EXHIBIT "A"

STEINER RANCH
DESIGN GUIDELINES /SUPPLEMENTAL CONDITIONS

Golf Course Residential
Phase One, Section 10A

March 23, 2006

STEINER RANCH
DESIGN GUIDELINES / SUPPLEMENTAL CONDITIONS

This information is supplemental to the **Steiner Ranch Residential Design Guidelines Manual that was adopted by the SRMA Architectural Committee on February 20, 2003 and recorded on March 14, 2003 and any future amendments to the guidelines. Please refer to that document for all general Architectural Guidelines.*

ANY TERM OR PROVISION OF THESE DESIGN GUIDELINES MAY BE AMENDED OR MODIFIED IN ACCORDANCE WITH ARTICLE VI, SECTION 6.02(C) OF THE MASTER DECLARATION. THESE GUIDELINES MAY ALSO BE MODIFIED FOR PROPERTY ADDED TO THIS DECLARATION IN ACCORDANCE WITH SECTION 8.01 OF THE DEVELOPMENT AREA DECLARATION FOR GOLF COURSE RESIDENTIAL. THESE GUIDELINES MAY BE MODIFIED AS TO ANY PROPERTY PRESENTLY ENCUMBERED BY THE DEVELOPMENT AREA DECLARATION, FROM TIME TO TIME AND AT ANY TIME. SPECIFICALLY, AND NOT BE WAY OF LIMITATION, THESE GUIDELINES WILL BE MODIFIED AS NECESSARY TO ACCOMMODATE ZERO LOT LINE RESIDENCES.

IN ADDITION, IN ACCORDANCE WITH ARTICLE VI, SECTION 6.02(F) OF THE MASTER DECLARATION, THE SRMA ARCHITECTURAL COMMITTEE MAY GRANT VARIANCES FROM THE TERMS AND PROVISIONS OF THE MASTER DECLARATION, THE DEVELOPMENT AREA DECLARATION, THE STEINER RANCH RESIDENTIAL DESIGN GUIDELINE MANUAL, OR THESE SUPPLEMENTAL CONDITIONS.

The Golf Course residential lots in this phase have been planned with four (4) different lot and housing sizes. The following Supplemental Conditions are separated into the four (4) different lot size neighborhoods, as described by the Lot and Block shown on the recorded subdivision plat. Additional lot and housing sizes may be developed, and the Development Area Declaration, Steiner Ranch Residential Guideline Manual, and/or these Supplemental Conditions may be amended or changed to accommodate those plans. No assurance is given regarding the lot or housing sizes or housing types to be incorporated into the property made subject, from time to time, to the terms and provisions of the Development Area Declaration.

With the views of the golf course and preserve in this subdivision of Steiner Ranch, consideration should be taken when choosing a site for the home to be constructed. Many factors determine the best location for the home, including topography, landscaping, proximity to the golf course and other lots. In some cases, the Architectural Committee may dictate the exact location of building structures on the lot. Views are not protected.

For the purposes of this document, lots adjacent to the golf course will be defined as: **Lots 88-92, 95-105, 406-412, 415-417, and 419-423, Block A.**

Site Work

- No trees may be removed on the Golf Course or within any Buffer Easement areas, without written approval from the University of Texas Golf Club, Ltd. and the Steiner Ranch Architectural Committee.
- Prior to lot clearing all permanent rear lot fencing must be installed on **Lots 6-13, 21-23, 25-28 and 30-51, Block A.** Disturbing land within the any portion of the Balcones Canyonland Preserve can result in fines as provided in the Conservation Easement

Agreement, recorded as Document #2001009450, in the Official Public Records of Travis County, Texas.

- Prior to lot clearing, silt fence must be installed on all downhill sides of the lot.
- Prior to lot clearing, construction fencing must be installed on all property lines abutting any greenbelt or open space lot, or lots with a completed residence thereon (unless the permanent fence has already been installed along the property line(s). Builder construction access, parking, construction staging, materials/debris storage, or construction activity is prohibited on greenbelt lots, open space lots or any vacant residential lots.

Architectural Submissions

- No specific design style is required for each section; however, a meeting between the builder, architect, and Architectural Committee is required to establish a specific design theme for each section, to keep some continuity within each product.
- Existing and proposed final grades of the lot must be shown on and approved by the Architectural Committee with the plot plan application.

