

CLARIFICATION OF DESIGN GUIDELINES

May 1, 2016

1. Changes and Revisions - All changes to final plans must be submitted to the ACC Committee and approved prior to implementation.

Any changes to Final Plans after approval is given must be submitted and approved by the Committee prior to implementation. If a homeowner/builder constructs a home or structure other than that which is approved, he may be required to tear down or remove it at his own expense.

2. Design Review Submittal - All design reviews shall be based upon compliance with the ACC Restrictions. It is the Owners responsibility to comply with applicable building and zoning codes in effect. The review process is in no way intended to be used as an analysis for determining errors or omissions in plans and specifications or design defects. If an item is overlooked during the ACC review process it in no way alleviates the parties from following the restrictions and a guideline, the review process is a courtesy review.

3. Exterior Materials/Colors - The exterior of the home and accessory buildings shall be constructed of stucco, brick or siding as outlined in the ACC Restrictions. The Committee requires the use of subdued, historically correct colors. No bright, fluorescent or loud colors will be allowed. Colors will be examined not only in relation to one another on the subject home, but in relation to other homes within the line of sight. When in doubt, submit colors in advance for approval. The Committee has the authority to disapprove color choices that are not harmonious within the community.

4. Exterior Brick Materials - Exterior Brick will be limited to Old Brick/Hand Formed, Wood Mould, Fire Kiln Dried solid mold only. "New Old Brick" is to mean, made in traditional methods before today's manufacturing processes. Newly Produced "New Old Brick" that is manufactured using, Tumbled, Electric Kiln Dried is expressly prohibited. All Brick Homes will be sack finished/Hand Rubbed. A brick sample must be included in the plan review process and will be verified on site prior to instillation on the residence. The ACC Committee has the authority to disapprove brick choices/finishes that are not harmonious within the community.

5. Windows and Doors – Windows and doors are required to have divided lights and must be cased in brickmold or stucco band for any elevation facing a street, lake, common area or golf course. There shall be no picture windows (windows without mullions) on any elevations facing any street. All doors and windows shall be consistent with the architectural style chosen for such improvement. Each front door must make an entry statement of quality, substance and durability. Mirrored or reflective glass is absolutely prohibited.

6. Gazebos/Pigeonniers - Gazebos, pigeoniers, pergolas and other detached structures should relate architecturally to the design of the home in both form and material. Details and location of all detached structures must be submitted for approval with the landscape plan and must be approved by the Committee.

7. Variance Requests - Variance requests are considered and may be approved on a case by case basis. The committee may require petitioner to receive written approval in writing from adjacent property owners.

