

DESIGN GUIDELINES



A Koury Corporation Development

RAVENSTONE VILLAGE AT DOVER PARK



RAVENSTONE VILLAGE AT DOVER PARK

TABLE OF CONTENTS

	PAGE
INTRODUCTION	2
Architectural Review Process	2
Architectural and Aesthetic Control Committee	2
Pre-Application Procedures	3
 DESIGN REVIEW PROCEDURE	 3
Preliminary Design Review	8
Final Design Review and Plan Approval	8
Site Inspection and Clearing	9
Final Inspection	10
 SITE PLANNING	 11
Building Site Location	11
Building Setbacks	12
Easements	12
 ARCHITECTURAL STYLES	 12
Good Design	13
Design Features	13
Building Materials	14
 DESIGN CRITERIA	 14
Grading and Excavating	14
Drainage	15
Garages	15
Driveways and Sidewalks	16
Vehicles and Outside Equipment	16
Mailboxes	16
Walls and Fences	16
Pools, Therapy Pools and Spas	17
Exterior Lighting	17
Computer Communications Network, Entertainment and Home Automation Systems	18
Dwelling Size	18
Functional and Decorative Ornamentation and Equipment	18
Remodeling/Additions/Improvements	18
 LANDSCAPE DESIGN	 18
 GENERAL RULES FOR ALL GRANDOVER CONTRACTORS AND SERVICE PERSONNEL	 24

INTRODUCTION

In the midst of naturally beautiful surroundings where the views are breathtaking, and where the environment showcases an elegant identity, exists Grandover. The first fully computer integrated and automated community, Grandover features residential, recreational and business living amid two magnificent, world class golf courses which blend into a resort setting that possesses the unmistakable charm of another era.

ARCHITECTURAL REVIEW PROCESS

Great care has been taken in the planning, design and construction phases to insure aesthetic harmony within Grandover. To this end, it is of the utmost importance that this special character not be compromised by housing designs which are improperly conceived, or do not complement the community.

For this reason, an Architectural and Aesthetic Control Committee (the "Committee") will review all construction, designs and plans for:

- Consideration of primary site design issues.
- Sensitivity to the special landscape potential of the area.
- Excellence in architectural design.

These Design Guidelines have been established to provide Owners, architects and contractors with a set of parameters for the preparation of their plans and specifications. By encouraging quality and

attention to detail throughout the community, the objective is to encourage aesthetic harmony, natural tranquility and protect overall property values at Grandover.

ARCHITECTURAL AND AESTHETIC CONTROL COMMITTEE

The residential components of Grandover are designed to be a unique community of single-family homes, courtyard homes, cluster homes and villas. In order to ensure the quality of the community, a plan review process has been established to review individual building and landscape plans. The authority to approve or disapprove building and landscape plans is provided by the recorded Declaration of Covenants, Conditions and Restrictions for Grandover (the "Declaration") in Article XI. The Covenants, Conditions and Restrictions do not list specific design items necessary for plan approval but have created the Architectural and Aesthetic Control Committee whose responsibility it is to review, approve or disapprove all individual building and landscape plans within the community. The Committee's goal is to maintain within the overall community pleasing aesthetic relationships of building to site and building to building, and not to restrict individual creativity or preferences.

The Architectural and Aesthetic Control Committee is composed of at least three members who may or may not be members of the Board of Directors of Grandover or members of Grandover Community Association, Inc. (the "Association"). The Committee may, but need not, include architects, engineers or similar

professionals. In order to explain the review process and what is required for plan approval, the Committee has adopted the Design Guidelines. The Committee will use these Guidelines for the purpose of reviewing projects but may consider individually the merits of any project due to special site conditions. Any project reviewed for special consideration must be shown to benefit the specific site, adjacent areas, or the community as a whole. These Design Guidelines may be amended by the Committee from time to time in its sole discretion and portions of these Design Guidelines may differ for different Villages within Grandover.

In accordance with Section 11.4 of the Declaration, prior to the commencement of any construction activity of any type on any homesite an Application for Approval of such work must be submitted by the Owner or Owner's agent to the Committee. Included with the Application shall be such documents and other information as requested by the Committee and outlined in the Design Guidelines. Approval by the Committee must be received prior to the start of any clearing, grading or construction, and only upon approval can the Owner begin construction.