Facade Design

- 100% masonry required. This includes brick, stone or stucco. The Architectural Committee may consider a variance to this requirement for unique architectural design, in keeping with a "Texas Hill Country" style, that uses cement masonry siding as an integral part of the design.
- Only wood garage doors will be allowed. Design and color must be submitted to the committee for approval. No metal garage doors will be allowed.
- Side entry garages are required on all 100' lots. Combination of front and side entry may be considered on an individual basis. Front entry garages will be allowed on all other lots.
- Variation of color and pattern of stone and stucco will be reviewed during plot plan approval. No more than two of the same color and pattern of stone or stucco will be allowed in a four-house block, as defined in the Residential Design Guidelines Manual.
- Due to the high visibility of these homes to the golf course, special consideration should be given to the design of the front and rear elevations of the homes. Flat or "boxy" elevations (front and rear) will not be allowed. Variation in the planes, both horizontally and vertically, are required.
- The brick ledge on all four elevations shall not exceed 12" above finished grade. In the event that this requirement is violated, applicable fines will be assessed and the builder/owner will be required to screen the area in a manner decided by the Architectural Committee.
- Outdoor living areas are encouraged. Interior courtyards, large porches, verandas, terraces and trellises are a few ways to create an appealing outdoor environment.
- To create an interesting and attractive product, the following should be kept in mind when designing homes for construction:
    - "Boxy" and flat elevations (front and rear) will not be approved.
    - Break up rooflines to create interest and flow in the design, making each house appear unique.
    - The roof area of two-story homes should include one-story elements.
    - Fireplace chimneys should be incorporated into the overall design of the home, and must be faced with stone, stucco or brick. The Architectural Committee may make exceptions, if it fits in with the overall approved design of the home.

Roofing

- Concrete, slate, or clay tile; or painted, non-reflective, metal roofing is required. No composition shingles will be allowed.

Fencing and Walls

- Consistent "wrought iron" style fencing will be required at side or rear property lines on lots adjacent to the golf course and greenbelt lots. "Wrought iron" style fencing, consistent with installed golf course fencing in gauge, color and style, or masonry perimeter fencing is optional at all side lot lines. Fencing at rear lot lines, not adjacent to the golf course or greenbelt lots, is optional. Gates in the fencing that is adjacent to a golf course or greenbelt lot are prohibited. Six-foot cedar picket privacy fence will only be allowed on 50' and 60' lots (as defined below), which are not adjacent to the golf course or greenbelt lots. Installation of fencing may not commence until written approval is received from the Architectural Committee.
- If trash containers are to be stored outside, a masonry wall to match the exterior of the house must be constructed to shield the containers from view at the street, the golf course and from adjacent lots.

Flat Work

- No plain broom finish concrete allowed, except for street sidewalks. Only concrete with brick banding, stained concrete, spiral trowel edges and scoring, salt finish or other special finish concrete allowed.
- Flatwork design, plot plan and specifications, to be submitted with architectural plans. Acceptable flat work materials may be, but are not limited to, aggregate concrete, stained concrete, or brick/stone pavers.
- Driveways required to be set back off the side property line a minimum of 5'.
- On lots adjacent to the golf course, driveways will not be allowed to extend into the rear yard setback.

Decks

- All deck plans must be submitted to the architectural committee for review. These plans should follow the guidelines for submission on decks found in Section 7.8 of the Residential Design Guidelines Manual.

Pools

- All pool plans must be submitted to the architectural committee for review. These plans should follow the guidelines for submission on pools found in Section 7.7 of the Residential Design Guidelines Manual. Pool and associated pool deck setbacks for lots adjacent to the golf course must be at least 10' from property line.
- For lots adjacent to the golf course, draining pools or pool equipment into the golf course is strictly prohibited. Any washout from pools on lots adjacent to the golf course must be directed toward the street and the storm drainage system.

Landscaping Requirements

- Hardscape, softscape, turf and landscape materials should create a balanced picture, with no one item dominating the front or rear yard. Using a landscape architect for design is strongly encouraged.
- Custom landscape plans for front, rear and side yards are required to be submitted to the Architectural Committee, so they may be approved no later than ninety days after the approval of the plot plan. The landscaping design must include turf, trees, shrubs and plant bed areas to enhance the architectural style of the home and the neighborhood.

The minimum landscape requirements for trees, shrubs, grasses, and ground cover are dependent on the lot size, and can be found in the corresponding section for the lot size.