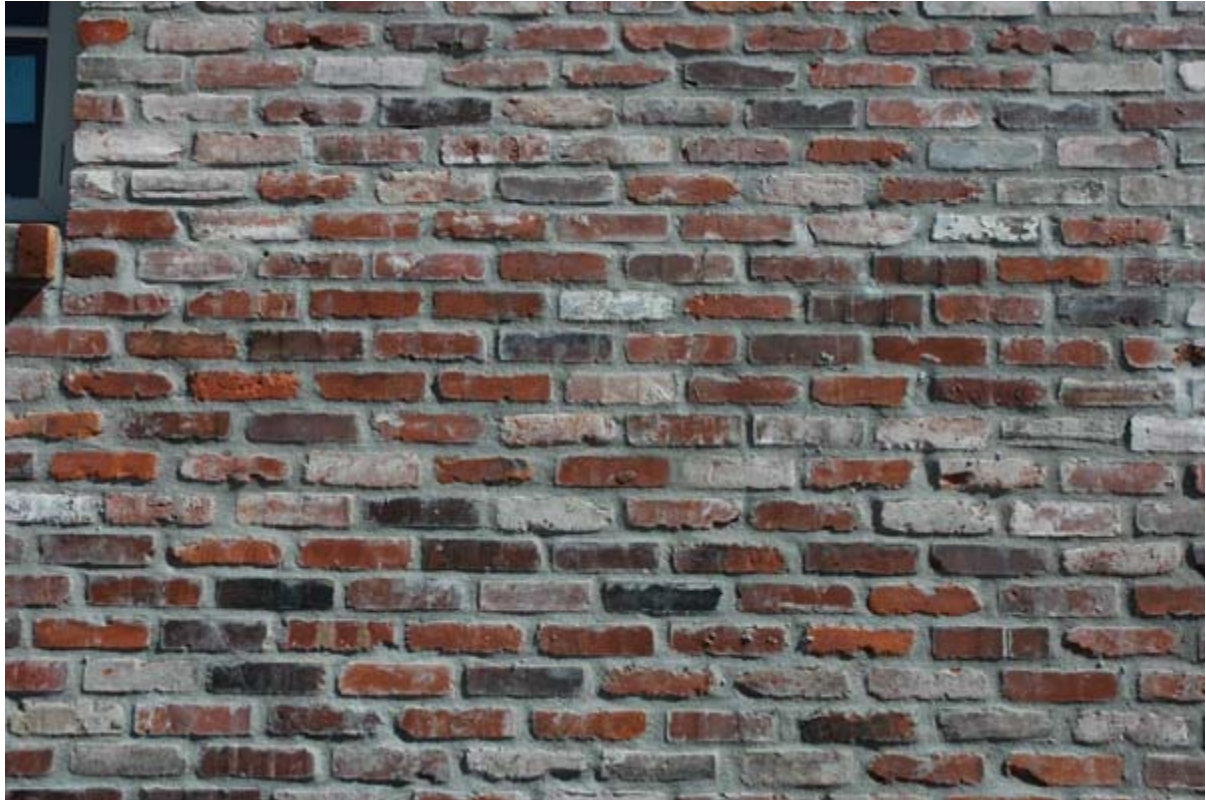
8. Remodeling and Additions - Remodeling and additions to existing improvements are required to follow the same guidelines as new construction. All criteria governing site location, grading and excavating, structures, roofs, landscape and aesthetics will remain the same as the previous submittal. Of particular concern to the ACC will be setbacks, height limit, skylights, recreational features and lighting. A review from the ACC is required from remodeling and additions just as it is for new construction.

9. Columns – Decorative, fluted, “New Orleans-style” cast iron columns can be substituted in lieu of an 8” minimum diameter column, so long as it fits the architectural styling of the residence. The minimum diameter for these columns shall be 4”. A product information sheet(or cut sheet) must be submitted with the plans for ACC approval.

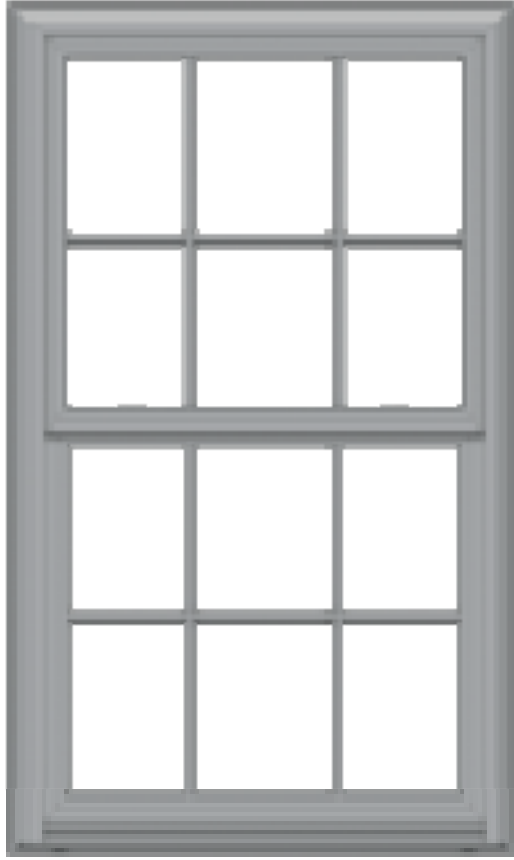
Examples of “Old Brick” and Sack Finished











I have read and understand the above information:

Builder

Date