



**LEXFORD**  
ESTD **PARK** 2024  
OKLAHOMA CITY, OK

*RESIDENTIAL DESIGN GUIDELINES  
AND ARCHITECTURAL STANDARDS*

*August 13, 2024*

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(Revised 8-13-24)

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# DESIGN GUIDELINES AND ARCHITECTURAL STANDARDS FOR LEXFORD PARK

## I. INTRODUCTION AND PHILOSOPHY

Lexford Park, LLC an Oklahoma limited liability company (the “Declarant”) has created a new neighborhood in Oklahoma City named *Lexford Park* – comprised of one hundred (100) single family lots and twenty-six (26) townhouse lots, platted around 14 acres of treelined creeks and intimate meandering streets where residents can enjoy the tranquil setting of lush landscaping and serene walks. Lexford Park will be more than an ordinary residential development. The neighborhood will create a place where walking on the sidewalk lined street and through the greenbelt become a pleasure again. Lexford Park will offer a sense of community that transcends real estate by connecting families, neighbors and the environment.

### A. Master Plan Vision Statement

- **A vital neighborhood within the OKC urban environment** – The Lexford Park master plan integrates residences with well executed landscapes and a pedestrian-friendly streetscape, creating an active, vibrant neighborhood. In addition, it provides convenient access to enjoy 14 acres of creek lined greenbelt and is located adjacent to 2 city parks.
- **A street that invites interaction** – Lexford Park will be shaped by residence building setbacks, building heights, street trees, landscaping and lighting, acting together to control traffic and create comfortable outdoor space – encouraging strolling, jogging and leisurely walks.
- **Residences that speak to the street** – Lexford Park residences are intended to be designed as active elements of the pleasant streetscape, making the street feel intimate and inviting. Front porticos are recommended to encourage interaction with neighbors.
- **A community of distinctive neighborhoods** – The Lexford Park neighborhood will become a part of a collection of the remarkable historic neighborhoods in which it will be located, creating a unique pride of place.

### B. Architectural Vision Statement

- **Residences like no others** – Lexford Park residences will be mindfully designed and executed representing the finest architectural and construction traditions blending seamlessly with the adjacent historic neighborhoods.

- **Residences that stand the test of time** – Lexford Park residences will be constructed utilizing the finest of time-tested techniques and materials creating homes that share structural and aesthetic integrity, with design and construction that will last for generations.
- **Homes with individual character, acting as an ensemble** – Each of the individual residences in the Lexford Park neighborhood will radiate with individual character and charm while collectively creating a stunning harmonious architectural aesthetic.
- **Courtyards that help us engage our surroundings** – Integration of courtyards will be encouraged with Lexford Park homes – shaped by the structure, walls and fences, embracing both indoors and outdoors simultaneously – allowing residents to enjoy indoor and outdoor rooms in a variety of climate conditions.
- **Residences that improve their surroundings** – The conscious placement and connections of Lexford Park with the 14 acres of greenbelt common area will create a community of homes that embraces the natural beauty of the land.

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## II. REVIEW PROCEDURES

- A. Purpose** – These Design Guidelines and Architectural Standards for Lexford Park (the “Design Guidelines”) are established to ensure the design concepts and aesthetic standards established for the benefit of all the homeowners in the community will be maintained. These Design Guidelines are intended to enhance the integrity of the development, to ensure the architecture, scale, and quality of each residence, and to ensure each residence is consistent with the special character and quality intended for Lexford Park.

The homes in Lexford Park will be developed with harmony in architecture, design, materials and colors, and all exterior elements and components of home shall be maintained, repaired, remodeled and reconstructed by the Owners in and with substantially the same design, quality, elevation, style, materials, and colors as originally constructed and, in a manner, consistent with the Community-Wide Standard, and as more particularly described herein these Design Guidelines work to preserve the aesthetic quality of Lexford Park.

These Design Guidelines establish standards that are consistent with the special character and quality intended for Lexford Park and are intended to assist homeowners in the planning, design and implementation of site elements and improvements.

All plans and materials for construction projects or design issues on a Unit must be approved before any construction activity begins. Unless otherwise specifically stated in these Design Guidelines, no structure may be erected upon any Unit and no improvements (including clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting or removal of landscaping materials) shall take place without the prior written approval of the appropriate Reviewer as described below.

Owners are responsible for ensuring compliance of their property with all standards and procedures within these Design Guidelines. Owners must act in accordance with the Design Guidelines when undertaking any new construction or exterior modifications, including the installation or removal of landscaping. These Design Guidelines have been prepared by the Declarant and adopted by the Declarant pursuant to the Declaration. The Design Guidelines may be amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines, provided the architectural aesthetic style will remain consistent with the design intent.

In the event of any violation of these Design Guidelines the Declarant or the Board may remove or remedy the violation and/or seek injunctive relief requiring removal or the remedying of the violation. In addition, the Declarant

or the Board shall be entitled to recover the costs incurred in enforcing compliance and impose a fine in the event of a violation.

## **B. Governing Bodies or Authorities**

- 1. Declarant** – The Declarant has exclusive jurisdiction over all matters relating to Design Review, until 100% of the Properties have been developed and conveyed to Owners so long as Declarant has not terminated such rights in a written instrument in recordable form executed by Declarant (the period during which Declarant exercises design control will hereinafter be referred to as the “Declarant Review Period”).

During the Declarant Review Period, the Declarant shall review plans and specifications for and have jurisdiction over all construction, landscaping, and visual quality issues on any lot; shall be the conclusive interpreter of these Design Guidelines; shall monitor the effectiveness of these Design Guidelines; and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

Prior to the surrender or termination of this right, the Declarant may from time to time, but shall not be obligated to, delegate in writing all or a portion of its rights under this Section to a design review committee DRC appointed by the Declarant or the Association’s Board of Directors. In the event of such delegation, the DRC’s jurisdiction shall be limited to such matters as are specifically delegated by the Declarant. In addition, any such delegation shall be subject to (i) the right of Declarant to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated; and (ii) the right of Declarant to veto any decision which Declarant determines, in its sole discretion, to be inappropriate or inadvisable for any reason.

- 2. Design Review Committee** – The DRC has jurisdiction over those specific responsibilities delegated to it by the Declarant during the Declarant Review Period. Upon the expiration or termination of the Declarant Review Period, the DRC has jurisdiction over all matters relating to architecture and landscaping. Following the Declarant Review Period, the DRC shall review plans and specifications for all improvements on any Unit, shall have jurisdiction over all improvements on any Unit, shall be the conclusive interpreter of these Design Guidelines, shall monitor the effectiveness of these Design Guidelines and may promulgate additional design standards and review procedures consistent with these Design Guidelines. The Board will appoint members of the DRC if the Declarant is no longer involved.
- 3. Reviewer** – Architectural control and design review for Lexford Park is handled, by the Design Review Committee. The term “Reviewer,” as used in these Design Guidelines, shall refer to the appropriate reviewing entity, whether the Declarant or the DRC.

**C. Amendment to Design Guidelines** – The Declarant shall have sole and full authority to amend the Design Guidelines, until its jurisdiction is surrendered or terminated. If the Declarant's jurisdiction is so terminated or surrendered, the Reviewer or Board shall have authority to amend the Design Guidelines; provided, however, the Declarant's consent shall be required so long as the Declarant owns any property. No amendments to the Design Guidelines, however, shall serve to reduce the requirements or architectural standards set forth herein or reduce the overall integrity of the development. Any amendments to the Design Guidelines shall apply to construction and modifications commenced after the date of such amendment only and shall not apply to require modifications to or removal of structures previously approved once the approved new construction or modification has commenced.

**D. Design Review Procedures**

**1. Review of Improvements** – All proposed improvements to be made on any Unit must be reviewed and approved by the Reviewer prior to commencing any work related to the improvements. Each Owner shall submit an Application for Review, two (2) sets of Plans, payment of the Review Fee, and all requirements as specified for review no later than 60 days prior to the planned commencement of construction on a Unit. Owners may request an initial meeting with a representative of the Reviewer to address any questions about Lexford Park and these Design Guidelines.

**2. Limitations of Liability for Approval of Plans** – Review and approval of any application is made on the basis of compliance with these Design Guidelines and aesthetic considerations only and neither the Declarant, the Association, the Board, the DRC nor any member of the foregoing shall bear any responsibility for ensuring the structural integrity or soundness of approved new construction or modifications, nor for ensuring compliance *with* building codes and other governmental requirements. No member of any of the foregoing shall be held responsible for any injury, damages, or loss arising out of the manner or quality of approved construction or modifications to any Unit.

**3. Review Period** – Each Application for Review and all requested as described herein must be reviewed by the Reviewer. The Reviewer will endeavor to provide its written approval, approved as noted or disapproval within 30 days of receipt of the Application and all accompanying Plans, information and materials required herein. One set of plans shall be returned to the Owner, accompanied by the Reviewer's decision. The other set of plans shall be retained for the Reviewer's records. The Reviewer's decision shall be rendered in one of the following forms:

- "Approved" – The Application as submitted is approved in total.

- “Approved as Noted” – The Application is not approved as submitted, but the Reviewers suggestions for correcting objectionable features or segments are noted. The Owners may proceed with the work to be performed; however, in so doing, the Owner must correct the objectionable features or segments that have been noted by the Reviewer.
- “Disapproved” – The entire Application as submitted is rejected in total. The Reviewer may provide comments but is not required to do so.

In all events, written approval from the Reviewer is required before the commencement of any construction activity on a Unit, as more particularly described above.

- 4. Implementation of Plans** – All projects and construction must be implemented per approved Plans or requests. If it is determined by the Reviewer that work completed or in progress on any Unit is not in compliance with these Design Guidelines or any approval issued by the Reviewer, the Reviewer shall notify the Owner or the Board. If the Reviewer notifies the Board, the Board shall notify the Owner. In either case, the Reviewer or the Board shall give, within 30 days of inspection, written notice to the Owner of such non-compliance, which notice shall specify in reasonable detail the particulars of non-compliance and shall require the Owner to remedy the same. Prior to issuance of written notice and referral for further Board action, the Reviewer shall use reasonable efforts to mediate the dispute and encourage the Owner to bring the improvements into compliance with the Design Guidelines or any variance issued by the Reviewer.

If the Owner fails to remedy such non-compliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such non-compliance shall be deemed to be in violation of the Declaration and these Design Guidelines. In such case, the Board or the Declarant, whichever is appropriate, shall notify the Owner that it may take action to remove the non-compliance and/or seek injunctive relief, recovery of costs incurred, and imposition of a fine for said violation.

- 5. Time to Submit Plans** – Each Owner, and any successor in interest, shall have a maximum of 8 months from the initial transfer of the Unit by Declarant to submit an Application to the Reviewer for review.
- 6. Time to Commence and Complete Construction** – All projects and construction must be completed within the following time periods. For the purposes of this section, construction shall be deemed “complete” upon the issuance of a certificate of occupancy by the City of Oklahoma City and the

complete installation of all landscaping on the Unit in accordance with the landscaping plan approved by the Reviewer.

