

EXHIBIT "A"

COUNTRY BROOK DESIGN STANDARDS

1.0 GENERAL

- 1.1 The capitalized terms herein, unless otherwise specified, shall mean and be defined as set forth in the Declaration of Covenants, Conditions and Restrictions for Country Brook. Said document is therein defined and hereinafter referred to as the "Declaration."
- 1.2 The purpose of these Design Standards is twofold. First, to establish certain criteria and guidelines for a Dwelling Unit and other improvements on the Property. Second, to establish a procedure and requirement for the plans and specifications to be submitted to the Design Review Committee.

2.0 DWELLING UNIT REQUIREMENTS

- 2.1 The living area of a Dwelling Unit constructed on any Lot shall not be less than 2,400 square feet of finished living area for a one-story house and not less than 2,800 square feet of finished living area for a two-story house, excepted as modified by the Design Review Committee. For purposes of computing such minimum square footage, the square footage of the basement (finished or not), garage, attic, porches and decks shall not be considered.
- 2.2 All garages shall be attached to the Dwelling Unit and have space for a minimum of two cars and not more than three cars, without a specific variance from the Design Review Committee. Side entry ingress and egress is required, unless otherwise approved by the Design Review Committee.
- 2.3 All Dwelling Units on a Lot shall have a building setback of at least one hundred (100) feet back from the existing right-of-way and not closer than twenty-five (25) feet from any side property line. Variances from these setback requirements may be approved by the Design Review Committee.

3.0 FOUNDATION

- 3.1 The foundation walls of such house shall consist of poured concrete and such foundation walls shall be stepped to ground elevation.
- 3.2 All basement walls will be a minimum of nine (9) feet in height.

4.0 WALKWAYS AND ROADWAYS

- 4.1 All walkways shall be constructed of concrete or brick and be a minimum of three (3) feet wide.
- 4.2 All private drives put in to access lots in the Country Brook Subdivision, regardless of their width, must be constructed to the county standard of full-depth asphalt.
- 4.3 All private drives, now or in the future, put into the Country Brook Subdivision, shall be maintained by the homeowner's association, including snow removal, which shall meet the same standards as required by the township.

5.0 DRIVEWAYS

- 5.1 All driveways shall be constructed of concrete, asphalt, colored, stamped or brick. The Design Review Committee shall review all colored driveways for blended effect. All driveways shall be at least sixteen (16) feet wide unless a variance is specifically granted from the Design Review Committee because of panhandled lots.
- 5.2 All of the culvert pipes for driveways must be of first-rate concrete culvert pipe and must be recessed so it is not visible, with the bell end buried so that water can flow naturally through the ditch and set according to the proper grade as approved by the County Engineer. Any later adjustments by the County Engineer are the property owner's responsibility. All headwalls as depicted in Exhibit A-1 must be made of Latham Limestone and must be even with the grade of the ground. The headwalls must never be higher than the elevation of the ground or the driveway.

6.0 SIDING

- 6.1 Siding shall be natural wood, brick, stone, dryvit or a combination thereof. No processed wood material, pressed or particleboard materials shall be incorporated into the structure (except as roof sheathing, sub-siding or sub-flooring). Only non-processed wood materials shall be used on the exterior of any house. No composite wood material (i.e., Innerseal) shall be used on the exterior of any house. If cedar is used, only pre-primed cedar shall be used. In no case shall any 4 x 8 sheathing of any kind be used on the exterior. No log cabins are permitted. Fiber cement board, such as "Hardi Plank", is allowed to be used in the development.
- 6.2 No aluminum, vinyl or plastic siding of any nature may be incorporated into the construction. Only ridge vents that have cap shingles over them, such as "Everflo", shall be permitted by the Design Review Committee.