

## EXHIBIT B

### Sorento Condominiums Regulating Plan

| Land Use                                      |  |
|---|--|
| Type  | SF-R Single Family Condominium   |
| Lot Size                                      |  |
| Minimum Lot Area                              | N/A  |
| Maximum Site Area                             | 15% of preliminary plan  |
| Building Placement and Size                   |  |
| Minimum Lot Width                             | N/A  |
| Minimum Lot Depth                             | N/A  |
| Minimum Front Building Setback                | 25 feet (from right of way for Weiss Lane for the 17 acres and Jessie Bohls for the 30 acres)  |
| Minimum Side Setback                          | 10 feet  |
| Building Separation                           | Minimum of 10 feet between buildings, measured from edge of slab to edge of slab. Bay windows, covered porches and eaves/overhangs may encroach into the 10 feet.  |
| Minimum Rear Setback                          | 10 feet  |
| Maximum Lot Coverage                          | N/A  |
| Minimum Dwelling Unit Living Area             | 1,050 sq. ft.  |
| Maximum units per structure                   | 1  |
| Accessory units over detached garage          | One (1) accessory "granny flat" unit is permitted over stand alone, detached garages.  |
| Maximum Building length                       | N/A  |
| Single Family Adjacency Vegetative Bufferyard | N/A  |
| Maximum Building Height                       | Not exceeding two and one half stories except 2 story on front yard garages  |
| Maximum Garage Apron for Alley garages        | 6 Feet   |
| Architectural Elements                        |  |
| Materials                                     | <p>On all residential units, a minimum of 40% of the street facing, front façade or street facing, side façade on a corner lot (excluding the area of windows and doors), will be masonry that is brick or stone. The Courtyard architectural product with detached, front yard garages shall have garages that consist of 100% brick or stone on the front facade of the garage, 60% brick or stone on the side elevations, and up to 100% hardie board on the rear side of the garage. See <b>Attachment 2</b> for architectural elevations.</p> <p>Cementitious siding may be utilized as a masonry material up to 60% (excluding the area of windows and doors) on a front or side, street facing façade (façade facing internal private street). This requirement shall not apply to interior side or rear elevations, which may be 100% cementitious siding.</p> <p>This requirement shall not apply to the Courtyard architectural product that contains detached, front yard garages. The Courtyard homes may be 100% cementitious siding.</p> |
| Elevation Pattern and Repetition              | <p><b>Attachment 1</b> shall be the regulating guidelines for architectural articulation and plan repetition. <b>Attachment 2</b> illustrates the elevations for the various housing types. <b>Attachment 2</b> building elevations initially apply only to the 17 acre condominium site on Weiss Lane and may apply to the 30 acre site on Jesse Bohls road. Additional elevations may be incorporated in the future as long as the elevations comply with the development standards of this Sorento Condominium Regulating Plan. <b>Attachment 3</b> illustrates a prototypical plan layout of the various product types for the 17 acre site.</p>   |
| Detached, Alley Loaded Garage                 | Alley loaded, detached garages may include 100% cementitious siding on all garage elevations.  |
| Front Yard, Stand Alone Garage                | Detached, stand alone front served garages are permitted. <b>Attachment 4</b> illustrates the front yard, detached garage product.   |
| Roof Material                                 | Painted or galvanized metal; clay or concrete tile; or 30 year dimensional shingles  |
| Covered Porch or Patio                        | A covered porch, patio, or pergola shall be provided constituting a minimum of 100 square feet on any of the front, side or rear yards or a combination thereof.   |

## Parking and Garage Treatment

|   |  |
|---|--|
| Garage  | All homes shall have either a free standing 2 car garage or one attached to the home.  |
| Parking Spaces per unit for attached front entry garage and detached front garage units | 2 garage parking spaces per unit required (garage spaces shall count toward requirement if garage is a minimum of 20 feet x 20 feet) and two driveway parking spaces a minimum of 18 feet deep.  |
| Parking Spaces per unit for alley loaded, rear entry garage units                       | 2 garage parking spaces per unit required (garage spaces shall count toward requirement if garage is a minimum of 20 feet x 20 feet). One additional 9'x18' parking space per unit shall be required adjacent to the garage for alley loaded product (See Attachment 3 and 6 for prototypical treatment). No parking will be allowed in the alley drive and appropriate signage will be displayed in accordance with TMUTCD standards. |