- New Construction: All new construction must commence within 3 months of the date of written approval from the Reviewer and no later than 12 months from the initial transfer of the Unit by the Declarant. Construction must be completed within 18 months from commencement of construction. Construction is deemed commenced when the foundation for the residence to be constructed is underway.
- Modifications to Completed Construction: The Reviewer shall include in any written approval of a modification to completed construction of a home, the maximum time period for the completion of such modification work. If no maximum time period is specified in the approval, modifications shall be completed within 90 days of the commencement of work.

The Owner may request an extension of the maximum time period allowed for either new construction or modifications to completed construction at the time of the application, which the Reviewer may approve or disapprove, in its sole discretion.

If new construction or modifications are not completed within the default periods set forth above or, if applicable, within any extension approved by the Reviewer, the approval shall be deemed withdrawn, and the incomplete construction or modification work shall be deemed to be in violation of the Declaration and these Design Guidelines and a \$500.00 dollar per day penalty shall be levied.

- 7. Changes after Approval** – All proposed changes to Plans, including, without limitation, changes that affect the exterior of any building, colors, windows, grading, paving, utilities, landscaping, or signage, which an Owner desires to make after the original approval of the Plans must be submitted to and approved in writing by the Reviewer prior to implementation. Close cooperation and coordination between the Owner and the Reviewer will ensure that changes are approved in a timely manner.

If the City of Oklahoma City or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the Reviewer, the Owner must notify the Reviewer of such changes and receive approval from the Reviewer prior to implementing such changes.

- E. Builder Approval by Declarant Required** – All approved construction activity in Lexford Park must be performed by an Approved Builder. All proposed builders must submit a Builder Application and all requirements thereunder to the Declarant for review and approval. If approved in writing by the Declarant, the Builder shall execute a Builder Agreement and submit all requirements thereunder, including, without limitation, the Construction Deposit and evidence of required insurance before an Owner’s Application and Plans will be reviewed by the Reviewer.
- F. Application for Review** - The following documents will be required with the submission of an application:
- 1. Application** – The Owner shall submit the Application for Review requesting reviewer by the Reviewer. Such Application for Review shall meet the following requirements:
    - Information regarding the Owner: The Application for Review shall include the (i) Owner’s name, address, telephone number and email address and (ii) Lot/Block Number of the residence.
    - Duplicate: The Owner shall submit all documents including the Application for Review in duplicate.
    - Address of Reviewer: Applications for Review shall be addressed to the Declarant or the Design Review Committee at Colony Developers LLC c/o Bockus Payne Architecture 1001 N.W. 63<sup>rd</sup> Street, Suite 300, Oklahoma City, OK 73116.
  - 2. Review Fees** – When an Owner submits an Application to the Reviewer for approval, the submission shall include a Review Fee for \$1,000.00 which is non-refundable, and which is subject to change from time to time in the event additional fees are necessary to cover the expense of professionals reviewing the Plans. In case of similar design modifications to the Owner’s Unit, this fee is a one-time only fee that will cover any subsequent design reviews of the proposed modification in accordance with these Design Guidelines. The Reviewer Fee shall be made payable to Lexford Park LLC.
  - 3. Plans** – All Applications for construction shall include two (2) sets of Plans for review. These Plans are intended to illustrate the design and visual

quality of the project as well as how the project complies with the Design Guidelines.

The Owner or Approved Builder shall submit to the Reviewer:

**a. Site Plan** (at a scale of no less than 1" = 20') including:

- Name of Owner, name and credentials of builders, architect or home designer and any consultants, date of submittal, and legal description of property.
- Scale and north arrow.
- Property boundaries and easements.
- Lot coverage calculations
- Existing and proposed topography and maximum 1' contour intervals.
- Location of existing utilities.
- Building location(s) with related setbacks.
- Location of all A/C condenser units.
- Driveway and parking layout with related setbacks.
- Site Grading (1' maximum contour intervals) with building finished floor elevations and other spot elevations that are necessary to adequately represent grading concepts. This plan shall also show all proposed underground piping and drainage systems with elevations.
- Retaining wall locations, heights, and materials, if any.
- Sidewalk, path and/or patio locations, and materials.
- Exterior lighting types and locations.
- Proposed utilities locations.
- Fence location and design.

**b. Design Development Plans** (at a scale of no less than 1/8" = 1'0") including:

- Floor area calculations (frame) per floor, including garages and covered porches.
- Roof Plan/Pitch.
- Complete set of Design Development Plans.
- All exterior building elevations, with detailed descriptions of all materials and colors, door and window locations.
- Manufacturer, style and specific brand of material to be used on roofs and exterior windows.

- Conceptual Perspective drawings, illustrating the character and form of the building(s) three-dimensionally, are appreciated but are optional.

- c. Color Samples and Pictures of Materials** indicating all exterior materials and colors. Pictures of exterior materials indicating color, scale and texture are acceptable.

At the time of submission of Design Development Plans but no later than five (5) months from the commencement of construction of a residence, the Owner or Approved Builder shall submit to the Reviewer:

- d. Landscape Plan** (at scale of no less than 1/8" = 1'0") indicating, as applicable:

- All information included on Site Plan.
- Property boundaries and easements.
- Building location(s) with related setbacks.
- Driveway and parking layout with related setbacks.
- Location, size, and botanical names of all trees, shrubs, and groundcovers.
- Location and botanical names of all annual and perennial flower bed areas.
- Delineation of lawn areas.
- Hardscape design.
- Retaining wall location and materials.
- Lighting Plan.
- Location and details of all decks, walls and landscape structures.
- Sections and elevations that best illustrate the visual quality of the design.
- Grading plans.
- Location and materials of all proposed fencing.
- Identify types of mulches to be used.

- e. Irrigation Plan**

- The landscape of each residence shall be irrigated, but an irrigation plan will not be required.

- f. Storm Water Pollution Prevention Plan (SWPPP)** will be submitted by Johnson Associates on behalf of the Owner to the Oklahoma Department of Environmental Quality (ODEQ) shall be required,

together with all required permits from any governmental authority (city, state, or federal), for all development parcels and should address the following three topics:

- Soil erosion control
- Protection of existing vegetation and
- Revegetation

The SWPPP shall contain measures designed to minimize erosion both during and after construction, as required by ODEQ. Identification of vegetated areas to be preserved and methods of protecting existing vegetation during the construction phase shall also be described in the SWPPP. The revegetation plan shall include plans for the revegetation of land disturbed by development and construction activity.

At least 15 days prior to commencement of construction, every Owner shall provide Declarant with a copy of its Notice of Intent and authorization from ODEQ to proceed, as required under General Permit OKR10 for Stormwater Discharges from Construction Activities issued by ODEQ. Every Owner shall be required to comply with the requirements of said permit for residence, including without limitation all erosion and sediment control requirements. The Declarant is released of any requirement to obtain a permit from ODEQ or to provide erosion control for any Unit. This is an independent obligation of each Owner in Lexford Park.

- g. Design Review Criteria** – While the Design Guidelines are intended to provide parameters for design and visual quality, the Design Guidelines are not all-inclusive. In its review process, the Reviewer may consider the quality of workmanship and design, harmony of external design with existing structures, topography, and finish grade elevation, among other things. Reviewer decisions may be based on purely aesthetic considerations. However, no Reviewer shall grant approval for proposed construction or actions that are inconsistent with the Design Guidelines, unless such Reviewer grants a variance.

The Reviewer may require the submittal of additional plans, drawings, specifications, samples or other information, documentation, and material if deemed necessary to determine whether a project will comply with the Design Guidelines.

**h. Variances** – Variances are reserved for limited circumstances and should be granted sparingly, and will be consistent with Design Guidelines. The Reviewer may grant variances when there is evidence of unusual or unique circumstances require deviation, such as topography, natural obstructions, hardships, or aesthetic or environmental considerations. The inability to obtain approval of any governmental agency, the issuance of a permit, or the terms of any financing shall not be considered a hardship, warranting a variance. The grant of variance shall not result in a material violation of the Declaration and shall not affect the uniformity or compatibility with existing and anticipated designs of the adjoining properties or the community as a whole. No variance shall be effective unless in writing and signed by the Declarant or the reviewing committee’s chairperson with the support of a majority of the committee members, as appropriate. The Reviewer may not authorize variances without the written consent of the Declarant so long as the Declarant owns any portion of the Properties of the Declaration.

### **III. DESIGN GUIDELINES**

#### **A. Architecture**

- 1. Architectural Styles** – In general, classic, traditional architectural styles are preferred for Lexford Park. American Bungalow, French Normandy, Country French, Tudor, English Manor, Georgian, Mediterranean, Spanish Colonial, Roman Classicism, and Neo-Classical architectural styles are envisioned to create the harmonious collection of home in Lexford Park. These architectural styles will produce a cohesive visual framework throughout the community. All architecture should reflect high quality and craftsmanship, both in design and construction. The use of unusual shapes, colors and other characteristics that result in aesthetic disharmony shall be avoided and shall not be approved.
  
- 2. Materials and Colors** – The Reviewer must approve in writing all exterior materials including type, color, texture, as well as the extent of use of any single material or combination of materials. Any deviation must be approved.

The front exterior elevation and the first 20' of each side exterior elevation, except for the window and door openings, and eaves shall consist of a minimum of 85% modular brick, rock, stone, true cement stucco, or other similar type single finish or combination of two materials thereof approved by the Design Review Committee. On the side elevation beyond the first 20' the masonry requirement shall be 50%. The garage exterior walls may be totally siding. Siding shall be redwood, cedar, smart siding or Hardi-siding. Due to the nature of the development, a total of two primary exterior wall finishes will be allowed on the front elevation and first 20' of each side elevation. For example, stone and cast stone; brick and cast stone; stone and stucco. Cast stone accents such as window surrounds will be allowed in addition to the two primary materials.

Accent exterior wall materials such as cross timbers in Tudor-style homes or heavy timbers in Country French homes are allowed in applications appropriate to the historical traditional style of the residence. Such accents may be calculated as a part of the masonry 85% minimum.

Acceptable natural stone colors and types are set forth in Exhibit 1. A palette of acceptable colors for exterior use is identified on Exhibit 2. Trim colors for shutter/facias etc. must fit within a harmonious range with the natural stone colors.

All exterior walls (excluding doors and windows) shall primarily be brick, painted split face brick, stone, or other masonry material. Stucco is considered a masonry material. A spray on smooth synthetic application is not allowed. All materials should appear as structural elements and not as superficial coverings. Stucco color must fit within a harmonious range compatible with the natural stone colors described in Exhibits 1 & 2. Vinyl, synthetic or metal siding is not allowed.

The use of the following materials is strictly prohibited:

- Metal structures such as sheds
- Metal as a building skin
- Mirrored glass
- Exposed concrete block

- 3. Roofs** – All roof materials and colors are subject to prior written approval by the Reviewer. Although some variety is encouraged, the Reviewer may disapprove of any roof material if the material or color contrasts too dramatically from other roofs in the development.

