdivided or consolidated with other Lots or Property, by anyone other than Declarant, without prior written approval of the ACC.

The ACC consists of three (3) members who have been appointed by Copper Creek Estates Phase I, LLC, a Texas limited liability company (the "**Declarant**"). As provided in Article 7 of the Declaration, the Declarant has a substantial interest in ensuring that Improvements within Copper Creek Estates maintain and enhance Declarant's reputation as a community developer and do not impair Declarant's ability to market and sell all or any portion of the community, and, as a consequence thereof, the three (3) members of the ACC appointed by Declarant act solely in Declarant's interest and shall owe no duty to any other Owner or the Copper Creek Homeowner's Association, Inc. (the "Association").

Governmental Requirements

Governmental ordinances and regulations are applicable to all Lots within Copper Creek Estates. It is the responsibility of each Owner to obtain all necessary permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with the applicable ordinances and regulations. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a Lot within Copper Creek Estates. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to the ACC for approval. Furthermore, approval by the ACC should not be construed by the Owner that any Improvement complies with the terms and provisions of all encumbrances which may affect the Owner's Lot. Certain encumbrances may benefit parties whose interests are not addressed by the ACC.

The ACC shall bear no responsibility for ensuring plans submitted to the ACC comply with Applicable Law. It is the responsibility of the Owner to secure any required governmental approvals prior to construction on such Owner's Lot.

Interpretation

In the event of any conflict between these Design Guidelines and the Declaration, the Declaration shall control. Capitalized terms used in these Design Guidelines and not otherwise defined in this document shall have the same meaning as set forth in the Declaration.

Amendments

The ACC may amend these Design Guidelines. All amendments shall become effective upon recordation in the Official Public Records of Denton County, Texas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or approved and in progress. It is the responsibility of each Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto.

Architectural Review Process

Submittals

Requests for approval of proposed construction, landscaping, or exterior modifications must be made by submitting an application in the form attached hereto as Attachment 1.

Timing

The ACC will attempt to review all applications and submittals within thirty (30) days. Please allow at least thirty (30) days prior to installation or construction for the ACC to review the related applications. Please be advised that in the event that any plans and specifications are submitted to the ACC and the ACC fails to either approve or reject such plans and specifications for a period of thirty (30) days following such submission, the plans and specifications will be deemed disapproved.

Responsibility for Compliance

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines and all requirements imposed by the ACC as a condition of approval.

Inspection

Upon completion of each phase of approved work, the Owner must notify the ACC. The ACC should be notified after the stake out of the building, after completion of framing, and after completion of the approved work. The ACC may, but shall in no event be obligated to, inspect the work at any time to verify conformance with the approved submittals. Furthermore, approval by the ACC should not be construed by the Owner that any Improvement complies with the terms and provisions of any ordinances, requirements, regulations or encumbrances which may affect the Owner's Lot.

Architectural and Aesthetic Standards

Plan Repetition

The ACC may, in its sole and absolute discretion, deny a plan or elevation proposed for a particular Lot if a substantially similar plan or elevation exists on a Lot in close proximity to the Lot on which the plan or elevation is proposed. The ACC may adopt additional requirements concerning substantially similar plans or elevations constructed in proximity to each other.

Brick Color, Masonry Stone, and Wood Trim Repetition

The ACC may, in its sole and absolute discretion, deny proposed brick, masonry or wood trim for a particular Lot if substantially similar brick, masonry or wood trim exists on a Lot in close proximity to the Lot on which the brick, masonry or wood trim is proposed. The ACC may adopt additional requirements concerning substantially similar brick, masonry or wood trim constructed in proximity to each other.

For Example:

- *Similar brick, masonry or wood trim can be repeated every fifth Lot (example: Brick A, Brick B, Brick C, Brick D, Brick E and Brick A).*

Brick A	Brick B	Brick C	Brick D	Brick E	Brick A
Brick F	Brick G	Brick H	Brick B	Brick C	Brick D

- *Across the Street: Same brick or masonry cannot be placed on a Lot across the street or diagonal from any other brick or masonry; (example above: Brick B).*

Building Materials

- All building materials must be approved in advance by the ACC, and only new building materials (except for used brick) shall be used for constructing any Improvements.
- All projections from a dwelling or other structure, including but not limited to chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways must, unless otherwise approved by the ACC, be coordinated with the overall design of the Improvement from which they project.
- No highly reflective finishes (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including, without limitation, the exterior surfaces of any Improvements.

Masonry Requirements, Exterior Walls and Finishes

- The exterior walls shall have horizontal and vertical articulation or architectural features on all elevations as approved by the ACC.

- Unless otherwise approved in advance and in writing by the ACC, the exterior walls of each primary residence shall be constructed of one-hundred percent (100%) masonry, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors and trim work. For purposes of this section, brick, stone, cast stone, and stucco are considered masonry. Brick shall be limited to thirty percent (30%) of the exterior walls. Stucco shall be a minimum of 3/4 of an inch thick and limited to thirty (30%) of the exterior walls on homes which are not of Tuscan or Mediterranean style, unless otherwise approved by the ACC. Up to one-hundred percent (100%) stucco may be used on the exterior walls of Tuscan or Mediterranean style homes. The ACC, in its sole discretion, will determine whether or not a home is of Tuscan or Mediterranean style. Wood use shall be very minimal and only as an accent.
- Unless otherwise approved by the ACC, siding is prohibited for use on exterior walls of a primary residence.
- Unless otherwise approved by the ACC, exterior wall materials shall make changes at inside corners only. Unless otherwise approved by the ACC, every elevation shall have a minimum of two wall materials or textures. Single wall covering materials may be approved by the ACC if the architectural features, wall offsets, and enhanced trim around openings are utilized to limit continuous blank wall areas.
- Unless otherwise approved by the ACC, walls shall not exceed thirty feet (30') in length without an offset of two feet (2') or more unless the wall is broken up by architectural elements such as ornate masonry work, changes in construction material, or openings for windows or doors that are trimmed and recessed a minimum of three inches (3").
- The exterior materials must be authentic and not artificial as reasonably determined by the ACC. There should generally not be more than three exterior materials (including exterior walls, window/door surrounds, accents, etc.). The ACC will evaluate whether additional materials shall be allowed on a case-by-case basis.
- Colors should be appropriate to the architectural style chosen. Colors should be non-invasive and subdued rather than bold and bright. All exterior materials should comply with one color palate, approved by the ACC, including all exterior paint, brick/stone, trim, mortar, window mullions, balusters, columns, etc.). Color palates should consist of natural earth tone colors as approved by the ACC.
- Unless otherwise approved by the ACC, all chimneys shall be 100% masonry to match the materials used on home. No wood or masonry siding of any kind shall be used on chimneys.
- No foundation of a residence may: be exposed more than twenty-four inches (24") above final grade along: (a) the front elevation of the residence visible from any street; or (b) each side elevation of the residence visible from any street. If the exterior of the elevation adjacent to the exposed foundation is constructed of stucco, the ACC will have the authority to require the use of stone, in a color approved in advance by the ACC, to conceal the exposed portion of the foundation. In the event of a dispute as to the front or side elevation of a residence which is visible from any street, the determination of the ACC shall be final and conclusive.
- All materials for courtyard walls and fencing must be approved in advance by the ACC.