## Streets

|                                       |  |
|---------------------------------------|--|
| Private, 30 foot wide, two way street | 30 feet of pavement measured face of curb to face of curb. On street parking permitted on one side of street only.                                   |
| One way alley                         | 16 feet of pavement measured back of curb to back of curb. No parking allowed. One way and do not enter signage in accordance with TMUTCD standards. |
| Two way alley                         | 25 feet of pavement measured back of curb to back of curb. No parking allowed.   |

## Walls and Fencing

|   |  |
|---|--|
| Weiss Lane and Jessie Bohls                         | Minimum six foot tall masonry fence along Weiss Lane and Jesse Bohls Road, to be consistent with the existing perimeter masonry wall for Sorento.  |
| Walls between detached, front yard garages          | Cementitious walls will be provided between front yard, detached garage product. See <b>Attachment C</b> and <b>Attachment D</b> for wall configuration.   |
| Adjacent to Existing Residential (eastern boundary) | Six (6) foot tall, two finished sides, stained cedar fence between condominium units and single family lots where directly adjacent to each other on east property line of the 17 acre site. Balance of other boundaries is to open space or Weiss Land and Jessie Bohls road. |
| Open Space  | Ornamental metal view fencing preferred for units backing up to open space   |

## Parks, Trails and Walkways

|             |   |
|-------------|---|
| Park Access | Trail access points on-site shall include six (6) foot concrete walkways extending to any offsite ten (10) foot public trails.  |
| Trails      | A ten (10) foot wide trail will be constructed with each condominium phase within the adjacent proposed public park consistent with the approved Preliminary Plan dated December 5, 2016. |
| Sidewalks   | A four (4) foot wide sidewalk will be provided on both sides of internal private streets, excluding alleys. Sidewalks shall be located at the back of curb.                               |

**Landscaping**

|                                |   |
|--------------------------------|---|
| Plant Palette                  | All landscaping for foundation plantings, trees and ground cover shall consist only of plants from <b>Attachment E</b> , the Sorento "Preferred Plant List"   |
| Streetscape Yard               | A twenty five (25) foot streetscape yard shall be required along Weiss Lane and Jesse Bohls Road.   |
| Condominium Lot Landscape      | A minimum of 30% of the condominium lot must be landscaped.   |
| Individual Unit Landscape      | Two (2) trees a minimum of three (3) inch caliper shall be provided for each unit. At least one of the trees must be planted in the front yard. Four (4), three (3) gallon shrubs shall be provided for each ten (10) feet of foundation facing a street, excluding the driveway. See <b>Attachment F</b> for prototypical planting plan for each unit type.  |
| Corner Unit Landscape          | Four (4) trees a minimum of three (3) inch caliper shall be provided for each corner unit. At least (1) one tree must be planted in the front yard and (2) two trees planted on the corner street side yard. Four (4), three (3) gallon shrubs shall be provided for each ten (10) feet of foundation facing a street, excluding the driveway. See <b>Attachment F</b> For prototypical planting plan for each unit type. |
| Buffer                         | No Landscape buffer under Code Section 11.10 shall be required between the condominium units and any adjacent single family detached homes  |
| Landscape Design               | All landscaping between the edge of the sidewalk and the front fence for the Front Yard Stand Alone Garage product shall be uniformly designed with a maximum of 60% xeriscape design, and installed by the builder. All landscape materials used in common open space areas or around the alley load parking areas shall comply with City standards.   |
| Trees and Shrubs               | Trees planted along Weiss Lane, Jessie Bohls Road, in common open spaces, or within yards shall be counted towards the requirements of Section 11.3C  |
| <b>Additional Requirements</b> |   |
| Impervious Cover               | Maximum of 70% impervious cover over the combined area of the Single Family Condominium sites   |
| Garbage Can Screening          | Garbage storage for alley loaded product shall be on concrete pads in the side yard either behind fences or other acceptable screening at the front corner of the house.  |
| Private Street Lighting        | Street lights shall be required at intersections and end of cul de sacs or every 300 linear feet of street frontage, whichever requirement is more restrictive. All street lights shall have full cut off shields and the lighting intensity shall comply with City public streetlight standards. Alleys shall not have street lights   |
| <b>UDC Compliance</b>          |   |
| UDC Compliance                 | Except as otherwise provided herein, the development of the Sorento Condominium project shall be in accordance with the Unified Development Code of the City of Pflugerville, as amended, or as approved by the Planning Director where the UDC does not properly reflect the Single Family Condominium configuration covered by this Regulating Plan.  |

## Attachment 1 – Articulation and Plan Repetition Guidelines

### 1. Plan Repetition:

The Sorento Condominiums shall have a variety of floor plans and elevations. Each plan is to have a minimum of 2 significantly different elevations.