Roof lines should be varied to avoid a continuous one level elevation from the street. Pitched roof forms shall be pitched at a maximum of a 12/12 slope, with the exception of an accent gable up to a 16/12, and a minimum of a 5/12 slope for certain specific styles of homes. Each roof will be pitched at a maximum of:

- 4/12 – 6/12 for Mediterranean-style homes.
- 9/12 – 12/12 for Country French-style, French Normandy-style and English-style homes\*
- No greater than 16/12 with accent gables for Tudor-style, Manor-style, or Country French and French Normandy-style homes.
- 5/12 – 8/12 for Spanish Colonial-style homes.
- 4/12 – 12/12 for Roman Classicism-style and Neo-Classical-style homes.

Other than Porticos, Porte Cocheres and garage roofs, flat roofs are not permitted, unless totally obscured by pitched roofs. Porte cocheres structures with a flat or sloped roof may be built up to the side property line, with a 10-foot plate sloping away from the Unit.

Dormers may exhibit arched, gabled, mansard or hipped forms. Arched or mansard accent roofs may be clad in copper or approved pre-finished metal. Any deviation shall be submitted to the Reviewer for approval. A dormer should be detailed on a roof, not its dominant feature. The size and proportion of dormers must be appropriate. Therefore, written approval by the Reviewer of all dormers is required.

Slate, Grand Manor, Gaf Timberline or Malarky Legacy asphalt shingles with a minimum 40-year life rating, composite slate (i.e., EcoStar or DaVinci), clay tile, and stone coated steel are approved roofing materials. Fire retardant treated wood will not be permitted in accordance with City requirements. Gutters, downspouts, flashing, and

valleys shall be copper, lead coated copper, powder coated aluminum or baked enamel aluminum. Standing seam copper or lead coated copper may be used as an accent roofing material on bay windows or entry canopies. Gutters and exposed flashing (other than copper or lead coated copper) must be of a color to match the fascia of the residence. Plumbing waste and vent penetrations through the roof shall be properly angled and installed so as not to be visible from the street.

Reviewer approval is not required for skylights provided they are not visible from the street.

- 4. Chimneys** – Chimneys should have a substantial and stable appearance. The exterior portions of each chimney or fireplace will be 100% masonry or stucco construction and should complement the exterior materials of the residence. Chimneys should extend from the first floor through the roofline. Decorative chimney pots are allowed.
- 5. Windows and Doors** – The proportion and scale of all windows shall be approved by the Reviewer. Windows facing the street shall be clear. Low E coating is allowed on all windows. Windows shall be wood/clad, or steel windows. Manufacturers such as Pella, Marvin, Andersen or Kolbe & Kolbe are acceptable. Steel windows manufactured by a member of the Steel Window Institute are acceptable. Windows facing or visible from the street shall have historically appropriate muntin arrangements. Large areas of glass at the courtyards, not visible from the street, may be butt glazed structural glass, sliding or folding glass wall, by Nana, Western or approved equal.

In order to preserve the privacy of each home, all second floor west-facing glass shall be translucent, stained glass or art glass.

Storm windows and Western and Pana aluminum windows are not permitted. Sliding aluminum or steel patio doors and fixed metal sidelights and frames not facing the street are permitted subject to Reviewer approval.

Shutters should be of a material similar to and of a color and design accepted by the Design Review Committee as complementary to the exterior of the house.

The front door and entryway of the residence should provide its focal point and be treated in an architecturally optimum manner. Doors and entryways should relate to the overall scale and detail of the residence. Front doors shall be constructed of a quality wood composite or steel shall be visually defined and located to facilitate visitor circulation.

Reviewer approval is not required for the addition of screen doors or other type doors not visible to the street.

The Reviewer must approve security treatments for door and windows; however, no “burglar bars,” steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows or doors of any dwelling.

6. **Awnings** – Approval is required for any canvas awnings over any windows.
7. **Garages** – All garages shall be located on the alleys at the rear of the residence except for the greenbelt and creekside front garage lots. The front garage lots shall have a 20’ setback between the front property line and the garage door. Automatic door openers are required for all garage doors. Exterior finishes and colors shall complement the residence. (Refer Attached Exhibit 2).
8. **Decks and Balconies** – Decks and balconies, if desired by the Owner, must be installed as an integral part of the residence or patio area. Construction shall not occur over easements and building setbacks and must comply with applicable requirements of the City of Oklahoma City; provided, however, balconies may extend over the front building setback as may be permitted by the City of Oklahoma City.

Decks and balconies must be constructed of wood or other material similar to that of the residence and, if painted, must be painted as color similar to or generally accepted as complementary to the residence. Deck shall be even with the finished floor elevations. Views under decks shall be screened.

9. **Courtyards** – Courtyard finishes and material shall complement those of the residence. Privacy courtyard walls or fencing shall be no greater than 8 feet in height from grade.

**10. Energy Conservation** - Energy conservation is encouraged when appropriate. Solar panels are prohibited and shall not be approved for use in Lexford Park.

**11. Air-Conditioning and Other Mechanical Equipment** – Reviewer approval is required for the location of air-conditioning equipment. Window Unit air-conditioners are not permitted. All mechanical equipment, including air-conditioning equipment, shall be screened from neighboring dwellings and yards, Common area, and street view.

**12. Paint** – Owners may re-paint in accordance with the originally approved color scheme of any dwelling or improvement. Reviewer approval is required for all changes in exterior painting. Review criteria may include, but shall not be limited to, the sheen of paint, the home's architecture, any existing stone or brick accents, roof color, and neighboring properties' colors.

**13. Alternations, Additions and Expansions** – Reviewer approval is required for any alteration to, addition to, or expansion of improvements to a Unit. The architectural design and materials used in any and all exterior additions, alterations, or renovations shall strictly conform to the original home's design with respect to style, detailing, and materials used in the initial construction.

**14. Exterior Lighting** – A minimum of one (1) wall mounted light shall be located near the front door or front entrance of the residence. All exterior lighting must be compatible with the architecture of the residence. Exterior lighting should eliminate glare and minimize annoyance to adjacent property owners and passersby. Proposed additional lighting shall not be approved if it will result in an adverse visual impact on adjoining neighbors or on the neighborhood as a whole, due to location, wattage or other features.

Reviewer approval is not required for additional exterior lighting if lighting is installed in accordance with the following Design Guidelines:

- Exterior Lighting shall be directed toward the house and be of low wattage to minimize glare sources to neighbors and other homeowners.

- Lighting for walkways generally must be directed toward the ground.
- Lighting fixtures shall be dark colored so as to be less obstructive.
- LED lighting is preferable to conventional house-voltage systems because of its safety advantages.

Any deviation from the aforementioned Design Guidelines, such as LED lighting, must have the approval of the Reviewer. The use of colored lights, high-wattage spotlights, flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) is prohibited. The Reviewer will take into consideration the visibility and style of the fixture and its location on the home. Neon lighting is strictly prohibited.

**15. Signs** – No signs shall be erected on the roof of any structure. All signs must meet City of Oklahoma City requirements. One small security sign may be permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling. The Reviewer may impose size, shape and color restrictions on security signs.

Existing homes for sale or lease may have only one temporary sign per Residence that advertises property, which stands no more than 4' high, which has dimensions of no more than 2'x3', and which is conservative in color and style. Temporary signs may be displayed only while the property is for sale or lease and must be removed when the property is no longer for sale or lease. The installation or relocation of all other signs requires Reviewer approval. The Reviewer may dictate a specific uniform size, style and color for such trade signs.

**16. Mailboxes** – Mailboxes within Lexford Park shall be located at the street in front of each residence and shall complement the architecture of the residence. DRC approval is required for all mailboxes. Address signs for the residence shall be incorporated into the design of the residence and clearly visible from the street. Painting of address numbers on the street curb is prohibited.

**17. Trash Enclosures and Storage Areas** – Trash enclosures and storage areas shall be designed as an integral part of the building architecture. Neither shall be visible from public or private streets, adjacent property or the Common Areas. All rubbish and garbage must be kept within

approved containers. Building materials, yard equipment, and stored items shall not be visible from the street, adjacent property or Common Areas.

**18. Front Yard Fencing** – There shall be no front yard perimeter fencing on any Unit in Lexford Park.

**19. Seasonal/Holiday Decorations** – Appropriate seasonal/holiday exterior decorations may be used without Reviewer approval. These decorations should be removed in a timely manner at the end of the season/holiday, weather permitting. Holiday decorations must be specific and appropriate to the holiday occurring at the time of display. They must be within the boundaries of the Unit of the Owner making the display.

**B. Set Back Requirements**

Note: Porticos and Front Porches are encouraged at Lexford Park and may project 5' beyond the front building limit line provided they are open on 3 sides. Roof over hangs and chimneys may project 1'-6" into the front and side yards. Alley lots will not be permitted to have driveways on the street frontage in front of the residence.

1. Townhomes (Refer Exhibit 9)

Front: 10', 5' for Porticos and porches that are open on 3 sides

Side: 0'

Corner Side: 5' (Note: Corner and endcap townhomes are required to have windows/architectural detailing when facing a public street to create architectural interest)

Rear: 0' when abutting an alley, 5' otherwise

2. Single Family Lots (Refer Exhibit 7)

a. Alley Garage Lots > 100' in depth

Front: 15' (Porticos open on 3 sides, may project 5' beyond the front the B.L.L.)

Side (corner and interior): 3' (Note: To maintain a 10' spacing between residences at the Front B.L.L., a 5' side yard is required for the first 20' front of the Front B.L.L.)

Rear: 0' when abutting the alley

b. Alley Garage Lots ≤ 100' in depth (Refer Exhibit 7)

Front: 10' (Porticos open on 3 sides, may project 5' beyond the front the B.L.L.)

Side (corner and interior lots): 3' (Note: To maintain a 10' spacing between residences at the Front B.L.L., a 5' side yard is required for the first 20' front of the Front B.L.L.)

Rear: 0' when abutting the alley

c. Front Loaded Garage Lots > 100' in depth (Refer Exhibit 8)

Front: 15', however, a 20' setback is required for the garage. Porticos open on 3 sides may project 5' beyond the front the B.L.L.

Side (corner and interior): 3' (Note: To maintain a 10' spacing between residences at the Front B.L.L., a 5' side yard is required for the first 20' front of the Front B.L.L.)

Rear: 10'

d. Front Loaded Garage Lots ≤ 100 in depth (Refer Exhibit 8)

Front: 10', however, a 20' setback is required for the garage. Porticos open on 3 sides may project 5' beyond the front of the B.L.L.

Side (corner and interior): 3' (Note: To maintain a 10' spacing between residences at the Front B.L.L., a side 5' yard is required for the first 20' from of the Front B.L.L.)

Rear: 10'

**C. Lot Coverage** – Lot coverage is calculated by including all covered structures including porticos, porches, and garages, but exclusive of overhangs 1'-6' or less. A maximum of 80% lot coverage is permitted for the Tract 1 Townhomes and a maximum of 70% lot coverage is allowed for all single-family lots. Varied front setbacks are encouraged to provide visual relief and variety throughout the street scene.