Lot Coverage

The footprint of the main level of each single family residence constructed on a Lot shall not exceed thirty-percent (30%) of the entire area of the Lot. Footprint is defined as all areas that are contained within four walls and garages (excludes open porches, patios, porte-cocheres, or other unenclosed areas).

Square Footage Requirements

Unless otherwise approved by the ACC, the minimum living square footage for each residence (air conditioned living square footage), exclusive of open or screened porches, terraces, patios, decks, driveways, and garages is three thousand five hundred (3,500) square feet.

Minimum Home Width

Unless otherwise approved in advance and in writing by the ACC, the minimum width for each residence is eighty feet (80').

Aesthetic Appeal

The ACC may disapprove the construction or design of a home on purely aesthetic grounds. Any prior decisions of the ACC regarding matters of design or aesthetics will not be considered to establish a precedent for any future decision of the ACC.

Siting/Setbacks

Unless otherwise approved by the unanimous consent of the ACC, the following setbacks shall apply to each Lot:

- Front Lot line: 40 feet
- Rear Lot line: 15 feet
- Side Lot line: 10 feet

The ACC, by unanimous consent, may: (i) approve a reduction of the required front yard setback or may require an increase in the required front yard setback by a maximum of ten (10) feet if, in the sole opinion of the ACC, the increase is needed to avoid monotony or to accommodate unique site conditions including the preservation of old growth trees; or (ii) approve a reduction of the required side yard setback by a maximum of five feet (5') if, in the sole opinion of the ACC, the reduction is needed to avoid monotony or to accommodate unique site conditions including the preservation of old growth trees.

Notwithstanding any provision to the contrary in these Design Guidelines, eaves, steps, and open porches will not be considered part of the residence for the purpose of the setback requirement hereunder; however, no portion of any Improvement will be permitted to encroach upon another Lot.

The ACC must approve the encroachment of any flatwork, i.e. driveway, porch, etc. over the side building setbacks.

The ACC reserves the right to stipulate additional building or Improvement setbacks attributable to any Lot. The ACC further reserves the right to grant variances to the setbacks set forth herein in accordance the Declaration.

Temporary/Accessory Structures

Owners will generally be permitted to erect a maximum of two (2) accessory structures on their Lot provided the accessory structure, such as a pool cabana, garden building, storage building, workshop, or home office is approved in advance by the ACC. In no event will the total square footage of any approved accessory structure be interpreted to reduce the minimum square footage requirements of the principal residential structure as set forth in these Design Guidelines.

Unless otherwise approved in advance and in writing by the ACC, an accessory structure: (i) must be constructed of the same exterior materials as the main residence constructed on the Lot (e.g., stone to stone, brick to brick, stucco to stucco); (ii) must utilize roof materials that match the roof materials incorporated into the principal residential structure constructed on the Lot; (iii) have a pitched roof of the same pitch as the principal residential structure constructed on the Lot; (iv) use paint which matches the color of the trim of the principal residential structure constructed on the Lot; (v) must utilize shingles which are the same as on the principal residential structure constructed on the Lot; and (vi) may not be located nearer than five (5) feet from an interior (side) Lot line.

Temporary storage structures also known as "pods" are allowed with the prior written approval of the ACC office provided that:

- Structure is located in the driveway of the Lot; and
- Structure is not placed on any Lot for more than seven (7) days.

The ACC shall be entitled to determine, in its sole and absolute discretion, whether a structure or shed on any Lot complies with the foregoing requirements relating to size, height, fence enclosure and construction materials. No accessory structure will be approved unless a principal residential structure has been constructed on the Lot or the accessory structure is being constructed at the same time as the principal residential structure. The ACC may adopt additional requirements for any accessory structure on a case by case basis as a condition to approval.

All structures on a Lot must reflect consistently the same architectural style and materials as the main residence constructed on the Lot.

No temporary or accessory structure may be erected without the advance approval by the ACC.

Prohibited Elements

The following architectural elements are prohibited within Copper Creek Estates unless expressly approved in writing by the ACC:

Roofs

- Excessively pitched roofs.
- Mansard, gambrel or chalet roofs.
- Flat roofs, unless otherwise approved by the ACC.

- Roofs that are too steep or too shallow for the style of the home, as determined by the ACC.
- Shed roofs except as incidental to the main roof.

Design Elements

- Unnecessarily prominent chimneys and other roof penetrations, as determined by the ACC.
- Vents or skylights facing the street, unless approved by the ACC.
- White or bubble skylights.
- Mirrored glass.
- Faux mullion windows.

Materials and Colors

- Wood siding (wood siding accents may be permitted if approved by the ACC).
- Cultured stone unless approved by the ACC.
- Gray brick, unless approved by the ACC.
- Block masonry.

Building Height

Unless otherwise approved in advance by the ACC, no building or residential structure may exceed two and one-half stories or thirty feet (30') in height as measured from the finished lot grade to the midpoint of the highest pitched or hipped roof above. The measurement locations will be measured at the front elevation and chosen by the ACC based upon which points are most restrictive.

The height limitations imposed above shall not apply to: (i) chimneys and vent stacks, cupolas, or other architectural features that are not intended for occupancy or storage; or (ii) flag poles and similar devices.

Views are neither guaranteed, preserved, nor protected within Copper Creek Estates.

Room Additions

Any room additions must be approved in writing by the ACC.