- The following items must be submitted for landscape review by the Architectural Committee:
  - Materials list for plants – include types and sizes at installation and maturity
  - Materials list for all other landscaping structures shown on site plan.
  - Tree survey showing all trees of 6" caliper or more.
  - Landscape site plans to include, but are not limited to, the following items:
    - Walls and fences
    - Decks, patios and all other flatwork
    - Meters, A/C units and other miscellaneous equipment
    - Pools and spas (additional applications are required for these features)
    - Fountains and other water features
    - Outdoor fireplaces or BBQ pits
    - Lighting schemes, with type, direction and intensity noted.
  - Elevation/detail drawings to include, but are not limited to, the following items:
    - Walls, fences and gates
    - Decks, gazebos, cabanas, trellises and other landscape accessory structures
    - Fountains and other water features
    - Outdoor fireplaces or BBQ pits
    - Any other architectural feature, such as columns or arches
- Landscape lighting is encouraged, however colored lenses or bulbs are not allowed. Lights must also be shielded, so as not to shine or glare onto adjacent lots, roads or golf course.
- **No seeded Bermuda varieties of grass are allowed (i.e. Common, Sahara or Coastal Bermuda). All lots adjacent to the golf course must use either Tiff Bermuda Sod or Buffalo Grass Sod for all turf areas.**
- Landscape plans utilizing rock, crushed rock, or bark mulch as the predominant element will not be permitted.
- All landscaping of front, side, and rear yards, must be installed concurrently with the completion of the home. Completion of the home is defined as all construction has ceased, with the exception of punch-out items or warranty issues. Erosion controls must remain in place until such time as landscaping has been established to prevent erosion.

50' Wide Lots

Lot/Block Description
Lots 4-15 & 17-28, Block A; Lots 2-12 & 48-54, Block B (Section 10A)

Building Area
- **1,800 square foot minimum to 3,000 square foot maximum** of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

Building Siting/Structure Setbacks
- **Front yard** setbacks shall be a minimum of 20 feet and will be measured as follows:
  (a) if a joint driveway access easement is located across the front portion of the lot, the front yard setback will be measured from the edge of the existing pavement in the joint driveway access easement; or
  (b) from the front boundary of the lot.
- **Side yard** setbacks facing streets shall be 15 feet.
- **Interior side yard** setbacks shall be a minimum of 5 feet on each side. In the event of a zero lot line development, the side yard setback shall be a combined minimum 10 feet if approved in advance by the Architectural Committee. In the event of a zero lot line development, the 10 foot minimum setback will be applicable to all lots in such development.
- **Rear yard** setbacks shall be a minimum of 20 feet.
- Setbacks are measured from property line and are inclusive of any easements shown on the plat or recorded by separate instrument.
- In no case shall any structure or improvement, including overhangs, encroach into *easement* areas. (Building setbacks are not considered to be easements for this purpose)
- In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the AC, at times, may dictate the exact location of building structures on the lot. Views are not protected.

Landscape Requirements
- Two (2) canopy trees at a minimum caliper of four inches (4") in each street yard, including the side and rear yards adjacent to and visible from roadways, and in the rear yards on lots adjacent to the golf course. The number of trees required **may** be reduced or waived, upon approval of a variance by the Architectural Committee, but only in a situation where there are at least two (2) existing hardwood trees of at least eight inch (8") caliper in the specified yard, per required tree.
- One (1) ornamental tree at a minimum caliper of two inches (2"), and a minimum of six (6) feet in height, in each required yard, as stated above.
- Twenty (20) shrubs at a minimum of five gallon in size, in each required yard, as stated above. If shrubs are to be used for screening, they must be an evergreen, woody variety, and the appropriate size for the item to be screened. Shrubs in beds are to be arranged in a free-form bed, not in a straight line against the foundation of the home.
- Thirty (30) ornamental grasses, groundcover, or perennials at a minimum of one gallon in size, in each required yard, as stated above.
- Fully sodded yard (front, side and rear) including an in-ground automatic irrigation system. At least one floating landscape bed in the front yard, in addition to the beds around the house. Beds around the houses should be freeform, not planted with shrubs in a row across the front of the house.

- Side yard landscaping will be required on the interior side of the lot when the combined side setbacks exceed 10'. For every four (4) linear foot on the side of the house, one (1) 5-gallon shrub will be required. However, these shrubs should not be planted in one row across the side, but should be clustered in groupings every 10-15 feet.

In the event of any disagreement regarding the application or determination of setbacks, the decision of the Architectural Committee will control.