In the interest of enhancing variety and the overall quality of the development, a minimum of 4 plans are required for each product type proposed. Additional plans may be required for more than 50 lots of any product type.

Articulation on the front face should be used to ensure a non-repetitive street scene and to provide interest in an individual home. Additional requirements concerning substantially similar plans or elevations constructed in proximity to each other include:

- *Plan can be repeated every third Unit (example: Plan A, Plan B, Plan C, and Plan A), although the elevation should be different on the two units.*



*Across the Street: Same plan cannot be placed on a unit across the street or diagonal from any other plan (example above: Plan B).*

### 2. Variations in the Homes

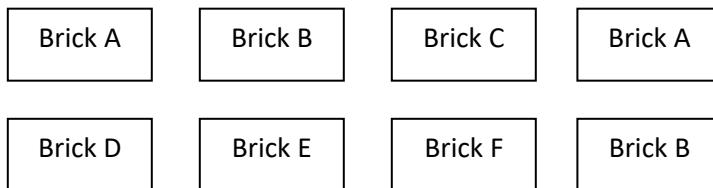
a) Plans with similar or identical styles shall not be placed next to each other but must be spread through the development, except as described in (b) below.

b) “Neighborhood clustering” may be created in which all plans are in the same architectural style with a variety of floor plans, a mix of one- and two-story homes, and differing elevations so that there are no discernible repetitions within the cluster. This could be applicable to cul-de-sac situations for example.

- c) Plotting should encourage a mix of one- and two-story homes rather than all one or the other on a block. However, all homes may be two-story as long as some lower elements and setback variation are used as appropriate to vary the plotting within the development.
- d) Use variations in stone, brick and Cementous based materials and color schemes to further differentiate elevations.
- e) Variations in setbacks, especially front and rear setbacks including independent garages, are essential to create variety and interest.
- f) Garage orientations are to be varied. Orientations that include: alley loaded detached garage, front yard detached garage, or front-facing and integrated in house form, are encouraged.
- g) A variation in the range of colors and materials used on the viewable streetscape is encouraged to promote interest and variety. Generally, corner trim must be of similar or appropriately Block and stone products should be mixed on a streetscape.

Additional requirements concerning substantially similar paint, brick, stone, or masonry colors or materials constructed in proximity to each other include:

- *Similar paint, brick, stone, or masonry can be repeated every third lot (example: Plan A, Plan B, Plan C, and Plan A), although the plan should be different on the two lots.*



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

## Attachment 2 - Courtyard Collection, Front Detached Garage

The Calabria

Plan 41455



Front Elevation A



Front Elevation B

## Attachment 2 - Courtyard Collection, Front Detached Garage

The Campaign

Plan 42111



Front Elevation A



Front Elevation B

## Attachment 2 - Courtyard Collection, Front Detached Garage

The Lazio

Plan 41309



Front Elevation A



Front Elevation B

## Attachment 2 - Courtyard Collection, Front Detached Garage

The Milan Plan 41150



Front Elevation A



Front Elevation B

## Attachment 2 - Courtyard Collection, Front Detached Garage

The Molisse

Plan 41597



Front Elevation A



Front Elevation B

## Attachment 2 – Courtyard Collection, Front Detached Garage

### Courtyard Collection

### Garage Elevations



Garage Elevation A



Garage Elevation B



Garage Elevation C



Garage Elevation D



Garage Elevation E



Garage Elevation F



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## Attachment 2 – Craftsman Collection



Front Elevation A



Front Elevation B



Front Elevation C

## Attachment 2 – Craftsman Collection



Front Elevation A



Front Elevation B

## Attachment 2 – Craftsman Collection



Front Elevation A



Front Elevation B

## Attachment 2 – Craftsman Collection

The Webber Plan 41533



Front Elevation A



Front Elevation B



Front Elevation C

**Attachment 2 – Portico Collection, Rear Detached Garage**



## Attachment 2 – Portico Collection, Rear Detached Garage



## Attachment 2 – Portico Collection, Rear Detached Garage



## Attachment 2 – Portico Collection, Rear Detached Garage



## Attachment 2 – Portico Collection, Rear Detached Garage



## Attachment 2 – Portico Collection, Rear Detached Garage



### ATTACHMENT 3 - PROTOTYPICAL PLAN LAYOUT AND FENCING



## Attachment 4 – Detached, Front Yard Garage Courtyard Product



## Attachment 5 – Sorento Preferred Plant List

### Sorento Plant List

**Bolded** plants represent the “Preferred Plant List.” 25% of plant material in the front yards of all homes must come from this list.