**D. Height Regulations** – The maximum height shall be two stories or 35 feet for all homes. A Bonus Room will be allowed within the attic space.

**E. Plate Heights** – Both the first and second floors of 1-1/2 or 2-story homes shall have a minimum 9-foot plate height and a maximum 12-foot plate height. Garages shall have a plate height of 9' – 10'. In the event that a single-story home is planned, the majority of the front elevation shall have a minimum 12-foot plate height and designed with dormers and/or gables to create a 1-1/2-story appearance.

**F. Landscaping** – While keeping with the landscape theme of Lexford Park, it is important that all residential landscapes blend with the surrounding environment. Careful integration of site grading, architecture, and landscaping will accomplish this, while also maximizing each site’s potential. Thoughtful attention to landscape design will ensure that as each home site is completed, it will become an integrated element in the overall character of Lexford Park. To further this goal, it is important to preserve and incorporate native plant material and existing trees into all proposed landscape designs when possible. Furthermore, the incorporation of water-efficient landscapes in Lexford Park is encouraged. This involves the selection of plants based upon their ability to grow and thrive with minimal watering and maintenance.

All landscaping shall be maintained in accordance with the requirements of the Declaration and any City of Oklahoma City ordinances that may be applicable.

**1. Initial Landscaping** – Owners shall develop and submit a comprehensive landscaping plan submitted by a qualified landscape professional (including waterfalls, and fountains). To ensure harmony and complimentary design in Lexford Park, the installation of all landscaping materials, including without limitation, all hardscape materials, reflected in the Landscape Plan approved by the Review Committee, shall be performed by a landscape contractor selected by the Declarant, at the Owner’s expense, in accordance with the Declaration. Owners are required to extend landscaping to the street curb. An approved list of native plant materials to Oklahoma is provided on Exhibit “3-A” and an approved list of trees, additional plant materials, shrubs, ornamental grasses, ground cover, and vines is provided on Exhibit “3-B.”

The minimum amount of landscape beds is 300 square feet per 1,000 square foot of home. 65 plant units are required per 100 square feet of bed. Plant units are as follows:

- 1 plant unit per 1 gallon or 4” pot
- 2 plant units per 2 or 3 gallon
- 5 plant units per 5 gallon or larger
- Neither 1 gallon plants nor 4” pots may exceed 30% of bed square footage.

Any future changes to the landscape plans must be approved. Plans including water improvements, such as waterfalls and swimming pools require Reviewer approval.

- 2. Trees** – All trees planted on any Unit shall be selected from the approved species list, as provided by Declarant or as set forth on Exhibit “3-B”. Owners shall plant a minimum of 1 tree in the front yard of the Unit, one of which may be of ornamental scale, and which shall have a minimum 3-1/2” to 4” caliper. All trees shall be supported with stakes for a minimum of one year.

The Declarant has established a street tree plan detailing the location of trees in the right-of-way in the front of each of the lots. The goal of this plan is to achieve a canopy effect over the street. The size and species of trees have been determined by the Declarant. It is the Owner’s responsibility to incorporate the tree into the landscaping plan submitted with the Owner’s Application for Review and to install the tree. The planting of such tree shall be considered part of the tree planting minimums for each Owner. Actual location of trees may vary based on locations of driveway and home site configurations.

Declarant, in its sole discretion, may elect to plant the reference street trees in advance of the Owner’s landscape installation. In such event, the Owner will be responsible for the maintenance, repair and replacement of such trees.

- 3. Plant Material** – Plant materials approved for use within Lexford Park are listed in Exhibit “3-A” and Exhibit “3-B”. Only approved plant materials shall be used in residential landscaping. Use of plants not on the approved list must be approved by the Reviewer.
- 4. Ground Cover** – The ground surfaces of all yards shall be covered with inert or living materials or any combination of both. An approved list of ground cover materials is provided on Exhibit “3-B”. Mulch materials shall include pine needles, bark, landscape rock, and other such materials which are compatible in the Reviewers discretion, with the natural environment for Lexford Park. For the purpose of these Design Guidelines, topsoil shall not be considered inert material. Excessive use of concrete at front and street side yards is prohibited. No artificially colored rock shall be permitted as ground cover. Wood chips and bark shall not be used as ground cover; provided, that wood chips may be used as mulch for ground cover within the immediate area of a shrub or tree.

All lawn areas shall be installed with 100% sod. Seeding of lawn is not permitted. Mulch beds without shrubs or groundcover shall not dominate the landscape design.

- 5. Unit Grading** – Owners shall not grade their property so as to interfere with the established drainage pattern over any property except as approved in writing by the Reviewer. Owners should work with the existing contours and seek solutions that minimize the impact of grading with respect to major alterations of existing grades. Note: Each lot shall be graded, compacted, and tested by the Developer. Testing results will be available from the Developer.
  
- 6. Erosion Control** – All erodible areas of disturbed soil shall be protected through the use of “best management practices” until the soil is stabilized. Failure to exercise proper soil and sediment control techniques, particularly in areas which drain directly into the creeks, the Common Area, streets or storm sewer inlets, may result in the Declarant or the Board installing erosion control devices and Specifically Assessing the costs thereof against the Owner. The Owner shall landscape slopes as soon as possible after grading is completed.

Loose aggregate or wood chips are not allowed on steep slopes. Slopes can be planted with ground covers and shrubs to prevent erosion. Rock gardens or terracing can help prevent slope erosion and create a landscape amenity. (Refer to Retaining Walls). Slopes given proper design treatment can become an attractive, interesting part of the landscape.

- 7. Drainage** – Drainage of the Lots must conform to all City of Oklahoma City requirements. Drainage and grading must be indicated on site plan. There shall be no interference with the established drainage pattern over any property except as approved in writing by the Reviewer. All gutter downspouts are required to be in a subsurface drain system, tying into a storm drain, creek or daylighting through the street curb (using a Neenah cast iron drain hood).

Landscape plans shall conform to the established drainage pattern, shall cause water to drain away from the foundation of the house, and shall prevent water from flowing under or ponding near or against the house foundation. Water should flow fully over walkways, sidewalks or driveways into established drainage patterns.

Approved erosion control techniques must be used during construction to reduce adverse silting impacts downstream.

Walls constructed along or across existing drainage patterns from off-site should provide for unobstructed natural drainage flow. Drainage openings in fences and walls shall be large enough so as not to restrict the established flow of water. Responsible for wall fence as indicated on the Master Development Plat.

- 8. Retaining Walls** – Retaining walls shall be constructed of or veneered with stone similar to the residence. Any proposed retaining wall systems must be included in the Plans submitted by the Owner.
- 9. Fences** – Extensive installation of fences is discouraged. However, fences may be necessary to enclose areas for safety, security or privacy reasons. All fences require Reviewer approval. Plastic, chain link, and wood materials are not acceptable for fences.

Fencing between lots is permitted to be a minimum of 6 feet in height (8-foot maximum) and constructed of stone, masonry, said fencing shall incorporate 18"x18" vs masonry stone columns at the end closest to the street. Should the fence be constructed of wood (insert spec for fence). Each owner shall be responsible for the fencing, if any on the driveway side yard. Provide site plan showing responsibility.

- 10. Hardscape Materials** – All materials and construction should communicate high quality and craftsmanship. Specifications for hardscape materials shall be subject to the approval of the Reviewer. Samples of hardscape materials may be requested by the Reviewer. The Owner shall secure the Reviewer's written approval prior to paving with any paving material, including concrete, brick, flagstone, steppingstones, and pre-cast patterned or exposed aggregate concrete pavers, and for any purpose, including walks, driveways, or patio areas. Owners shall secure Reviewer approval before extending or expanding any driveway. The Reviewer shall not approve such extension or expansion for the Owner's intended purpose of providing side yard parking or vehicle storage.

**11. Irrigation** – Automatic irrigation systems are required in Lexford Park. The following items are to be considered in designing an irrigation system:

- The Irrigation System should provide 100% coverage of the landscape area to be irrigated.
- The system should be automatic.
- Any and all irrigation heads should be located so as not to cause overspray onto adjacent property, roads, sidewalk or buildings.
- The environment of the area – wind, rain, temperature, exposure and topography should be considered when designing a system.
- Low spraying irrigation devices minimize water use.
- Drip or bubbler irrigation systems are recommended for trees, and narrow planting strips.

**G. Utilities** – Pipes, wires, poles, utility meters and other utility facilities shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. Any utilities or utility equipment not installed below ground or within an enclosed structure requires Reviewer approval. Utilities include water, sewer, power, telephone, cable television, satellite dish and miscellaneous conduits.

Existing utilities and utility easements are located throughout Lexford Park. Owners are responsible for locating all existing water, sewer, gas, electrical, cable television, or other utility lines or utility easements prior to commencing any underground improvements. It is the responsibility of an Owner to repair or replace existing utilities damaged during work on his or her residence.

**H. Lifestyle Accessories** – Reviewer approval is required for the following items:

1. **Carports** – Carports are prohibited. Porte Cochere are allowed provided they are integral to the design of the home.
2. **Compost** – May be permitted on the rear yard if such is adequately screened by planting and/or fencing so as to conceal it from view of neighboring residents, the street, and Common Areas.
3. **Dog Runs** - Dog runs require Reviewer's written approval.
4. **Flag Poles** – Reviewer's written approval is required for the installation of a maximum of one flagpole per residence. The flagpole height shall not exceed 18 feet.

5. **Gazebos and Greenhouses** - Reviewer's written approval is required.
6. **Hot Tubs and Saunas** – Any hot tub, Jacuzzi, sauna or spa shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, sauna or spa shall be located in the rear or side yard and shall not be visible from the street. Owners may be required to install safety features such as locks or covers for these items when such are not in use. If, remotely located, all spa equipment shall be screened from view.
7. **Lattice Work** – Latticework or garden trellis which is included in the Landscaping Plan and is compatible with the exterior of a structure may be installed.
8. **On Street Parking** – Parking on the street is permitted, however, overnight parking is not permitted except upon approval. All recreational vehicles, golf carts, boats and other watercraft, trailers, stored or inoperable vehicles must be parked within enclosed garages or at storage facilities outside of Lexford Park.
9. **Playhouse and Play Equipment/Structures** – No play equipment, including without limitation, swing sets, jungle gyms, basketball hoops, skateboard ramps, and trampolines shall be visible from the street. Basketball backboards or freestanding basketball poles with backboards may be permitted on the rear or side yard of a Unit, subject to Reviewer approval.
10. **Pools** - Any pool shall be located in the rear or side yard. Above ground pools and dome covered pools are not permitted. Pools shall be constructed in accordance with the ordinances and requirements of the City of Oklahoma City, including without limitation distance from the rear property line, and any requirements of the State of Oklahoma Department of Environmental Quality. Pool equipment shall be screened and located in side or rear yard of the Residence.