60' Wide Lots

Lot/Block Description
Lots 30-42 & 44-70, Block A; Lots 13-38, 40-45 & 47, Block B (Section 10A)

Building Area
- **2,500 square foot minimum to 3,700 square foot maximum** of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

Building Siting/Structure Setbacks
- **Front yard** setbacks shall be a minimum of 25 feet.
- **Side yard** setbacks facing streets shall be 15 feet.
- **Interior side yard** setbacks shall be a minimum of 5 feet on each side. In the event of a zero lot line development, the side yard setback shall be a combined minimum 10 feet if approved in advance by the Architectural Committee. In the event of a zero lot line development, the 10-foot minimum setback will be applicable to all lots in such development.
- **Rear yard** setbacks shall be a minimum of 25 feet.
- Setbacks are measured from property line and are inclusive of any easements shown on the plat or recorded by separate instrument.
- In no case shall any structure or improvement, including overhangs, encroach into *easement* areas. (Building setbacks are not considered to be easements for this purpose)
- In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the AC, at times, may dictate the exact location of building structures on the lot. Views are not protected.

Landscape Requirements
- Two (2) canopy trees at a minimum caliper of four inches (4") in each street yard, including the side and rear yards adjacent to and visible from roadways, and in the rear yards on lots adjacent to the golf course. The number of trees required **may** be reduced or waived, upon approval of a variance by the Architectural Committee, but only in a situation where there are at least two (2) existing hardwood trees of at least eight-inch (8") caliper in the specified yard, per required tree.
- One (1) ornamental tree at a minimum caliper of two inches (2"), and a minimum of six (6) feet in height, in each required yard, as stated above.
- Twenty (20) shrubs at a minimum of five gallon in size, in each required yard, as stated above. If shrubs are to be used for screening, they must be an evergreen, woody variety, and the appropriate size for the item to be screened. Shrubs in beds are to be arranged in a free-form bed, not in a straight line against the foundation of the home.

- Thirty (30) ornamental grasses, groundcover, or perennials at a minimum of one gallon in size, in each required yard, as stated above.
- Fully sodded yard (front, side and rear) including an in-ground automatic irrigation system. At least one floating landscape bed in the front yard, in addition to the beds around the house. Beds around the houses should be freeform, not planted with shrubs in a row across the front of the house.
- Side yard landscaping will be required on the interior side of the lot when the combined side setbacks exceed 10'. For every four (4) linear foot on the side of the house, one (1) 5-gallon shrub will be required. However, these shrubs should not be planted in one row across the side, but should be clustered in groupings every 10-15 feet.

In the event of any disagreement regarding the application or determination of setbacks, the decision of the Architectural Committee will control.

<u>70' Wide Lots</u>

Lot/Block Description
Lots 72-92 & 95-105, Block A (Section 10A)

Building Area
- **3,000 square foot minimum to 4,200 square foot maximum** of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

Building Siting/Structure Setbacks
- **Front yard** setbacks shall be a minimum of 25 feet and will be measured as follows:
  (a) if a joint driveway access easement is located across the front portion of the lot, the front yard setback will be measured from the edge of the joint use driveway; or
  (b) from the front boundary of the lot.
- **Side yard** setbacks facing streets shall be 15 feet.
- **Interior side yard** setbacks shall be a minimum of 5 feet on each side.
- **Rear yard** setbacks shall be a minimum of 25 feet.
- Plot plan submissions for lots that are located on a joint access easement must show the easement and the edge of pavement to be reviewed, so the front yard setback can be verified.
- Setbacks are measured from property line and are inclusive of any easements shown on the plat or recorded by separate instrument.
- In no case shall any structure or improvement, including overhangs, encroach into *easement* areas. (Building setbacks are not considered to be easements for this purpose)
- In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the AC, at times, may dictate the exact location of building structures on the lot. Views are not protected.
- No playscape, storage, gazebo or any other roofed or trellised accessory structures will be allowed to be constructed in the rear yard setback of lots adjacent to the golf course. This will not apply to pools and associated decking, walls, or outdoor fireplaces.