Additions to a residence will be considered for approval by the ACC if they meet the following:

- All materials used match those of the principal residential structure, including masonry, windows, and paint color, shingles, etc.
- Sunrooms will be considered.

- Screened Porches will be considered on a case by case basis and must meet the following minimum acceptable standards:
 - The porch and related improvements must be compatible with the architectural elements of the principal residential structure. Paint colors and materials must match those of the principal residential structure.
 - Design should reflect consideration for any adverse impact of neighboring properties.
 - Screened porches shall be located in back yard only. The screened porch shall not encroach on any easement or building line.
 - Screened porch shall be attached to the principal residential structure.
 - Free standing screened porches are not permitted.
 - Supplemental landscaping may be required as part of the ACC review.
 - The roof of screened porch shall be solid decking shingled to match the principal residential structure.
 - Screens must be retractable, unless approved otherwise by the ACC.

Greenbelt/Open Space Lots

"Greenbelt/Open Space Lots" shall refer to Lots/land that has not been developed, whether it is owned by the Declarant, a Homebuilder, the Association or another Owner and is not intended for use as a single family Lot. These areas are to be considered as private property and trespassing is prohibited. Lots adjacent to Greenbelt/Open Space Lots must comply with all of the following requirements:

- The boundary between the Lot and the Greenbelt/Open Space Lots must be fenced in a manner approved in advance by the ACC.
- The fence must be 6 feet in height and be constructed of approved wrought iron, of a color and style specified by the ACC.
- No gate will be permitted into a Greenbelt/Open Space Lot, unless approved by the ACC.
- Backyards must be fully sodded with at least two 3" caliper hardwood trees installed by the Owner.
- Sheds or outbuildings will not be permitted on any Lot adjacent to Greenbelt/Open Space Lots.
- At no time are Greenbelt/Open Space Lots to be used for ingress/egress or storage.
- Greenbelt/Open Space Lots should remain in their natural state. No removal or trimming of trees is permitted.

Building Massing

Primary massing of a single family residence constructed on a Lot should be a reflection of the primary interior rooms within the single family residence. Secondary massing should be a reflection of the secondary interior rooms within the single family residence. The concept is to design homes with simple room lines that reflect the interior spaces that are being housed.

Roofs and Chimneys

The pitch, color and composition of all roof materials must be approved in writing by the ACC. Roof vents and other penetrations shall be as unobtrusive as possible and must match the principal color of the roof unless approved in advance by the ACC.

- Accepted Roof Pitch: Roof slope for the main structure and garage shall be approved in advance by the ACC. Roofs must contain different pitches as determined by the ACC.
- Roof Design: Roof design shall include offsets and dormers to break up large expanses of roof area.
- Accepted Roof Materials: Roof materials allowed are 30 year or better asphalt composition, concrete tile, clay tile, natural slate, standing seam metal roof (allowed only if made of copper, paint grip galvanized unpainted and as accent roof projections not exceeding 200 square feet) or other materials with similar materials if approved unanimously by the ACC. No more than two houses on adjacent lots have the same roof pitch unless at least one roof has multiple pitches. Materials should be appropriate to the design style chosen. For predominately stucco style homes, a barrel or slate tile roof shall be required, unless otherwise approved by ACC. Roofing materials must be submitted for approval prior to installation and labeled on all submitted elevations. Acceptable colors are natural tones. In addition, roofs of buildings may be constructed with "Energy Efficiency Roofing" with the advance written approval of the ACC. For the purpose of the Section, "Energy Efficiency Roofing" means shingles that are designed primarily to: (a) be wind and hail resistant; (b) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (c) provide solar generation capabilities. The ACC will not prohibit an Owner from installing Energy Efficient Roofing provided that the Energy Efficient Roofing shingles: (i) resemble the shingles used or otherwise authorized for use within the community; (ii) are more durable than, and are of equal or superior quality to, the shingles used or otherwise authorized for use within the community; and (iii) match the aesthetics of adjacent property. An Owner who desires to install Energy Efficient Roofing will be required to comply with the architectural review and approval procedures set forth the Restrictions. In conjunction with any such approval process, the Owner should submit information which will enable the ACC to confirm the criteria set forth in this Section. Any other type of roofing material shall be permitted only with the advance written approval of the ACC.
- Mechanical Equipment: All mechanical equipment and pool equipment shall be completely screened from view from adjacent properties or right-of-way. Screening may include landscaping provide the plant sizes are sufficient to provide seventy-five percent (75%) screening.
- Vents: Plumbing vents should be minimally visible from the street as determined by the ACC. If there must be a vent visible to the street then it should blend in color with the roof.

In-House Sprinkler Systems

All single family residences constructed on a Lot must contain in-house sprinkler systems as may be required by the Town of Copper Canyon.

Exterior Doors and Windows

Acceptable Windows:

- All windows must be wood, vinyl, composite or metal. All window brands and styles/models must be submitted to the ACC for approval prior to installation.
- All windows must be tan, bronze or dark bronze, unless otherwise approved by ACC.

Unacceptable Windows:

- White windows.

Window Details:

- Windows may not be of reflective or darkly tinted glass.

Doors:

- All doors shall be recessed a minimum of 3" and not "flush" to show wall depth.
- Doors with divided lites should have the dividers placed on the exterior of the glass panes rather than being "trapped" inside the glass panes.
- Primary entry doors shall vary in design from house to house. If the same door is used on houses within the same block, trim, accents or other architectural enhancements shall be used to create a diverse appearance and maintain the appearance of a custom home neighborhood.

Garages

No carports shall be placed, erected, constructed, installed or maintained on a Lot.

All garages shall be approved in advance of construction by the ACC. The Improvements on each Lot must contain one or more private enclosed garages, with garage parking capable at all times of housing at least three (3) standard size automobiles. Each garage shall have a minimum width, as measured from inside walls, of 9.6' per car and a minimum depth for each car of 20'. Each three (3) car garage shall have a minimum width of sixty feet (60') for the 3 garage door front. A minimum of a 3 garage parking spaces and 2 off street parking spaces shall be provided for each home.

Garage doors shall be recessed a minimum of 12" to create more wall depth and lessen the focus on the garage door. Garage doors shall be placed at right angles to the street where possible. If this is not possible then special approval must be given by the ACC. The ACC will take into account the size/shape of the Lot and surrounding landscape. Front facing doors are allowed if located further back on the Lot than the side-entry garage portion and are in a motor court setting behind gate that extends over a driveway.