**11. Satellite Receivers** – All plans relating to the installation of satellite receivers shall be submitted to the Reviewer prior to installation. Any satellite receiver installed shall meet the following requirements:

- Satellite receivers shall be no larger than 24” in diameter.
- Any transmission cable from the receiver to the house shall be underground. It is recommended that receivers be ground, or eave mounted in rear yards or side yards. Under no circumstances shall an Owner install a receiver on the Common Area.
- Satellite receivers shall be screened from view of adjacent neighbors, open space, street and Common Areas.

**12. Temporary Structures** - Temporary Structures, other than those used during the initial construction of a residence, are not permitted. Reviewer’s written approval is required for tents other than camping tents that are used for parties or for occasional overnight sleeping by children and are left standing for no longer than 48 hours.

#### **IV. CONSTRUCTION ACTIVITY**

The following Guidelines apply to construction activity in Lexford Park. The purpose is to protect the quality of life in the community during periods of construction, and protect the safety, health and welfare of the residents and contractors. This section applies to all parties associated with construction activities in Lexford Park.

**A. Construction Plans** – Construction shall not begin until approval has been issued by the Reviewer. Other permits from governmental agencies shall be obtained prior to commencement of construction. Once started, construction shall be completed with expedition and strictly in accordance with the approved plans. No structure may be occupied until a Certificate of Occupancy has been issued by the City of Oklahoma City. Prior to the commencement of construction activity on a Unit, the Builder shall provide a detailed plan for construction activity including: size and location for construction material storage, limits of excavation, erosion control measures, drive areas, parking, chemical toilet location, temporary structures, if any, dumpsters, storage of debris, fire extinguisher, utility trenching, and construction sign. This plan shall identify the methods for protection, such as

fencing, flagging, rope, barricades, or other means to be set up prior to commencement of construction.

- B. Compliance with Plans** – Contractors are responsible for complying with the approved construction Plans and these Design Guidelines. If trash, debris, or spillages are not cleaned up, or damage to protected or improved areas is not repaired, the Reviewer reserves the right to complete the cleanup or repairs needed and Specially Assess all related cost to the contractor and/or Owner. Contractors and Owners to notify the Declarant and/or Reviewer of any problems.
- C. Hours of Operation** – Hours of operation shall be from 7:00 a.m. to 6:00 p.m. on weekdays, and 8:30 to 5:30 p.m. on Saturdays. Operations shall not be permitted on Sundays or holidays.
- D. Dumpsters** – Within 5 days of commencing construction on the foundation of a Unit, the contractor shall place a dumpster at the construction site in an area approved by the Reviewer, which dumpster shall remain on the site until construction is completed. Dumpster shall be emptied when full and subject to City of Oklahoma City regulations.
- F. Sanitary Facilities** – The contractor shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets or similar temporary toilet facilities shall be located on the site only in areas approved by the Reviewer, and subject to City of Oklahoma City regulations.
- G. Temporary Signs** – One builder sign and permit board shall be allowed with Reviewer approval per Lot, not to exceed 12 square feet in total sign area, nor 4 feet in height. No subcontractor or trade signs shall be permitted. Builder signs will be limited to identification of the project, and the list of contractors, landscape architects, architects, engineers, developers, financing institutions, and realtors for the project. The detailing on all trade signs shall be subject to Reviewer approval. A builder sign shall be erected on the Lot prior to commencement of any work, including clearing or grading. Builder signs shall be securely erected and no signs or permits shall be placed on trees. The builder sign shall be removed within 30 days of issuance of a certificate of occupancy unless a longer period is granted in advance by the Reviewer; provided, however, any Realtor signage may remain until the home has closed. The content, size placement and appearance of all temporary signs shall be approved by the Reviewer.

**H. Siltation Damage** – Prior to any work commencing on the house construction, the Owner must have a siltation “fence” installed along all lot boundaries to which water can flow (from the lot to adjacent properties). The fence shall be a minimum of 20 inches tall, anchored with wooden or metal stakes no farther than 8 feet apart, and shall be made of a tight woven nylon or synthetic mesh material. This fence must be maintained at all times up until the lot is fully sodded.

Damage and scarring to other property, including, but not limited to, open space, other Units, road, driveways and/or other improvements will not be permitted. If any such damage occurs, it shall be repaired and/or restored promptly at the expense of the Person causing the damage. Upon completion of construction, each contractor shall clean the construction site and repair all property which was damaged, including but not limited to, restoring grades, planting shrubs and trees as approved or required by the Reviewer and repairing the street, driveways, pathways, culverts, ditches, signs, lighting and fencing, etc.

**I. Excavation Materials** – Builders are encouraged to regrade all excavation materials on site in accordance with plans approved by the Reviewer. Excess excavation materials shall be hauled away from Lexford Park.

**J. Maintenance** – It is the obligation of all contractors and subcontractors to leave the project site free from trash, debris, unused materials and equipment. The Reviewer reserves the right to Specifically Assess any and all contractors, subcontractors, or Owners for clean-up cost.

1. **Dust** - The Contractor shall be responsible for controlling dust the construction site. Earthwork shall be sprayed with water to keep dust a minimum.

2. **Trash** – Due to the fact that Lexford Park is surrounded by established neighborhoods, and wooded creek, it is critical that Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site at least once a week to a dumping site located off the project site. Lightweight material, packaging, and other items shall be covered or weighted down to prevent wind from blowing such material off the construction site. Contractors are prohibited from dumping, burying, or burning trash anywhere within Lexford Park. During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or affecting other Lots and any open space. The Reviewer shall notify Builder/contractor to remove trash or debris as deemed necessary.

3. **Nuisance** – Loud radios or excessive noise will not be allowed within the community. This is distracting to property owners. Normal radio levels are acceptable. Do not mount speakers, radios, portable sound equipment, etc., on vehicles or outside of homes under construction.
4. **Street Cleaning** – Contractors shall be responsible for keeping all interior streets clean of material, refuse, sediment, mud, etc., from the Unit upon which they are working.
5. **Vehicle and Access:**
  - Washing of any construction or other vehicle on the street withing Lexford Park is not permitted.
  - All construction and delivery vehicles shall enter and exit Lexford Park via the construction entrance on N.W. 36<sup>th</sup> Street and shall not access the development from Walker Avenue. Construction crews shall not park on, or otherwise use, other Units or open space. Private and construction vehicles and machinery shall be parked only in areas designated as the construction site. All vehicles shall be parked so as not to inhibit traffic, and within the designated areas so as not to damage the natural landscape. If parking space is not available, the Contractor/Owner must submit a construction parking plan to the Reviewer.
  - All construction traffic is limited to 20 miles per hour. Violations of traffic rules shall subject the violator to fines levied by the Reviewer that may be deducted from the construction deposit or levied as a Special Assessment.
6. **Utility Disruption** – If any telephone, cable TV, electrical, water or other utility lines are cut, it is the responsible party's obligation to report the incident to the Reviewer and affected utility provider.

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V. **AUTHORIZATION**

These Design Guidelines and Architectural Standards for Lexford Park have been adopted by the Declarant on \_\_\_\_\_ day of July, 2024.

**Lexford Park LLC**  
**An Oklahoma Limited Liability Company**

By: \_\_\_\_\_  
Ronald E. Bradshaw, Manager

**EXHIBIT – “1” (Page 1 of 3)**  
**APPROVED STONE TYPES**

**Building Stone**

Abbey Cut

Abbey Tumbled

Abilene Charcoal

Ada Chopped

Airport Stone

Bottom Ledge Cottonwood

Brown Stigler Tumbled

Buckskin Cut

Buckskin Tumbled

Chestnut Sawn, sizes: 4” – 12”

Cottonwood Sawn, sizes: 4” – 10”

Cottonwood Tumbled

Dover Shell Rubble, sizes: 4” – 10”

Dover Shell Sawn, sizes: 4” – 10”

Eufaula Cut

Eufaula Tumbled

Flint Hills Gray

Granbury Cream Chopped

Hickory Hackett

Keota Blue/Brown Cut

Keota Blue Cut 3” – 4”

**EXHIBIT – “1” (Page 2 of 3)**  
**APPROVED STONE TYPES**

Leo Blue Cut 3” – 4”

Leo Brown Cut 3” – 4”

Lueders Brown

Lueders Buff Limestone

Lueders Buff Tumbled

Lueders Buff 3pc

Lueders Charcoal Gray

Lueders Charcoal Gray Contemp

Lueders Chocolate Random

Lueders Core Only

Lueders Cream 3pc Bulk

Lueders Cream Random

Lueders Cream Comtemp

Lueders Regular w/25% RB

Lueders Regular Tumbled

Lueders Southwest Antique

Midway Brown Cut

Midway Brown Tumbled

Plaza Gray

Prairie Creek Chopped

Sherwood Blue Tumbled

Silverdale

**EXHIBIT – “1” (Page 3 of 3)**  
**APPROVED STONE TYPES**

Silverdale Chestnut Mix

Silverdale Sawn Random

Topeka Mix

Top Ledge Cottonwood

Winfield Kansas Cut Limestone

**Building Stone – Irregular**

Abilene Ledge Stone

Apache Gray

Arkansas River Rock Building Stone – Palletized

Calumet Veneer Irregular

Keota Blue/Brown Irregular

Moss Builders – Palletized

Multi-Colored Ripple Builders

Ozark Brown Ledge Drystack

Prairie Creek Irregular

Tulsa Gray Ledge Stone

Tulsa Ledge Stone

Tulsa 6” – 8” Shot Rock

**EXHIBIT "2"**  
**(Page 1 of 1)**

**APPROVED EXTERIOR COLORS**

The following is a non-exclusive list of acceptable exterior colors:

**Trim:**

Pewter Tankard – SW0023	Hardware – SW6172 – 211-C5
Link Gray – SW6200 – 216-C5	Cast Iron – SW6202 – 216-C7
Attitude Gray – SW7060 – 237-C5	Clary Sage – SW6178 – 213-C3
Pewter Green – SW6208 – 217-C6	Rookwood Shutter Green – SW2809
Greenblack – SW6994 – 251-C6	Adaptive Shade – SW7053 – 246-C5
Nuthatch – SW6088 – 197-C5	Portico – SW7548 – 284-C3
Outerbanks – SW7534 – 284-C4	Kilim Beige – SW6106 – 204-C1
Antique White – SW6119 – 263-C6	White Duck – SW7010 – 254-C5
Alabaster – SW7008 – 255-C2	Kendall Charcoal – HC166

**Window Frame Colors:** (Based on Pella, but similar alternative mfg. colors are acceptable)

Eldridge Gray – PR0101	Vanilla Cream – PR7843
Morning Sky Gray – PR0153	Classic White – PR7836
Almond – PR7835	Poplar White – PR0047
Tan – PR0152	Fossil – PR7841
Black – PR0089	French Roast – PR7839
Iron Ore – PR7834	Putty – PR0140
Portobello – PR7842	Deep Olive – PR7838
Hemlock – PR0110	Hartford Green – PR0104
Brick Red – PR0033	Soft Linen – PR9928
Cranberry – OX07831	Summer Sage – 80X07837
Stormy Blue – 80X0P143	