PRE-APPLICATION PROCEDURES

The Owner and the Owner's building team should familiarize themselves with the Committee and the Design Guidelines. To insure the quality of the community, the Committee requires that builders be selected from a pre-approved builders list.

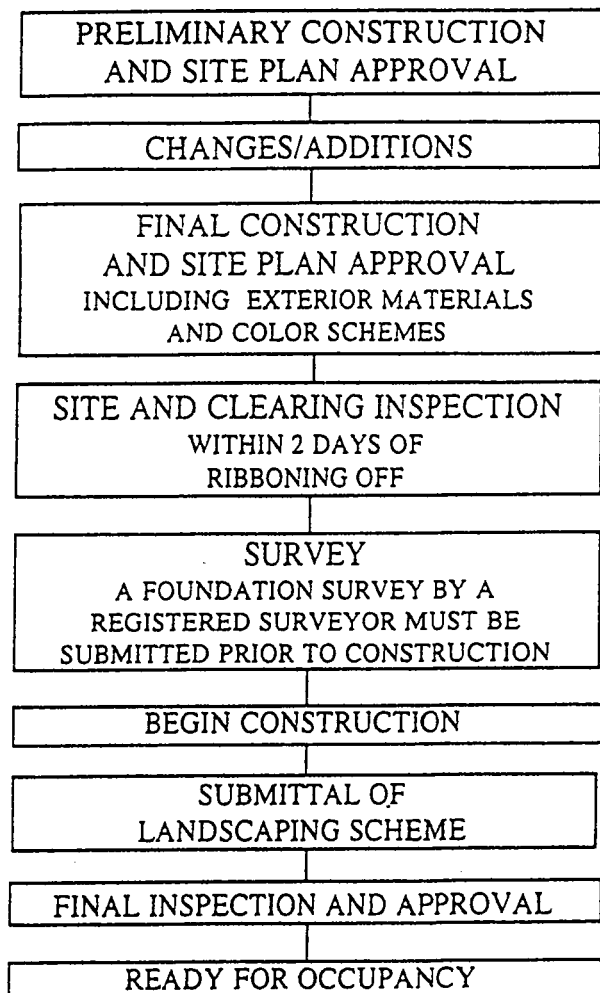
The City of Greensboro and its planning department have jurisdiction over

Grandover. They should be contacted at the beginning of the planning and design process to ensure compliance with their regulations. It should not be assumed, however, that compliance with the City of Greensboro standards is, alone, acceptable to the Committee. Certain City of Greensboro requirements, setbacks in particular, have been amended to create a better overall community appearance in accordance with the Grandover Unified Development Plan.

DESIGN REVIEW PROCEDURE

The design review process is a simple procedure of complying with the requirements outlined in the Design Guidelines and following the step-by-step design review format. In order to expedite the Committee design review, the procedure has been structured to achieve a smooth and timely review from preliminary plan submittal to final site inspection and approval. If building in the community for the first time, prior to any submittal it is suggested that the Owner and their building team meet with the Committee to discuss any preliminary design concepts, questions, and concerns. This meeting is merely to acquaint all concerned with the design review process and to avoid any unnecessary delays and expense. If the new residence is to be built on speculation, it is required that the builder submit a set of plans to the Sales Office for Sales review and comments prior to plan submittal for the Committee design review. This process usually involves two submittals, a preliminary and a final, incorporating the comments of the Sales Office. A copy of the final submittal is to remain at the Sales Office for their reference. The sales