Except for one garage door, which may be a maximum of fourteen feet (14') in height, all garage doors shall be a maximum of eight feet (8') in height.

Garages may contain appropriately sized storage rooms, recreational workshops and tool rooms, or servants quarters or guest quarters, if approved in advance by the ACC. Except with respect to detached garages, interior walls of all garages must be finished (*i.e.*, taped, bedded and painted, at a minimum). Each garage shall have garage doors that are wired so as to be operated by electric door openers. The

orientation of the opening into a garage (i.e., side-entry or front-entry) must be approved in advance by the ACC.

All garage doors shall remain closed at all times, save and except for the temporary opening of same in connection with the ingress and egress of vehicles and the loading or placement and unloading, or removal of other items customarily kept or stored therein, when a person is in the garage or engaged in yard work, or there is another activity occurring on the Lot which is reasonably facilitated by an open garage door.

No garage shall be converted to another use (*e.g.*, living space) without the substitution, on the Lot involved, of another garage meeting the requirements of this section, and the approval of the ACC, and use of parking space in a garage for work areas or storage (including boxes, toys, exercise equipment, furniture; or work benches) to the exclusion of one or more vehicles is strictly prohibited.

Driveways, Sidewalks and Parking

The design of all driveways must be approved in advance by the ACC.

All driveways, sidewalks, and parking areas shall be surfaced with concrete, stone, or pavenstone. Concrete shall be exposed aggregate, salt finish or stamped and stained.

All driveways, sidewalks and parking areas shall be a minimum of one foot (1') from any adjacent property line. The design of all parking areas should strive to minimize public view of any vehicles.

Driveways must permit entry by standard mid-size vehicles without "bottoming out" in the transition area between the approach drive and street as well as the driveway area between the property line and the garage.

If the driveway is raised significantly above finished grade (which will be determined by the ACC in its sole and absolute discretion), the exposed sides of the driveway must be screened with landscaping approved in advance by the ACC.

Arbors/Pergola/Patio Covers

All arbors, pergolas and patios covers shall be approved in advance of construction by the ACC. Arbors, pergolas and patio covers must meet the following requirements:

- Shall not exceed 10' in height.
- Be of cedar or a wood that is finished to match the principal residential structure constructed on the Lot (all other materials will be reviewed by the ACC on a case-by-case basis.)
- If roof is solid cover the shingles must match the principal residential structure constructed on the Lot.
- Lattice on the arbor will be considered by the ACC on a case-by-case basis.
- Support columns should match the architectural character of the principal residential structure constructed on the Lot.

Decks

All decks shall be approved in advance of construction by the ACC.

Backyard deck additions must meet be of trex or redwood stained to match the principal residential structure constructed on the Lot (all other materials will be reviewed on a case-by-case basis by the ACC).

Unless otherwise approved by the ACC, the maximum deck height should not exceed more than 18" above the highest surrounding grade.

Mailboxes

All mailboxes in the property shall be of a design consistent to the design attached hereto as Attachment 2 and the United States Postal Service regulations. Mailbox dimensions shall be 30" wide by 30" deep and 54" tall.

Exterior Lighting

THE OBJECTIVE OF THE REGULATION OF OUTDOOR LIGHTING IS TO PRESERVE THE NIGHTTIME DARK SKY BY MINIMIZING THE AMOUNT OF EXTERIOR LIGHTING. TO UTILIZE LOW INTENSITY INDIRECT LIGHT SOURCES TO THE EXTENT REQUIRED FOR SAFETY AND SUBTLE DRAMA TO ACHIEVE OUTDOOR LIGHTING OF PLANT MATERIALS WITH HIDDEN LIGHT SOURCES.

All exterior lighting must be approved in advance by the ACC. Exterior lighting will be kept to a minimum and shall be subdued and indirect but consistent with good security practices. Such illumination shall be designed and installed so as to light only landscaping, driveway areas and walkways upon a Lot. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Soffit or tree lights must be shielded or directed towards vegetation so as to eliminate glare and source visibility. Exterior lighting shall follow dark sky design guidelines.

No exterior light whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian or vehicular traffic will be allowed. Nuisance lighting and or glare must be avoided.

Up-lighting shall be limited to lighting landscaping elements and shall be limited to 25 watt incandescent or equivalent lumens.

Building walls shall not be illuminated and light from landscape lighting may not illuminate building walls higher than four feet (4') above grade.

Except as may be specifically allowed by the Town's ordinances, floodlights are prohibited.

All light sources must be fully shielded from view from adjacent property or right-of-ways. Light sources of 25 watts incandescent or equivalent may be shielded with frosted or opaque glass.

Use of other than white or color corrected high intensity lamps and exterior lights will not be allowed. Sodium, mercury vapor, or bare HID yard lights are not allowed.

Exterior Holiday Decorations

Lights or decorations may be erected on the exterior of the principal residential structure in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners. All lights and decorations must not be permanent fixtures of the principal residential structure without prior written approval of the ACC and shall be removed within thirty (30) days after the holiday has ended. Christmas decorations or lights may not be displayed prior to November 15.

Air-Conditioning and Other Mechanical Equipment

No air-conditioning apparatus may be installed on the ground in front of the principal residential structure or on the roof of the principal residential structure unless screened in a manner approved by the ACC. Ground level air conditioning units shall be installed at street level only. All mechanical equipment, including air-conditioning equipment, shall be located in a side or rear yard only and shall not be visible from streets or Common Areas. No window air-conditioning apparatus or evaporative cooler may be attached to any front wall or front window of the principal residential structure or at any other location where it would be visible from any street, any other Lot or any Common Area.

POOL, SPA EQUIPMENT MUST BE LOCATED BEHIND WALLS OR SCREENED FROM VIEW WITH LANDSCAPE TO CONTAIN NOISE.

Barbecue Grills

Freestanding barbecue grills are permitted only if they are stored and used in the rear yard space of the Lot that is not visible from the street.