**Painted Masonry & Stucco**

Portico – SW7548 – 284-C3  
Outerbanks – SW7534 – 284-C4  
Kilim Beige – SW6106 – 204-C1  
Antique White – SW6119 – 263-C6  
White Duck – SW7010 – 254-C5  
Alabaster – SW7008 – 255-C2

**EXHIBIT "3-A"**  
**(Page 1 of 1)**  
**NATIVE PLANTS TO OKLAHOMA\***

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
Achillea Millefolium	Common Yarrow
Asclepias Tuberosa	Butterfly Milkweed
Baptista Australis	Blue Wild Indigo
Coreopsis Tinctoria	Plain Coreopsis/Golden Tickseed
Echinacea Purpurea	Purple Coneflower
Gaillardia Pulchella	Indian Blanket Flower
Helianthus Maximiliani	Maximillian Sunflower
Iris Cristata	Dwarf Crested Iris
Liatris Pycnostachya	Prairie Blazing Star
Lobelia Cardinalis	Cardinal Flower
Oenothera Macrocarpa	Missouri Evening Primrose
Penstemmon spp.	Foxglove spp.
Phlox Divaricate	Wild Blue Phlox
Phlox Pilosa	Prairie Phlox
Rudbeckia Fulgida	Black-Eyed Susan
Salvia Greggii	Autumn Sage
Vernonia Baldwinii	Ironweed
Viola Pedata	Birdfoot Violet

**\*All the above native plant materials are water efficient and are encouraged landscape materials in Lexford Park.**

**EXHIBIT “3-B” (Page 1 of 4)**  
**OTHER APPROVED TREE SPECIES AND PLANT MATERIALS LIST**

Note: (\*) Indicates Water-efficient trees and plant materials, which are encouraged landscape materials in Lexford Park.

<b>TREES</b>	
<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
ACER GINNALA ‘FLAME’	FLAME AMUR MAPLE
ACER PALMATUM	JAPANESE MAPLE
ACER RUBRUM	RED MAPLE
ACER SACCHARUM ‘CADDO’	CADDO MAPLE (*)
ACER TRUNCATUM	SHANTUNG MAPLE
ACER X FREEMANII ‘JEFFERSRED’	AUTUM BLAZE MAPLE
BETULA NIGRA	RIVER BIRCH (DURAHEAT)
CARYA ILLINOINENSIS	PECAN
CEDRUS ATLANTICA	BLUE ATLAS CEDAR
CEDRUS LIBANI SSP. STENOCOMA	CEDAR OF LEBANON
CELTIS OCCIDENTALIS	HACKBERRY (*)
CERCIE CHINENSIS	REDBUD
CERCIS RENIFORMIS	OKLAHOMA REDBUD
CHILOPSIS LINEARIS	DESERT WILLOW (*)
COTINUS COGGYGRIA	SMOKETREE (*)
CRATAEGUS SPP.	HAWTHORN
CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS
CUPRESSUS ARIZONICA	ARIZONA CYPRESS
GINKGO BILOBA	GINKGO
GLEDITSIA TRIACANTHOS	HONEY LOCUST
GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE (MALE ONLY) (*)
ILEX OPACA	AMERICAN HOLLY
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
LAGERSTRONEMIA INDICA	CRAPE MYRTLE
LIQUIDAMBAR STYRACIFLUA	SWEETGUM
MACLURA POMIFERA	OSAGE ORANGE (*)
MAGNOLIA ACUMINATE	CUCUMBER TREE MAGNOLIA
MAGNOLIA GRANDIFLORA	MAGNOLIA
MAGNOLIA MACROPHYLLA	BIG LEAF MAGNOLIA
MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA
MALUS SPP.	CRABAPPLE
PINUS FLEXLIIS ‘VANDERWOLF’	VANDERWOLF PINE
PINUS NIGRA	AUSTRIAN PINE
PINUS TAEDA	LOBLOLLY PINE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLANTANUS ACERIFOLIA	LONDON PLANETREE

**EXHIBIT "3-B" (Page 2 of 4)**  
**OTHER APPROVED TREE SPECIES AND PLANT MATERIALS LIST**

**TREES Cont'd**

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
PLANTANUS OCCIDENTALIS	AMERICAN SYCAMORE
PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL
PRUNUS VIRGIANIANA 'SCHUBERT'	CHOKECHERRY
PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR
QUERCUS SPP.	OAKS
ROBINIA PSEUDOACACIA 'PURPLE 'ROBE'	PURPLE ROBE LOCUST
SALIX BABYLONICA	WEeping WILLOW
TAXODIUM DISTICHUM	BALD CYPRESS
TILIA AMERICANA	AMERICAN LINDEN
THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE
THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE
ULMUS CRASSIFOLIA	CEDAR ELM (*)
ULMUS PARVIFOLIA	LACEBARK ELM
ULMUS X "FRONTIER"	FRONTIER ELM
VITEX AGNUS-CASTUS	LILAC CHASTE TREE (*)
ZELKOVA SERRATA	ZELKOVA

**SHRUBS**

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
ABELIA GRANDIFLORA	ABELIA
BERBERIS THUNBERGII	BARBERRY
BERBERIS X GLADWYNENSIS 'WILLIAM PENN'	WILLIAM PENN BARBERRY
BUDDLEIA DAVIDII	BUTTERFLY BUSH
BUXUS SEMPERVIRENS	ENGLISH OR COMMON BOXWOOD
CHAENOMELES SPECIOSA	FLOWERING QUINCE
CORNUS SERICEA	RED TWIG DOGWOOD
EUONYMUS ALATUS	BURNING BUSH
FORSYTHIA SPP	FORSYTHIA
HESPERALOE PARVIFLORA	RED YUCCA (*)
HIBISCUS SYRIACUS	ROSE OF SHARON
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
ILEX AQUIFOLIUM	ENGLISH HOLLY
ILEX CORNUTA	CHINESE OR BURFORD HOLLY
ILEX CRENATA	JAPANESE HOLLY
ILEX DECIDUA	DECIDUOUS HOLLY (WARREN'S RED) (*)
ILEX VOMITORIA	YAUPON HOLLY
ILEX X ATTENUATA 'FOSTERI'	FOSTER HOLLY
ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY
JASMINUM NUDIFLORUM	WINTER JASMINE
JUNIPERUS CHINENSIS	CHINESE JUNIPER

**EXHIBIT "3-B" (Page 3 of 4)**  
**OTHER APPROVED TREE SPECIES AND PLANT MATERIALS LIST**

**SHRUBS Cont'd**

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
JUNIPERUS CONFERTA	SHORE JUNIPER (BLUE PACIFIC0) (*)
JUNIPER DAVURICA	PARSON'S JUNIPER (*)
JUNIPER HORIZONTALIS	CREEPING JUNIPER
JUNIPER PROCUMBENS	JAPANESE GARDEN JUNIPER (*)
JUNIPERUS X PFITZERIANA	PFITZER JUNIPER
JUNIPERUS X PFITZERIANA 'PFITZERIANA COMPACTA'	COMPACT PFITZER JUNIPER (*)
KERRIA JAPONICA	KERRIA
LAGERSTROEMIA INDICA	CREPE MYRTLE
LIGUSTRUM VULGARE	COMMON PRIVET
LONICERA JAPONICA	JAPANESE HONEYSUCKLE
LOROPETALUM CHINENSIS	LOROPETALUM
MAHONIA BEALEI	LEATHERLEAF MAHONIA
MYRICA CERIFERA	SOUTHERN WAX MYRTLE
NANDINA DOMESTICA	HEAVENLY BAMBOO NANDINA
PHOTINIA X FRASERI	REDTIP PHOTINIA
PRUNUS LAUROCERAUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL
RHAPHIOLEPIS INDICIA	INDIAN HAWTHORN
RHUS ARMOATICA	FRAGRANT SUMAC (*)
ROSA SPP.	ROSE
SPIREA SPP.	SPIREA
TAXUS CUSPIDATA	JAPANESE YEW
VIBURNUM CARLESII	KOREAN SPICE VIBURNUM
VIBURNUM OPULUS 'ROSEUM'	SNOWBALL VIBURNUM
VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM
WEIGELA FLORIDA	WEIGELA
YUCCA FILAMENTOSA	ADAMS NEEDLE YUCCA (*)
YUCCA GLORIOSA	MOUND LILY YUCCA (*)

**ORNAMENTAL GRASSES**

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMMA (*)
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTERS FEATHER REED GRASS (*)
CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS (*)
CYPERUS ALTERNIFOLIUS	UMBRELLA GRASS (*)
ERIANTHUS RAVENNAE	RAVENNA GRAA (*)
MISCANTHUS SINENSIS	MAIDEN GRASS (*)
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS (*)

**EXHIBIT “3-B” (Page 4 of 4)**  
**OTHER APPROVED TREE SPECIES AND PLANT MATERIALS LIST**

**ORNAMENTAL GRASSES Cont'd**

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
PANICUM VIRGATUM	SWITCHGRASS (*)
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS (*)

**GROUNDCOVER**

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
AJUGA REPTANS	AJUGA
EUONYMUS FORTUNEI ‘COLORATUS’	COLORATUS
HEDERA HELIX	ENGLISH IVY
JUNIPERUS CONFERTA ‘BLUE PACIFIC’	SHORE JUNIPER (*)
JUNIPERUS HORIZONTALIS ‘BLUE RUG’	BLUE RUG JUNIPER
JUNIPERUS PROCUMBENS	PROCUMBENS JUNIPER
LAGERSTROEMIA INDICA ‘ROSEY CARPET’	ROSEY CARPET CREPE MYRTLE
LIRIOPE MUSCARI	LIRIOPE OR MONKEY GRASS (*)
LYSIMACHIA MUMMULARIA	MONEYWART
OPHIOPOGON JAPONICUS	MONDO GRASS
PACHYSANDRA TERMINALIS	PACHYSANDRA
PHLOX SUBULATA	CREEPING PHLOX
SEDUM ACRE	SEDUM (*)
VINCA MAJOR	PERIWINKLE
VINCA MINOR	COMMON PERIWINKLE

**VINES**

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
BIGNONIA CAPREOLATA ‘TANGERINE BEAUTY’	TANGERINE BEAUTY CROSS VINE (*)
CLEMATIS	CLEMATIS
HEDERA HELIX	ENGLIS IVY
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY

**Note: (\*) Indicates Water-efficient trees and plant materials, which are encouraged landscape materials in Lexford Park.**

**EXHIBIT "4"**  
**(page 1 of 2)**  
**LEXFORD PARK**  
 Application for Review  
 Unit Design Site Plan and Design Development Plans

To be submitted Design Review Committee at \_\_\_\_\_ Oklahoma City, Oklahoma 73118, for Reviewer's review no later than 6 months from closing on the lot. Plans must be approved prior to commencement of construction. See Lexford Park Covenants, Conditions, and Restrictions and Design Guidelines and Architectural Standards.