#### Shade Trees

|                  |                              |
|------------------|------------------------------|
| Mexican Sycamore | <i>Platanus mexicana</i>     |
| Burr Oak         | <i>Quercus macrocarpa</i>    |
| Chinquapin Oak   | <i>Quercus muehlenbergii</i> |
| Monterrey Oak    | <i>Quercus polymorpha</i>    |
| Shumard Oak      | <i>Quercus shumardii</i>     |
| Texas Red Oak    | <i>Quercus texana</i>        |
| <b>Live Oak</b>  | <i>Quercus virginiana</i>    |
| Bald Cypress     | <i>Taxodium distichum</i>    |
| Cedar Elm        | <i>Ulmus crassifolia</i>     |
| Chinese Elm      | <i>Ulmus parvifolia</i>      |

#### Ornamental Trees

|                        |  |
|------------------------|--|
| Texas Redbud           | <i>Cercis Canadensis var. texensis</i> |
| Mediterranean Fan Palm | <i>Chamerops humilis</i>               |
| Desert Willow          | <i>Chilopis linearis</i>               |
| Mexican Olive          | <i>Cordia boissieri</i>                |
| Italian Cypress        | <i>Cupressus sempervirens</i>          |
| Possumhaw Holly        | <i>Ilex decidua</i>                    |
| Yaupon Holly           | <i>Ilex vomitoria</i>                  |
| Yaupon                 | <i>Ilex vomitoria</i>                  |

## Attachment 5 – Sorento Preferred Plant List

|                       |                             |
|-----------------------|-----------------------------|
| Crape Myrtle          | <i>Lagerstroemia indica</i> |
| Wax Myrtle            | <i>Morella cerifera</i>     |
| Cherry Laurel         | <i>Prunus caroliniana</i>   |
| Mexican Plum          | <i>Prunus mexicana</i>      |
| Texas Mountain Laurel | <i>Sophora secundiflora</i> |
| Mexican Buckeye       | <i>Ungnadia speciosa</i>    |

### Shrubs

|                         |   |
|-------------------------|---|
| Glossy Abelia           | <i>Abelia grandiflora</i>                     |
| Flame Acanthus          | <i>Anisacanthus quadrifidus var. wrightii</i> |
| Japanese Barberry       | <i>Berberis thunbergii</i>                    |
| Butterfly Bush          | <i>Buddleja davidii</i>                       |
| Boxwood                 | <i>Buxus spp.</i>                             |
| Flowering Senna         | <i>Cassia corymbosa</i>                       |
| Cotoneaster             | <i>Cotoneaster spp.</i>                       |
| Pineapple Guava         | <i>Feijoa sellowiana</i>                      |
| Dwarf Burford Holly     | <i>Ilex cornuta 'Burfordii'</i>               |
| Dwarf Yaupon Holly      | <i>Ilex vomitoria 'Nana'</i>                  |
| Nellie R. Stevens Holly | <i>Ilex x</i>                                 |
| Texas Sage              | <i>Leucophyllum frutescens</i>                |
| Barbados Cherry         | <i>Malpighia glabra</i>                       |
| Turk's Cap              | <i>Malvaviscus arboreus</i>                   |
| Knockout Rose           | <i>Rosa 'Knock Out'</i>                       |
| Rose                    | <i>Rosa spp.</i>                              |
| Rosemary                | <i>Rosmarinus officinalis</i>                 |

## Attachment 5 – Sorento Preferred Plant List

Texas Dwarf Palmetto *Sabal minor*

### Perennials

|                         |                                 |
|-------------------------|---------------------------------|
| Yarrow                  | <i>Achillea spp.</i>            |
| Artemesia               | <i>Artemisa 'Powis Castle'</i>  |
| Fall Aster              | <i>Aster oblongifolium</i>      |
| Bulbine                 | <i>B. frutescens</i>            |
| Pride of Barbados       | <i>Caesalpinia pulcherrima</i>  |
| Calylophus              | <i>Calylophus berlandieri</i>   |
| Damianita               | <i>Chrysactinia mexicana</i>    |
| <b>Bicolor Iris</b>     | <i>Dietes bicolor</i>           |
| Purple Coneflower       | <i>Echinacea purpurea</i>       |
| Gaura                   | <i>Gaura lindheimeri</i>        |
| Firebush                | <i>Hamelia patens</i>           |
| Perennial Hibiscus      | <i>Hibiscus moscheutos</i>      |
| <b>Trailing Lantana</b> | <i>Lantana montevidensis</i>    |
| Texas Lantana           | <i>Lantana urticoides</i>       |
| Lantana                 | <i>Lantana x hybrida</i>        |
| Rock Rose               | <i>Pavonia lasiopetala</i>      |
| Russian Sage            | <i>Perovskia atriplicifolia</i> |
| Jerusalem Sage          | <i>Phlomis fruticosa</i>        |
| Plumbago                | <i>Plumbago auriculata</i>      |
| Mexican Oregano         | <i>Poliomintha longiflora</i>   |
| Black-eyed Susan        | <i>Rudbeckia hirta</i>          |
| Ruellia                 | <i>Ruellia brittoniana</i>      |