Landscape Requirements

- Three (3) canopy trees at a minimum caliper of four inches (4") in each street yard, including the side and rear yards adjacent to and visible from roadways, and in the rear yards on lots adjacent to the golf course. The number of trees required **may** be reduced or waived, upon approval of a variance by the Architectural Committee, but only in a situation where there are at least Two existing hardwood trees of at least eight inch (8") caliper in the specified yard, per required tree.
- Two (2) ornamental trees at a minimum caliper of two inches (2"), and a minimum of six (6) feet in height, in each required yard, as stated above.
- Thirty (30) shrubs at a minimum of five gallon in size, in each required yard, as stated above. If shrubs are to be used for screening, they must be an evergreen, woody variety, and the appropriate size for the item to be screened. Shrubs in beds are to be arranged in a free-form bed, not in a straight line against the foundation of the home.
- Forty (40) ornamental grasses, groundcover, or perennials at a minimum of one gallon in size, in each required yard, as stated above.
- Fully sodded yard (front, side and rear) including an in-ground automatic irrigation system. At least one floating landscape bed in the front yard, in addition to the beds around the house. Beds around the houses should be freeform, not planted with shrubs in a row across the front of the house.
- Side yard landscaping will be required on the interior side of the lot when the combined side setbacks exceed 10'. For every four (4) linear foot on the side of the house, one (1) 5-gallon shrub will be required. However, these shrubs should not be planted in one row across the side, but should be clustered in groupings every 10-15 feet.

In the event of any disagreement regarding the application or determination of setbacks, the decision of the Architectural Committee will control.

<u>100' Wide Lots</u>

Lot/Block Description
Lots 406-412, 415-417 & 419-423, Block A (Section 10A)

Building Area
- **4,000 square foot minimum** of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

Building Siting/Structure Setbacks
- **Front yard** setbacks shall be a minimum of 30 feet and will be measured as follows:
  (a) if a joint driveway access easement is located across the front portion of the lot, the front yard setback will be measured from the edge of the existing pavement in the joint driveway access easement; or
  (b) from the front boundary of the lot.
- **Side yard** setbacks facing streets shall be 15 feet.
- **Interior side yard** setbacks shall be a minimum of 10 feet on each side, and a combined total of at least 25 feet.
- **Rear yard** setbacks shall be a minimum of 30 feet.
- Plot plan submissions for lots that are located on a joint access easement must show the easement and the edge of pavement to be reviewed, so the front yard setback can be verified.

- Setbacks are measured from property line and are inclusive of any easements shown on the plat or recorded by separate instrument.
- In no case shall any structure or improvement, including overhangs, encroach into *easement* areas. (Building setbacks are not considered to be easements for this purpose)
- In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the AC, at times, may dictate the exact location of building structures on the lot. Views are not protected.
- No playscape, storage, gazebo or any other roofed or trellised accessory structures will be allowed to be constructed in the rear yard setback of lots adjacent to the golf course. This will not apply to pools and associated decking, walls, or outdoor fireplaces.

Landscape Requirements

- Four (4) canopy trees at a minimum caliper of four inches (4") in each street yard, including the side and rear yards adjacent to and visible from roadways, and in the rear yards on lots adjacent to the golf course. The number of trees required **may** be reduced or waived, upon approval of a variance by the Architectural Committee, but only in a situation where there are at least Two existing hardwood trees of at least eight inch (8") caliper in the specified yard, per required tree.
- Three (3) ornamental trees at a minimum caliper of two inches (2"), and a minimum of six (6) feet in height, in each required yard, as stated above.
- Forty (40) shrubs at a minimum of five gallon in size, in each required yard, as stated above. If shrubs are to be used for screening, they must be an evergreen, woody variety, and the appropriate size for the item to be screened. Shrubs in beds are to be arranged in a free-form bed, not in a straight line against the foundation of the home.
- Sixty (60) ornamental grasses, groundcover, or perennials at a minimum of one gallon in size, in each required yard, as stated above.
- Fully sodded yard (front, side and rear) including an in-ground automatic irrigation system. At least one floating landscape bed in the front yard, in addition to the beds around the house. Beds around the houses should be freeform, not planted with shrubs in a row across the front of the house.
- Side yard landscaping will be required on the interior side of the lot when the combined side setbacks exceed 10'. For every four (4) linear foot on the side of the house, one (1) 5-gallon shrub will be required. However, these shrubs should not be planted in one row across the side, but should be clustered in groupings every 10-15 feet.

In the event of any disagreement regarding the application or determination of setbacks, the decision of the Architectural Committee will control.

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STEINER RANCH MASTER ASSOCIATION, INC.