Landscape Guidelines

Detailed landscape plans for each Lot may be submitted to the ACC for consideration after construction of the principal residential structure thereon has begun, so long as such submission occurs at least ninety (90) days before completion of the residence. Upon written request, however, the ACC may waive the requirement of landscape plans for any Lot if the Homebuilder uses plans previously approved by the ACC for another Lot. There shall be no revisions made to approved plans without submission to, and approval by, the ACC of the revised plans. All introduced vegetation shall be trees, shrubs, vines, ground covers, seasonal flowers or sodded grassed which are commonly used in North Central Texas for landscaping purposes and which are approved by the ACC. An approved list of plants and turf is set forth on Attachment 3. Landscaping in accordance with the approved plans shall be installed within ten (10) days after issuance of a certificate of occupancy with respect to the principal residential structure. Extensions to the time limit may be granted by the ACC for up to an additional thirty (30) days on a case by case basis. The approved plans shall include permanent sodded grass or "ground cover" in all sodded areas. Winter rye shall be considered a temporary measure to reduce soil erosion through the winter season, and shall be completely removed and replaced with sodded grass according to the approved plans. Each Lot shall be landscaped, at a minimum, with: (i) full sodded front, side and backyards yards, (ii) the following number of hardwood shade trees in the front yard of each Lot - two (2) per Lot on all Lots other than corner Lots and four (4) per corner Lot (with two (2) in the front portion of the Lot, and two (2) in the side of the Lot adjacent to the street), and ten (10) shrubs sized five gallons or more. The hardwood

shade trees required in the front yard of each Lot shall be no smaller in size than 4" caliper, unless approved by the ACC. After installation, landscaping (including temporary landscaping) shall be properly maintained at all times. Any Owner who wishes to plant one or more gardens upon their Lot must obtain the approval of the ACC of any such garden and must follow applicable requirements as to size of the Lot, visibility of the Lot from other Lots, streets or common areas, and such other matters as the ACC may specify in any written approval.

Landscaping should consist of a combination of sodded turf areas and bed areas containing shrubs and ground cover. Side, front and back yard areas shall be 100% irrigated and 100% sodded where there are no landscaping beds, unless approved by the ACC. Large expanses of mulch or bed areas without substantial shrub or groundcover plantings are unacceptable unless the Lot contains a native stand of trees where sodding the entire yard would potentially harm the health of the trees. Stone or gravel mulch with harsh, unnatural or high contrast colors is prohibited. Street scene landscape shall be designed to be harmonious with adjacent Lots and yet thematic in its plant selection.

During construction, existing trees shall be preserved and protected to the extent possible for the intended development, as determined in the ACC's discretion; provided, however, that the ACC may require the removal of cedar trees from a Lot regardless of the size of such cedar trees.

Ground cover is defined as a planting of low plants (such as ivy) that covers the ground in place of turf. Rock or stone are not acceptable for use as a ground cover other than in flowerbed or walkway areas. The use of rock or crushed rock as a ground cover shall not be permitted.

Landscape plans must include vegetative screening for above ground utility connections visible from the street or adjacent properties.

Grass should be maintained at a height of no more than two and one-half inches. Mowing heights may need to be altered to prevent scalping in the event of an uneven grade.

Grass will be trimmed away from sidewalks, the principal residential structure, planted areas and other obstacles. It is suggested that line trimmers, mechanical edger and chemicals are employed to keep a neat, tidy appearance.

Trees and shrubs should be pruned to avoid blocking clear view of signs, address marker, illumination by light fixtures, the flow of air vents and air conditioner compressors as well as pedestrian and vehicular traffic.

The ACC reserves the right to require additional landscaping for pools, cabanas and other hardscape elements that may be constructed after completion of the principal residential structure and associated landscaping.

Hardscape elements in the landscaping must be in scale with the principal residential structure and associated structures. Sculptures and fountains are subject to approval by the ACC.

Notwithstanding any requirements to the contrary, Owners shall comply with all applicable governmentally imposed water use restrictions and shall be granted appropriate relief from any specific requirement set forth in these Design Guidelines that cannot reasonably be complied with, as determined by the ACC, as a result of such water use restrictions.

The ACC may, upon the Owner's completion of the installation of landscaping, conduct an on-site inspection of the property to ensure compliance with the approved plan.

Shrubs or flower beds shall be located in flower beds along the foundation line of all structures, except where paving is adjacent to the structure, and must extend away from the foundation a minimum of five feet (5').

No more than seventy-five percent (75%) of the landscaped area of a front yard may be covered by grass.

Lawn Furniture, Decorations, and Garden Maintenance Equipment

Lawn furniture, including swings/chairs/benches in good repair are allowed on front porches of the principal residential structure, but must be incorporated into a landscape theme if visible from other Lots. Swings and or benches are not allowed on driveways/front lawns etc. unless specifically approved for placement by the ACC.

One (1) birdbath of a standard size is acceptable in the rear yard of the Lot without prior written approval from the ACC.

Notwithstanding exterior holiday decorations, plastic lawn decorations and artificial plants are not permitted, including pink flamingos, animals, or other plastic designs/statues.

Lawn mowers, edgers, wheelbarrows, lawn equipment/tools, etc. may not be left out in view of other Lots except when in use. Bulk/bag material (mulch, topsoil, etc.) may not be left out in view for longer than ten (10) days.

Irrigation

The ACC must approve all irrigation systems prior to installation.

Drainage

Responsibility for proper site drainage rests with the Owner. There shall be no interference with the established drainage patterns except by Declarant, unless adequate provision is made for proper drainage and such provision has been certified by a professional engineer and approved in advance by the ACC. Each Owner is solely responsible for correcting any change in water flow or drainage caused by the construction of Improvements on such Owner's Lot.

Fencing

All fencing shall be of approved uniform decorative metal. See the "Greenbelt/Open Space Lots" Section of these Design Guidelines for fencing requirements for Lots adjacent to greenbelt and/or open space.

All fencing should decorative metal. Each post shall have a decorative "cap" on each post. Living plant materials for screening is also allowed. See [Attachment 4](#) for approved fence design.

Retaining walls on the front of a Lot shall be constructed of the same stone used on the single family residence constructed on the Lot thereon. If the single family residence does not contain stone, the retaining wall material shall blend with the residence constructed by the Declarant or Homebuilder.

