

7.0 ROOFS

7.1 All roofing material must be medium dark to dark color, or grays and browns. No white. Minimum of 25 year dimensional shingles, wood shakes, slats, or tile are permitted. Standing seam metal may be used if approved by the Design Review Committee.

7.2 All roof pitches shall be at a minimum 7/12.

7.3 Only low profile skylights are allowed and they cannot be visible from the street. The location and type of skylight shall be approved by the Design Review Committee.

8.0 GUTTERS AND DOWNSPOUTS

8.1 No unpainted aluminum gutters are permitted.

9.0 FIREPLACE CHIMNEYS

9.1 In all cases, masonry fireplace chimneys are preferred. Wood fireplace chimneys may be approved by the Design Review Committee, depending on their location as they are viewed from the street or by adjacent houses. Majestic Traditional Chase Termination, #TT200C caps or equivalent shall be used (Exhibit B-1).

9.2 Painted and galvanized metal chimney caps shall not be used.

10.0 WINDOWS

10.1 Wood sash windows are mandatory. Exterior maintenance-free cladding is permitted. Any windows that do not meet these specifications shall be submitted to the Design Review Committee for individual approval.

11.0 EXTERIOR DOORS

11.1 All exterior doors shall be natural wood or metal.

12.0 GARAGE DOORS

12.1 All garage doors shall be natural wood or metal.

13.0 LANDSCAPING

13.1 The Design Review Committee will review minimum requirements for landscaping. Every Owner must submit a landscape plan with its architectural plans to the Design Review Committee, with a fee of \$50.00 to cover the expense of review pursuant to paragraph 11.04.

- 13.2 At a minimum, all Lots will be required to have three (3) two inch (2") caliper trees planted in the front yards and have the front foundations of the home landscaped. In cases where the Lots are totally wooded, the tree planting may be substituted for other types of landscaping, to be approved by the Design Review Committee. All Lots that are not totally wooded must be fully seeded or sodded by a professional landscaping company. When Lots are seeded, at least eight (8) pounds of perennial grass must be used per one thousand (1,000) square feet and the ground fully covered. In addition, all open lots will have 3-3-1/2" caliper trees planted which maintenance and watering shall be the responsibility of the homeowner's association until the Declarant/Developer has sent written notice to the lot owner transferring the responsibility for the proper watering and maintenance of said trees.

Prior to the beginning of any construction activities, the lot owner or the builder is responsible for erecting a minimum of a 5' diameter and 4' tall construction fence with a tree located in the center of the fencing. This fence is to be maintained until completion of construction. No construction traffic or materials are to be stored within this fenced tree protection area. If any tree is damaged during the construction period, the lot owner shall replace any damaged tree with one of the same type and size as at the time it is damaged. The lot owner shall have the right to move any trees that interfere with the driveway location, provided any move be minimal.

- 13.3 Satellite dishes are allowed only in the rear of the Lot. All dishes must be out of view of the public or adjoining properties and sufficiently screened. Any exceptions must be submitted to the Design Review Committee for approval.
- 13.4 All swing sets and other structures such as children's play devices and similar such equipment shall be kept to the rear of the Lot and totally shielded from public view. They should be made of wood or other natural material and must be painted or stained in earth-tone colors.
- 13.5 All the mailboxes in the subdivision shall conform to the details and specifications outlined in Exhibit C-1.

14.0 EXTERIOR LIGHTING

- 14.1 Every house shall have a carriage light and post at least six (6) feet in height at the right-of-way line. Exceptions for panhandle lots or any other exceptions must be submitted to the Design Review Committee. All post lights shall have a photo cell and remain lit during all hours of darkness.
- 14.2 No post lights of any kind shall be allowed along the narrow flag area; however, ground level lights to illuminate the driveway are allowed but not required. The carriage light shall remain lit during all hours of darkness unless a variance is approved.