AMENDMENT TO DESIGN GUIDELINES/SUPPLEMENTAL CONDITIONS

GOLF COURSE RESIDENTIAL

[PHASE ONE, SECTION 10A]

Cross Reference to Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch, recorded as Volume 13008, Page 756, et. seq., in the Official Public Records of Travis County, Texas, as amended by that certain Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2000143255, in the Official Public Records of Travis County, Texas, that certain Second Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2002057508, in the Official Records of Travis County, Texas, that certain Third Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004027474, in the Official Public Records of Travis County, Texas, that certain Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004036580, in the Official Public Records of Travis County, Texas, that certain Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document 2004092278, in the Official Public Records of Travis County, Texas, that certain Sixth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005091740 in the Official Public Records of Travis County, Texas, that certain Seventh Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005163691 in the Official Public Records of Travis County, Texas, that certain Eighth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005231870 in the Official Public Records of Travis County, Texas, that certain Ninth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2006019332 in the Official Public Records of Travis County, Texas, that certain Residential Design Guideline Manual, recorded as Document No. 2005212511, in the Official Public Records of Travis County, Texas, and that certain Design Guideline/Supplemental Conditions, Golf Course Residential, attached as Exhibit A to that certain Development Area Declaration, recorded as Document No. 2004036584, Official Public Records of Travis County, Texas.

AMENDMENT TO ARCHITECTURAL GUIDELINES/SUPPLEMENTAL CONDITIONS
GOLF COURSE RESIDENTIAL [PHASE ONE, SECTION 10A]
STEINER RANCH MASTER ASSOCIATION, INC.

Pursuant to Article VI, Section 6.02(a) of that certain Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch, recorded as Volume 13008, Page 756, et. seq., in the Official Public Records of Travis County, Texas, as amended (collectively, the "Declaration"), the Master Architectural Committee has the authority to adopt procedural and substantive rules and guidelines which pertain to property encumbered by the Declaration. The Master Architectural Committee has adopted supplemental guidelines entitled "Design Guidelines/Supplemental Conditions" (the "Original Supplemental Guidelines"), which were attached and incorporated as Exhibit A in that certain Development Area Declaration, recorded as Document No. 2004036584 in the Official Public Records of Travis County, Texas, as amended (the "Development Area Declaration").

Article VI, Section 6.02(c) of the Declaration permits the Master Architectural Committee to amend, modify and supplement the Original Supplemental Guidelines.

The Master Architectural Committee desires to amend and modify the Original Supplemental Guidelines applicable to Lots 4 through 15, 17 through 28, 30 through 42, 44 through 70, 72 through 92, 95 through 105, 406 through 412, 415 through 417, and 420 through 423, Block A AND Lots 2 through 38, 40 through 45, and 47 through 54, Block B, located in Steiner Ranch Phase One Section 10A, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 200300065, Official Public Records of Travis County, Texas ("Section 10A"), and hereby amends and restates the Original Supplemental Guidelines in their entirety as set forth on Exhibit "A", attached hereto and incorporated herein by reference, (the "Section 10A Supplemental Guidelines"). In the event of any conflict between any provisions of the Residential Design Guideline Manual and the Section 10A Supplemental Guidelines, or any previously adopted supplemental guidelines affecting all or any portion of Section 10A, the terms and provisions of the Section 10A Supplemental Guidelines will control.

Approved this 11th day of April, 2006.

THE MASTER ARCHITECTURAL COMMITTEE OF THE STEINER RANCH MASTER ASSOCIATION, INC.

By: _____
Printed Name: Trish Lee
Title: MEMBER

By: _____
Printed Name: Robert Long
Title: MEMBER

By: _____
Printed Name: Brett Taylor
Title: MEMBER

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 11th day of April, 2006, by Trish Lee, Member of the Master Architectural Committee of the Steiner Ranch Master Association, Inc.

(SEAL) POLLY J. HAGERTY MY COMMISSION EXPIRES October 3, 2009

Polly J. Hagerty
Notary Public Signature

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 11th day of April, 2006, by Robert Long, Member of the Master Architectural Committee of the Steiner Ranch Master Association, Inc.

(SEAL) POLLY J. HAGERTY MY COMMISSION EXPIRES October 3, 2009

Polly J. Hagerty
Notary Public Signature

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 11th day of April, 2006, by Brett Taylor, Member of the Master Architectural Committee of the Steiner Ranch Master Association, Inc.

(SEAL) POLLY J. HAGERTY MY COMMISSION EXPIRES October 3, 2009

Polly J. Hagerty
Notary Public Signature