Pools, Spas and Hot Tub Plans

The plans and specifications for each swimming pool, spa and hot tub constructed on a Lot must be approved in writing and prior to construction by the ACC. All applications submitted to the ACC for the approval of plans and specifications for swimming pools, hot tubs or spas must be accompanied by the Town permits (if applicable) for the construction of same. Any applications submitted to the ACC, which do not include finalized construction permits from the applicable regulatory authority shall constitute an automatic rejection of the application. Above-ground, movable, or temporary swimming pools are prohibited. Each swimming pool constructed on a Lot must be entirely enclosed with a fence or similar structure which, at a minimum, satisfies Applicable Law. The location, color and style of the fence or enclosure must be approved in writing and in advance of construction by the ACC. The ACC may require that a swimming pool, spa and hot tub constructed on a Lot and associated Improvements be enclosed with a fence or similar structure. Approval of a swimming pool, spa and hot tub and/or associated Improvements by the ACC will not constitute a determination by the ACC that the swimming pool, spa and hot tub and/or associated Improvements comply with Applicable Law or that the swimming pool, spa and hot tub and/or associated Improvements are safe for use. The ACC may require an Owner to install additional screening as a pre-condition to the approval and construction of any swimming pool, spa, or hot tub. No swimming pool, spa and hot tub shall be located in the front or side yard on any Lot. Unless otherwise approved in writing by the ACC, if the foundation or other vertical surface of the swimming pool will extend more than twenty-four inches (24") above the final grade of the Lot, the exposed foundation or vertical surface extending more than twenty-four inches (24") above the final grade will be finished in a manner that matches the exterior masonry of the principal residential structure. Application of the terms "front yard", "side yard", "foundation or other vertical surface", and/or "final grade" as to a specific Lot will be determined by the ACC in its sole and absolute discretion. The ACC may adopt additional requirements for any swimming pool, spa and hot tub and/or associated Improvements on a case-by-case basis as a condition to approval.

Swimming pools shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and the principal residential structure as determined in the sole and absolute discretion of the ACC. Unless otherwise approved in writing by the ACC, associated swimming pool, spa, and hot tub improvements, such as rock waterfalls and slides, shall not be over six feet (6') in height. No pool or deck may be closer than five (5) feet from any Lot line. Unless otherwise approved in writing by the ACC, all maintenance equipment, including chemicals, plumbing fixtures, heaters, pumps, etc., associated with a swimming pool, spa or hot tub may not be visible from any adjacent street or Lot. The drains serving a swimming pool, spa and hot tub must be discharged to a location approved by the ACC. No swimming pool, spa or hot tub shall be drained onto property other than the Lot on which the swimming pool, spa and hot tub is constructed. Above ground spas and hot tubs visible from public view or from an adjacent street or Lot shall be skirted, decked, screened or landscaped in a manner which excludes pumps, plumbing, heaters, filters, etc. from view. No swimming pool, spa or hot tub will be approved unless a principal residential structure has been constructed on the Lot or the swimming pool, spa or hot tub is being constructed at the same time as the principal residential structure.

Basketball Goals and Sporting Equipment

Basketball goals, or backboards, or any other similar sporting equipment of either a permanent or temporary nature shall not be placed on any Lot or street or where same would be visible from an adjoining street or Lot without the prior written consent of the ACC.

Permanent goals must meet the following criteria:

- the metal pole must be permanently mounted into the ground to the side of the driveway in a full upright position 25' back from the curb;

- the pole, backboard and net must be maintained in good condition at all times; and
- poles may not be installed in front of the garage or facing into the street.

Portable goals will not be allowed unless the following criteria are met:

- the goal must be placed to the side of the driveway and permanently installed to be flush with the ground and maintained at all times in a full upright position 25' back from the curb;
- the pole, backboard and net must be maintained in good condition at all times;
- poles may not be installed in front of the garage or facing the street;
- landscape barrier, such as small shrubs must screen the base of the goal;
- goals may not be rolled into the street or any other public right-of-way; and
- goals may not be maintained in front of the garage or facing into the street.

The ACC shall have the authority to establish additional guidelines for the placement and design of basketball goals, backboards, or any other similar sporting equipment and the same shall be kept and maintained out of view from any street, except in accordance with any such established guidelines.

Playscapes and Sport Courts

Sports courts, tennis courts, and playscapes or any similar recreational facilities may not be constructed on any Lot without the advance written approval of the ACC. The ACC may prohibit the installation of sports courts, tennis courts, playscapes or similar recreational facilities on any Lot.

Playscapes or any similar recreational facilities must comply with all the following requirements:

- Must be located where the equipment will have minimum impact on adjacent Lots and be screened from public view.
- All playscapes or any similar recreational facilities equipment must be of earth tone colors, as approved by the ACC.
- Bright primary colors will not be permitted, unless approved by the ACC.
- Views of playscapes or any similar recreational facilities must be reduced from public streets and adjoining units whenever possible.
- Playscapes or any similar recreational facilities must not be located any closer to a property line than the established building setbacks.
- Trampolines, whether portable or non-portable must be placed no closer than five feet (5') to any property line.
- Playscapes, playground equipment and trampolines are prohibited in the front yard.

If approved, portable playscapes, including but not limited to, non-permanent and/or inflatable slides, moon bounces, water parks and above ground inflatable pools or kiddie pools (collectively "Portable Playscapes") must be stored in a screened area, the rear of the Lot, or inside the garage when not in use. In no event, shall any Portable Playscapes be visible from or in the front of any Owner's Lot for any period of time exceeding twenty-four (24) consecutive hours.

Erosion Control and Construction Regulations

The following restrictions shall apply to all construction activities at Copper Creek Estates. Periodic inspections by a representative of the ACC may take place in order to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied in a timely manner, fines will be levied.

Erosion Control Installation and Maintenance

It is the responsibility of each Owner to install erosion control measures prior to the start of construction and to maintain them throughout the entire construction process.

Silt fencing installed to all applicable standards is required to be properly installed and maintained to protect the low sides of all disturbed areas, where storm-water will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site. The Owner should anticipate that built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any breach in the fencing will need to be repaired or replaced immediately.

If for any reason the silt fence is to be temporarily removed, please contact a representative of the ACC prior to the removal.

Security

Neither the ACC, the Association, nor the Declarant shall be responsible for the security of job sites during construction.

Construction Hours

Unless a written waiver is obtained from the ACC, construction may only take place during the following hours: Monday through Friday from 7:00 a.m. until 7:00 p.m., and on Saturdays and Sundays from 9:00 a.m. until 6:00 p.m.