Date Submitted \_\_\_\_\_ Date Resubmitted (if applicable): \_\_\_\_\_

Owner's Name \_\_\_\_\_

Current Address: \_\_\_\_\_

Home/Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Approved Builders Name and Phone: \_\_\_\_\_

Type of Project: New Construction Lexford Park Lot/Block: \_\_\_\_\_

\_\_\_\_\_ \$1,000 Review Fee Enclosed

\_\_\_\_\_ \$2,500 Construction Deposit Enclosed (unless previously paid by Approved Builder)

**Review Fee and Construction Deposit made payable to Lexford Park LLC**

Check if included	Required Submissions:	Do Not Mark in this Column
	<b>A. SITE PLAN (two complete sets at a scale no less than 1' =20') indicating:</b>	
	1. Name of Owner, name and credentials of Architect and any consultants, date of submittal, and legal description of property.	
	2. Scale and North arrow.	
	3. Property boundaries and easements.	
	4. Existing topography and maximum 1' contour intervals.	
	5. Location of existing utilities.	
	6. Building location(s) with related setbacks.	
	7. Location of all A/C condenser units.	
	8. Driveway and parking layout with related setbacks	
	9. Site grading (1' maximum contour intervals) with building finished floor elevations and other spot elevations that are necessary to adequately represent grading concepts. This plan shall also show all proposed underground piping and drainage systems with elevations.	
	10. Retaining wall locations, heights and material, if any.	
	11. Sidewalk, path and/or patio locations, and materials.	
	12. Exterior lighting types and locations.	
	13. Proposed Utilities locations.	
	14. Designation of existing vegetation and other prominent natural features that are to be remove or otherwise altered.	

**EXHIBIT “4”**  
**(page 2 of 2)**  
**LEXFORD PARK**  
**Application for Review**  
**Unit Design Site Plan and Design Development Plans**

<b>B. DESIGN DEVELOPMENT PLANS (two complete sets at a scale of no less than 1/8” = 1’) including:</b>	
1. Floor area calculations (frame) per floor, including garages and covered porches.	
2. Roof plan/pitch.	
3. Complete set of Design Development Plans.	
4. All exterior building elevations, with detailed descriptions of all materials and colors, door and window locations.	
5. All exterior finishes with detailed description of manufacturer, color, style and specific brand of material to be used on roofs and exterior windows ( <b>Please list on attached Exterior Finishes form</b> ).	
6. Conceptual Perspective drawings, illustrating the character and form of the building(s) three-dimensionally, are appreciated but are optional.	
<b>C. COLOR/SAMPLE PICTURES OF MATERIALS &amp; COLORS indicating all exterior materials and colors.</b>	

**APPROVAL OF THIS APPLICATION DOES NOT RELIEVE OWNER AND APPROVED BUILDER FROM COMPLIANCE WITH THE LEXFORD PARK COVENANTS, CONDITIONS AND RESTRICTIONS AND THE DESIGN GUIDELINES AND ARCHITECTURAL STANDARDS, WHETHER OR NOT ADDRESSED IN THESE PLANS.**

**APPROVAL OF THIS APPLICATION DOES NOT RELIEVE OWNER AND APPROVED BUILDER FROM SUBMITTING PLANS AND OTHER DOCUMENTS AS MAY BE REQUIRED TO THE CITY OF OKLAHOMA CITY FOR REVIEW AND APPROVAL OR OTHERWISE FROM COMPLIANCE WITH THE APPLICABLE ORDINANCES, REGULATIONS, AND REQUIREMENTS OF THE CITY OF OKLAHOMA CITY.**

**EXHIBIT "5"**  
**(page 1 of 1)**  
**Lexford Park LLC**  
**Exterior Finishes Form**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Lexford Park Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Builder Name: \_\_\_\_\_

MATERIALS AND COLORS	Do not Mark in this column: Review Committee Comments	
<b>Front Door:</b> (please provide manufacturer, design/style and colors)		
<b>Wood Trim:</b> (please provide material and color)		
<b>Garage Doors:</b> (please provide manufacturer, design style and color)		
<b>Shutters:</b> (please provide manufacturer, design style and color)		
<b>Windows:</b> (please provide manufacturer, design style and color)		
<b>Stone:</b> (please provide manufacturer, design style and color)		
<b>Brick:</b> (please provide manufacturer, design style and color)		
<b>Cast Stone:</b> (please provide manufacturer, design style and color)		
<b>Stucco:</b> (Please give a detailed description of type of installation and color)		
<b>Roof:</b> (please provide manufacturer, design style and color)		
<b>Grout:</b> (please provide style and color)		

Upon review of Application for Review and Exterior Finishes form, additional information may be requested.

**TO BE COMPLETED BY REVIEWER:**

**DATE PLANS APPROVED AS SUBMITTED BY REVIEW COMMITTEE:** \_\_\_\_\_

**DATE APPROVAL LETTER MAILED TO OWNER/BUILDER:** \_\_\_\_\_

**OR**

**DATE PLANS APPROVED AS NOTED BY REVIEW COMMITTEE:** \_\_\_\_\_

**DATE LETTER MAILED TO OWNER/BUILDER:** \_\_\_\_\_

**OR**

**DATE PLANS DISAPPROVED BY REVIEW COMMITTEE:** \_\_\_\_\_

**DATE LETTER OF DISAPPROVAL MAILED TO OWNER/BUILDER:** \_\_\_\_\_

**EXHIBIT "6"**  
**(page 1 of 1)**  
**LEXFORD PARK**  
**Application for Review Landscaping Plans**

To be submitted no less than 5 months prior to the anticipated completion date of the residence.

Approved Builders Name and Phone: \_\_\_\_\_

Owner's Name & Phone: \_\_\_\_\_

Lexford Park Address: \_\_\_\_\_ Lot/Block: \_\_\_\_\_

Date Submitted \_\_\_\_\_

**Attachments** (check if attached or mark "NA" if not applicable)

Check if included	Required Submissions:	Do Not Mark in this Column
	<b>LANDSCAPE PLAN (at a scale no less than 1' = 20')</b> indicating:	
	All information included on Site Plan	
	Property boundaries and easements	
	Building location(s) with related setbacks	
	Driveway and parking layout with related setbacks	
	Location, size and botanical names of all trees, shrubs and groundcover	
	Location and botanical names of all annual and perennial flower bed areas	
	Delineation of lawn area	
	Hardscape design	
	Retaining wall locations and materials	
	Lighting plan	
	Location and details of all decks, walls and landscape structures	
	Sections and elevations that best illustrate the visual quality of the design	
	Grading plans	
	Location and materials of all proposed fencing	
	Identity of all types of mulches to be used	

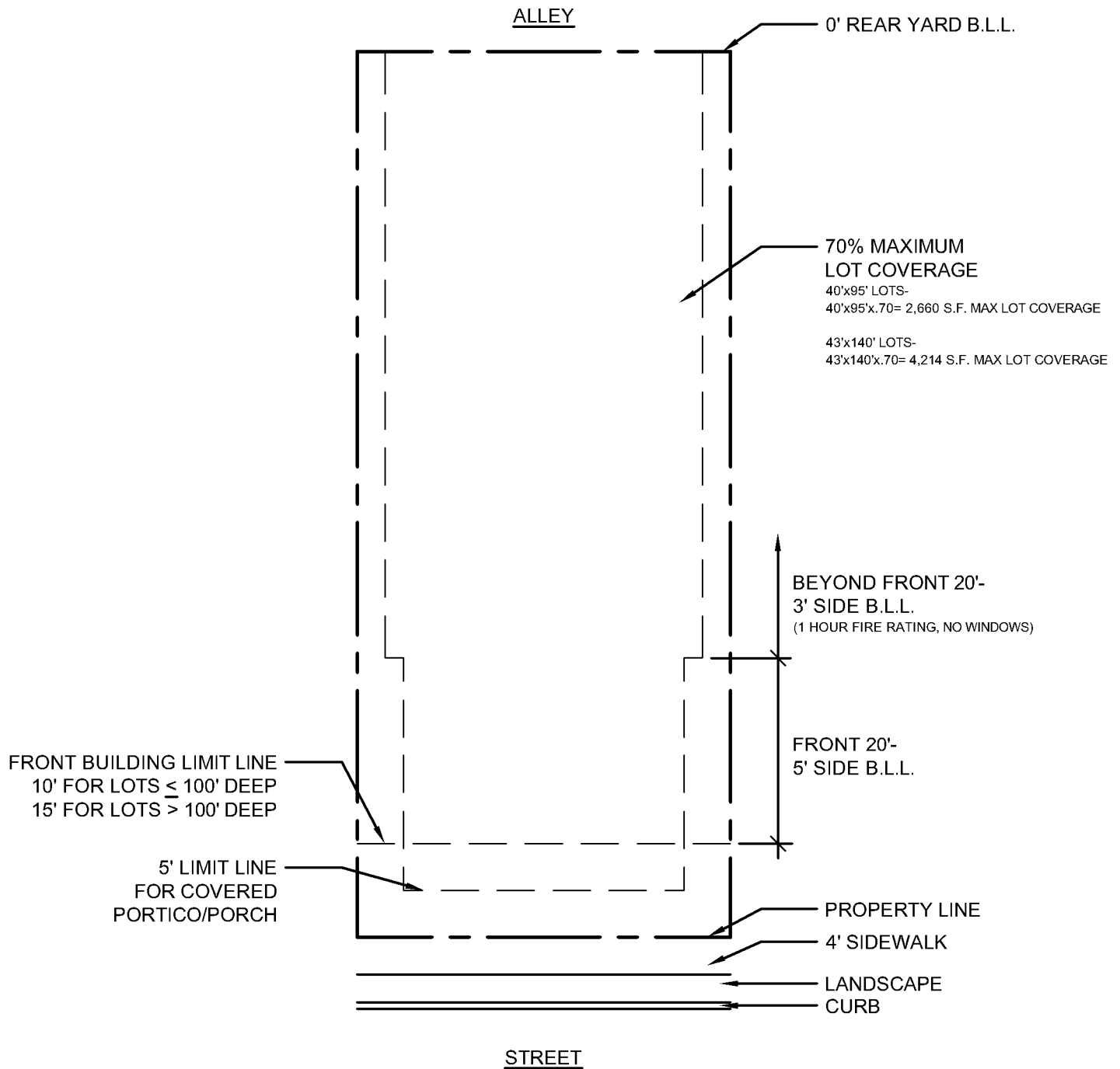
**TO BE COMPLETED BY THE REVIEWER**

Approved as is	
Approved with exceptions	
Not Approved	
Permission to begin landscaping	