## Attachment 5 – Sorento Preferred Plant List

|                          |                                  |
|--------------------------|----------------------------------|
| Cherry Sage              | <i>Salvia greggii</i>            |
| Indigo Spires            | <i>Salvia 'Indigo Spires'</i>    |
| <b>Mexican Bush Sage</b> | <i>Salvia leucantha</i>          |
| <b>Pink Skullcap</b>     | <i>Scutellaria suffrutescens</i> |
| Copper Canyon Daisy      | <i>Tagetes lemmonii</i>          |
| Mexican Mint Marigold    | <i>Tagetes lucida</i>            |
| Esperanza                | <i>Tecoma stans</i>              |
| Verbena                  | <i>Verbena spp.</i>              |
| Skeletonleaf Goldeneye   | <i>Viguiera stenoloba</i>        |

### Succulents

|                 |                              |
|-----------------|------------------------------|
| Century Plant   | <i>Agave americana</i>       |
| Squid Agave     | <i>Agave bracteosa</i>       |
| Blue Agave      | <i>Agave tequilana</i>       |
| Red Yucca       | <i>Hesperaloe parviflora</i> |
| Softleaf Yucca  | <i>Yucca recurvifolia</i>    |
| Twistleaf Yucca | <i>Yucca rupicola</i>        |

### Ornamental Grasses

|                            |                                 |
|----------------------------|---------------------------------|
| Inland Sea Oats            | <i>Chasmanthium latifolium</i>  |
| <b>Adagio Maiden Grass</b> | <i>Miscanthus sinensis</i>      |
| <b>Gulf Muhly</b>          | <i>Muhlenbergia capillaris</i>  |
| Bamboo Muhly               | <i>Muhlenbergia dumosa</i>      |
| Big Muhly                  | <i>Muhlenbergia lindheimeri</i> |
| Deer Muhly                 | <i>Muhlenbergia rigens</i>      |

## Attachment 5 – Sorento Preferred Plant List

|                      |                                 |
|----------------------|---------------------------------|
| Mexican Feathergrass | <i>Nassella tenuissima</i>      |
| Dwarf Fountain Grass | <i>Pennisetum alopecuroides</i> |

### Vines and Groundcovers

|                    |   |
|--------------------|---|
| Crossvine          | <i>Bignonia capreolata</i>                    |
| Trumpet Vine       | <i>Campsis radicans</i>                       |
| Berkeley Sedge     | <i>Carex flacca</i>                           |
| Leadwort Plumbago  | <i>Ceratostigma plumbaginoides</i>            |
| Silver Ponyfoot    | <i>Dichondra argentea</i>                     |
| Fig Vine           | <i>Ficus pumila</i>                           |
| Hacienda Creeper   | <i>Gregg Dalea</i>                            |
| <b>Liriope</b>     | <i>Liriope muscari</i>                        |
| Coral Honeysuckle  | <i>Lonicera sempervirens</i>                  |
| <b>Mondo Grass</b> | <i>Ophiopogon japonicus</i>                   |
| Mountain Pea       | <i>Orbexilon sp. nov.</i>                     |
| Virginia Creeper   | <i>Parthenocissus quinquefolia</i>            |
| Passion Vine       | <i>Passiflora incarnata</i>                   |
| Trailing Rosemary  | <i>Rosmarinus officinalis var. prostratus</i> |
| Sedum              | <i>Sedum spp.</i>                             |
| Purple Heart       | <i>Setcreasea pallida</i>                     |
| Wooly Stemodia     | <i>Stemodia lanata</i>                        |
| Asian Jasmine      | <i>Trachelospermum asiaticum</i>              |

ATTACHMENT 6 - COURTYARD COLLECTION  
PROTOTYPICAL LANDSCAPE



ATTACHMENT 6 - CRAFTSMAN COLLECTION  
PROTOTYPICAL LANDSCAPE



ATTACHMENT 6 - PORTICO COLLECTION  
PROTOTYPICAL LANDSCAPE