Noise, Animals, Children

The use of radios, tape and CD players must be restrained so as not to be heard on an adjoining Lot or street.

Contractors and subcontractors may not bring dogs to construction sites. Contractors and subcontractors may not bring children under 16 years of age to construction sites.

Material and Equipment Storage

All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Owner's responsibility and at their risk. Owners may not disturb, damage or trespass on other Lots or adjacent property.

Insurance

The ACC requires an Owner to procure adequate commercial liability insurance during construction naming the Association, the Declarant and the ACC as additional insureds, in an amount to be determined, from time to time by the ACC.

Site Cleanliness

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore.

Owners shall provide a container for debris and shall clean up all trash and debris on the construction site on a daily basis. Trash and debris shall be removed from each construction site on a timely basis. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site.

The dumping, burying or burning of trash is not permitted anywhere in Copper Creek Estates.

It is imperative that, when moving heavy equipment around, precautions be taken to prevent damage to pavement and vegetation. Crawler tractors are not to be operated on paved or concrete surfaces. Mud, dirt and other construction debris that is tracked off site shall be cleaned on a daily basis.

Sanitary Facilities

A temporary sanitary facility (chemical toilet) shall be provided and maintained for the use of construction workers and shall be screened from view in a manner approved in advance by the ACC.

Construction Parking

Construction crews shall not park on, or otherwise use, other Lots. No construction vehicle will be permitted to leak oil or otherwise damage or deface any street located within the community.

Schedule of Fines

Periodic inspections by a representative of the ACC may take place in order to identify non-complying construction activities. Listed below is the schedule of fines which may be assessed.

Schedule of Fines

Premature Clearing	\$5000
Construction Without ACC Approval	\$5000
Encroachment on Adjacent Properties	\$5000 plus cost of repair
Violation of Rules, Restriction or Guidelines	\$500/day

Failure to Install and/or Maintain Erosion Control Measures	\$1000/day
*Greenbelt/Open Space Lot violation	\$5000
Sign Violation	\$500 per sign/incident

*In the event the Association or Declarant is required to repair, clean up or provide necessary service to bring the improvement into compliance, the Owner will be assessed the cost of repair, clean up, or service plus an additional 50% for time and service expended.

Duration of Construction

The principal residential structure residence shall be complete and available for occupancy on or before eighteen (18) months after the commencement of construction.

Plan Submittals and Review Fees

New residential home construction within Copper Creek Estates will utilize the process described in this section. No Improvements may be commenced until the Owner has received a written "Approval" from the ACC.

New or Revision House - Start ACC Application- \$50 per application

Submittal process: Current ACC application completely filled out, plot plan attached (no plans required), and a check per application mailed or delivered to the ACC. Revisions will be charged same as a new submittal.

Additional/New ACC Plan Review- \$50 per plan

Submittal process: Mail or deliver half size or 11x16 set of plans that include all elevations, roof pitch, brick/stone/stucco/siding percentages, and a dimensional page. Include a submittal letter describing the request along with a check per each plan to be reviewed to the ACC.

Variance ACC Review- \$50 per variance

Submittal process: Variance request letters must include the legal address, street address, and a description of the variance, *i.e.* measurements etc. Mail or deliver the letter and any supportive materials (plot plan) along with a check to the ACC.

ATTACHMENT 1
ACC APPLICATION

Deliver to:
ACC c/o Michael Cannaday
4931 Long Prairie Rd., Suite 200
Flower Mound, Texas 75028
Phone: (817) 371-4848
michael@michaelcannaday.com

Date: _____
Lot: _____ Block: _____ Phase: _____ Section: _____
Plan#: _____ Bedrooms: _____ Baths: _____

Address: _____

Lot Plan Attached: (Please Circle) Yes/No

1st Floor Masonry % _____ 2nd Floor Masonry % _____

Chimney: **(Please Circle) Yes/No** _____ **Masonry** _____ **Fiber Cement**

Fencing Type: _____

Stone Manufacturer
and Color: _____

Brick Manufacturer and Color: _____

Roof Pitch: _____ Roof Color: _____ Roof Material: _____

Paint Color: _____

Fill in the information if different from color above

Trim Color: _____ Door Color: _____

Shutters Color: _____ Garage Color: _____

Square Footage of House: _____ House Width: _____

Front Retaining Wall: **(Please Circle) Yes/No** Deck: **Yes/No** Patio: _____ square feet

Comments: _____

Builder Name/Contact Information: _____

By: _____ Approval Date: _____

ATTACHMENT 2
MAILBOX SPECS

30'' width at base x 30'' depth at base (24'' width at top x 24'' depth at top) x 54'' height

Package drop in back of mailbox

Cast stone address insert

Materials to match exterior materials of residence (e.g., stone to stone, stucco to stucco).

ATTACHMENT 3
NORTH TEXAS PLANT LIST

The following list should be used as a starting point for selecting plants in Copper Creek Estates. Requirements for specific Lots may be more or less restrictive depending on landscape indigenous to the immediate site and the location of the site within the Property.

Canopy Trees at Street / Lot:

Shumard Red Oak (*Quercus shumardii*)
Live Oak (*Quercus virginiana*)
Chinquapin Oak (*Quercus muehlenbergii*)
Lacebark Elm (*Ulmus parvifolia*)
Cedar Elm (*Ulmus crassifolia*)
Allee Elm (*Ulmus parvifolia* 'Emer II')
Texas Ash (*Fraxinus texensis*)
White Ash (*Fraxinus americana*)

Canopy Trees at Open Spaces:

Bald Cypress (*Taxodium distichum*)
Bur Oak (*Quercus macrocarpa*)
Lacey Oak (*Quercus laceyi*)

Ornamental Trees:

Desert Willow (*Chilopsis linearis*)
Thornless Mesquite
Mexican Plum (*Prunus mexicana*)
Redbud (Redbud spp.)
Yaupon Holly (*Ilex vomitoria*)
Possomhaw Holly (*Ilex decidua*)
Eastern Red Cedar (*Juniperus virginiana*)
Vitex (*Vitex agnus*)
Crape Myrtle (*Lagerstroemia indica*)

Shrubs:

Abelia spp. (*Abelia*)
Cast Iron Plan (*Aspidistra elatior*)
Coral Beauty Cotoneaster (*Cotoneaster dammeri*)
Agarito (*Mahonia trifoliolata*)
American Beautyberry (*Callicarpa Americana*)
Apache Plume (*Fallugia paradoxa*)
Autumn Sage (*Salvia greggii*)
Dwarf Wax Myrtle (*Myrica pussila*)
Flame Acanthus (*Anisacanthus wrightii*)
Fragrant Sumac (*Rhus aromatic*)
Pale Leaf Yucca (*Yucca pallida*)
Red Yucca (*Hesperaloe parviflora*)
Smooth Sumac (*Rhus glabra*)
Texas Barberry (*Mahonia swaseyi*)

Texas Sage (*Leucophyllum frutescens*)
Turk's Cap (*Malvaviscus drummondii*)

Grasses:

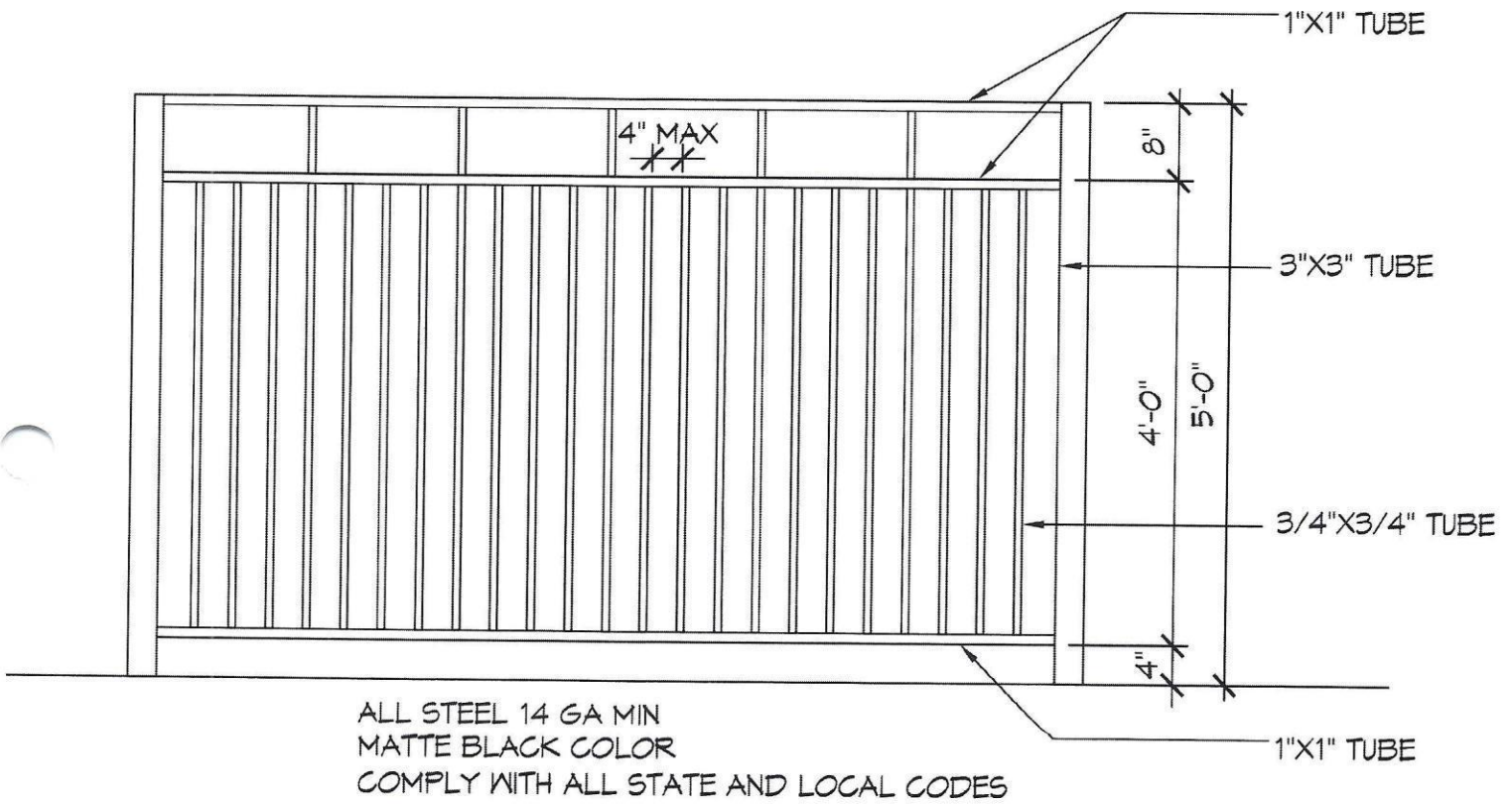
Switchgrass (*Panicum virgatum*)
Big Bluestem (*Andropogon gerardii*)
Bushy Bluestem (*Andropogon glomeratus*)
Eastern Gamagrass (*Tripsacum dactyloides*)
Gulf Muhly (*Muhlenbergia capillaris*)
Indiangrass (*Sorghastrum nutans*)
Inland Sea oats (*Chasmanthium latifolium*)
Lindheimer Muhly (*Muhlenbergia lindheimeri*)
Little Bluestem (*Schizachyrium scoparium*)

Perennials:

Black Eyed Susan (*Rudbeckia hirta*)
Blackfoot Daisy (*Melampodium leucanthum*)
Blue Mist Flower (*Eupatorium greggii*)
Butterfly Weed (*Asclepias tuberosa*)
Cardinal Flower (*Lobelia cardinalis*)
Coreopsis (*Coreopsis lanceolata*)
Fall Obedient Plant (*Physostegia virginiana*)
Four-nerve Daisy (*Hymenoxys scaposa*)
Fragrant Phlox (*Phlox pilosa*)
Cedar Sage (*Salvia roemeriana*)
Mealy Blue Sage (*Salvia farinacea*)
Prairie Verbena (*Verbena bipinnatifida*)
Purple Coneflower (*Echinacea* spp.)
Rockrose (*Pavonia lasiopetala*)
Ruellia (*Ruellia* spp.)
Scarlet Sage (*Salvia coccinea*)
Texas Lantana (*Lantana horrida*)
Winecup (*Callirhoe involucrata*)
Yellow Columbine (*Aquilegia* spp.)

ATTACHMENT 4

FENCE SPECS



COPPER CREEK STANDARD FENCE DETAIL