**APPROVAL DOES NOT RELIEVE APPLICANT FROM COMPLIANCE WITH THE DESIGN GUIDELINES AND ARCHITECTURAL STANDARDS, WHETHER OR NOT ADDRESSED IN THESE PLANS. APPROVAL OF THIS APPLICATION DOES NOT RELIEVE OWNER AND APPROVED BUILDER FROM SUBMITTING PLANS AND OTHER DOCUMENTS AS MAY BE REQUIRED TO THE CITY OF OKLAHOMA CITY FOR REVIEW AND APPROVAL OR OTHERWISE FROM COMPLIANCE WITH THE APPLICABLE ORDINANCES, REGULATIONS, AND REQUIREMENTS OF THE CITY OF OKLAHOMA CITY.**



LEXFORD  
PARK  
ESTD 2024  
OKLAHOMA CITY, OK

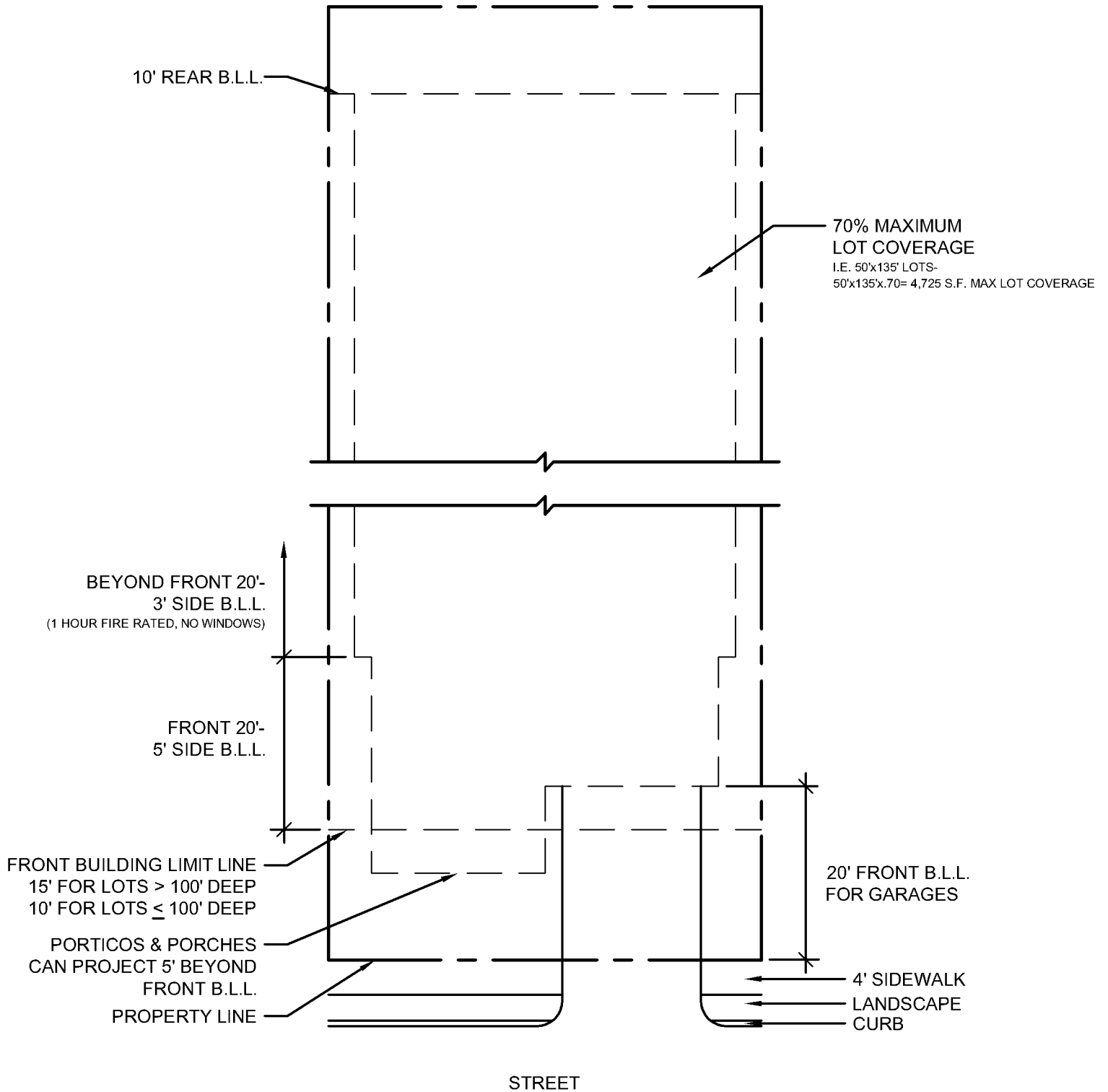


NOTE: LOT COVERAGE IS THE TOTAL AMOUNT OF THE LOT UNDER COVER. THE TOTAL INCLUDES THE FIRST FLOOR HEATED & COOLED RESIDENCE, THE GARAGE, BALCONIES, COVERED PORTICOS, AND PORCHES. THE MAXIMUM TOTAL DOES NOT INCLUDE THE SECOND FLOOR

## EXHIBIT 7- ALLEY LOTS



LEXFORD  
PARK  
ESTD 2024  
OKLAHOMA CITY, OK

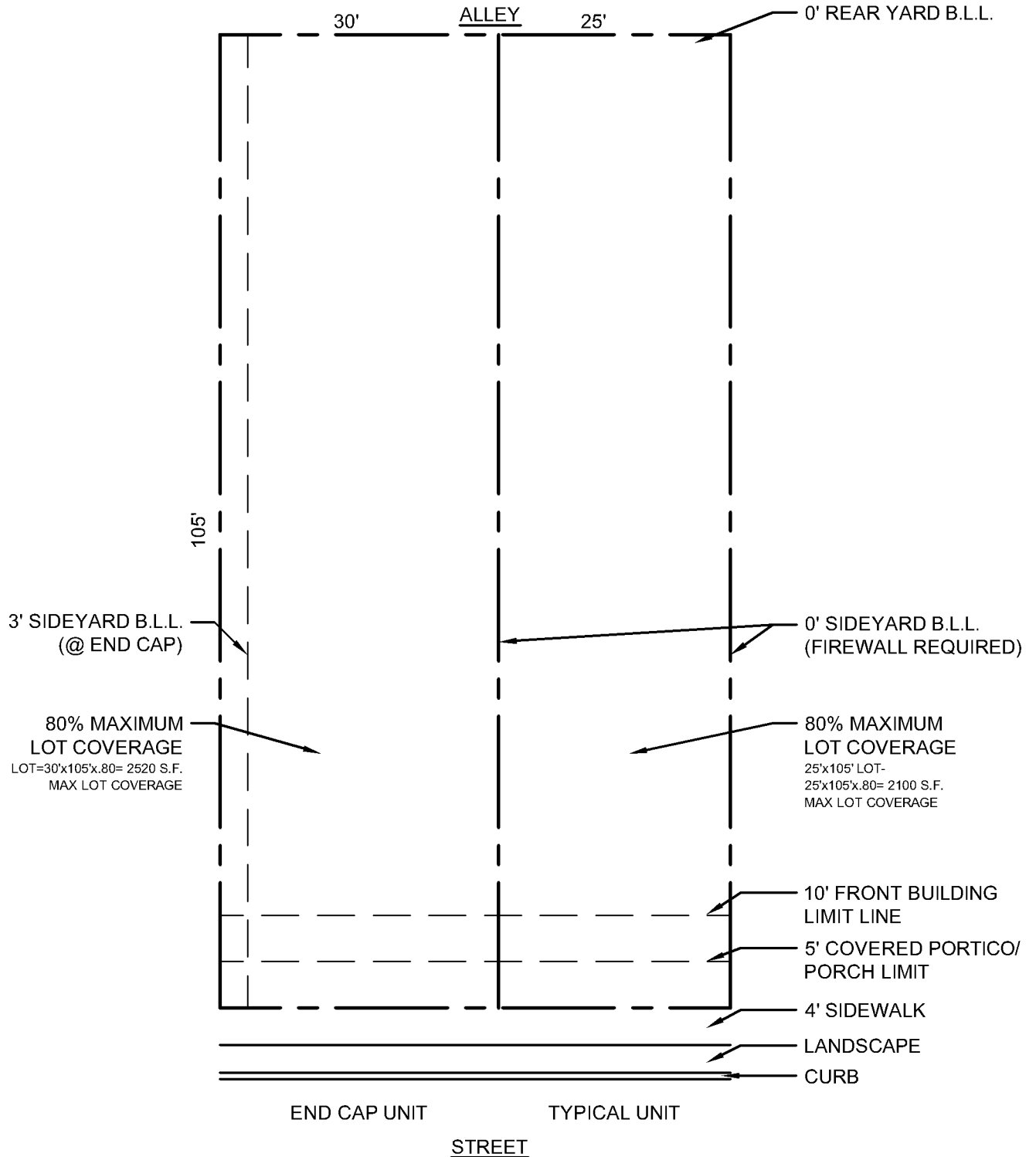


NOTE: LOT COVERAGE IS THE TOTAL AMOUNT OF THE LOT UNDER COVER.  
THE TOTAL INCLUDES THE FIRST FLOOR HEATED & COOLED RESIDENCE,  
THE GARAGE, BALCONIES, COVERED PORTICOS, AND PORCHES.  
THE MAXIMUM TOTAL DOES NOT INCLUDE THE SECOND FLOOR

## EXHIBIT 8- FRONT LOADED GARAGE LOTS



LEXFORD PARK  
ESTD 2024  
OKLAHOMA CITY, OK



NOTE: LOT COVERAGE IS THE TOTAL AMOUNT OF THE LOT UNDER COVER. THE TOTAL INCLUDES THE FIRST FLOOR HEATED & COOLED RESIDENCE, THE GARAGE, BALCONIES, COVERED PORTICOS, AND PORCHES. THE MAXIMUM TOTAL DOES NOT INCLUDE THE SECOND FLOOR

# EXHIBIT 9- TOWNHOUSES

EXHIBIT – “10”  
PRE-QUALIFIED LEXFORD PARK BUILDERS

Bear Creek Homes  
Adam and Blake Ingram  
Phone 405.593.9938  
[adam@bearcreek.homes](mailto:adam@bearcreek.homes)

Cornerstone Homes by Chris Moock  
Chris Moock  
Phone 405-229.9684  
[Chris@cornerstoneokc.com](mailto:Chris@cornerstoneokc.com)

Gumerson-Blake  
Jeff Blake  
Phone 405.206.1179  
[jblake@gbbuilds.com](mailto:jblake@gbbuilds.com)

Davidson & Company  
Mike and Amy Davidson & Jake Davidson  
405.831.1974  
[amydavco@gmail.com](mailto:amydavco@gmail.com)

Jarred D. Smith Design | Build | Restore  
Jarred D. Smith  
Phone 405.923.7777  
[jsmith@flipokc.com](mailto:jsmith@flipokc.com)

Monarch Design + Build  
Monique Short and Erica Emery  
Phone 405.514.5114 or 405.706.4996  
[Monique@monarchpropertiesokc.com](mailto:Monique@monarchpropertiesokc.com)  
[erica@monarchpropertiesokc.com](mailto:erica@monarchpropertiesokc.com)