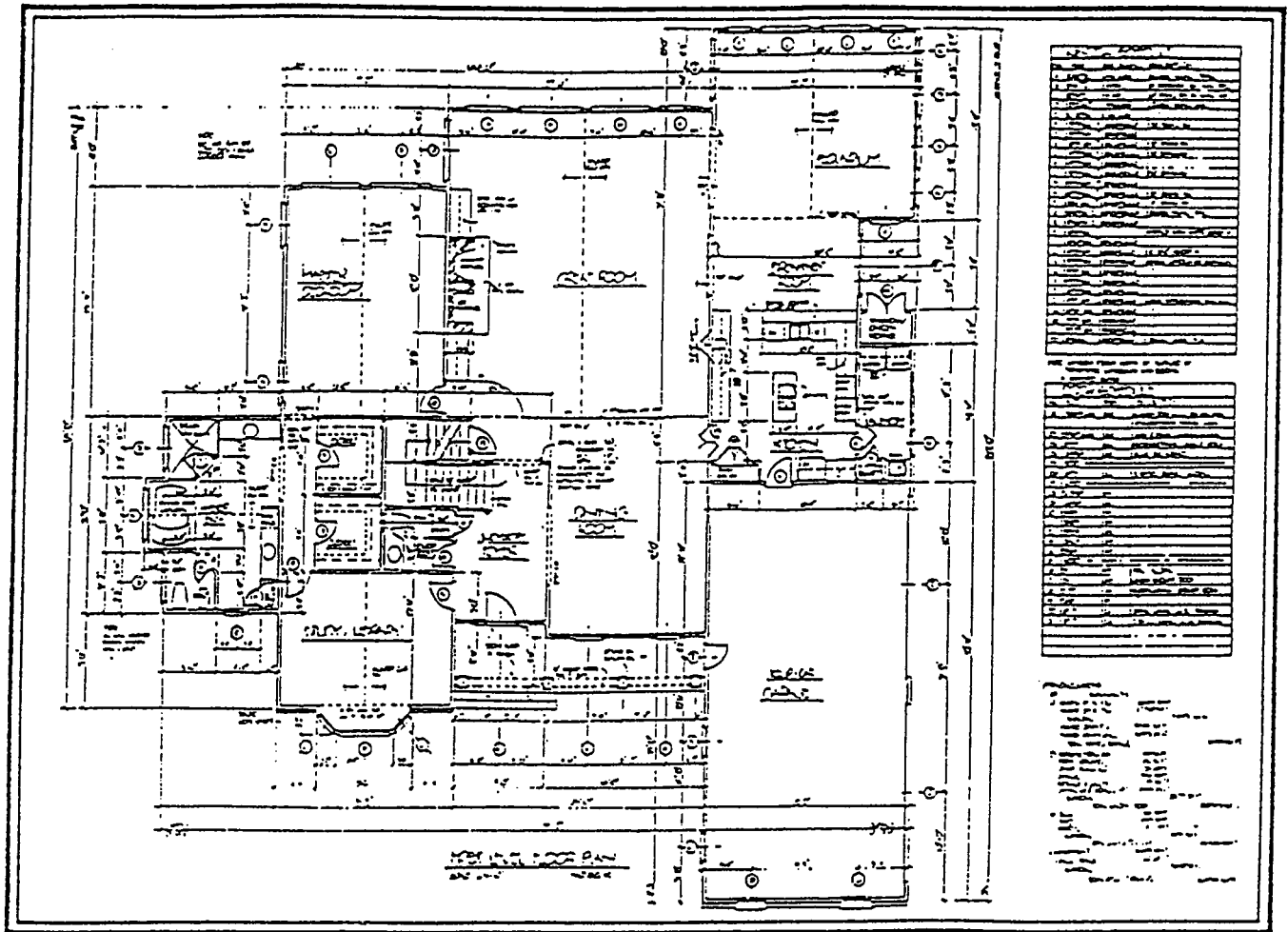
review helps to ensure the quality and marketability of homes within the community. If a builder wishes to repeat a plan, he must list on the Application for Approval form all lots within Grandover on which the residence has been built previously. Regardless of changes in the elevation, no residence will be permitted in close proximity to another of the same plan. Failure to comply with this requirement will result in suspension from the Builder Program. The following flow chart represents the necessary procedures in the process of building a residence in Grandover.



The Committee has established a schedule for plan submittal, plan review, and meeting with the Owner/agent to discuss any questions or concerns. The established schedule permits a timely review of submitted designs and allows Owners and agents to accurately plan their schedules. Plans should be submitted to the Architectural and Aesthetic Control Committee Coordinator. Each submittal must be accompanied by a completed Application for Approval form; available from the Committee Coordinator, a one-time \$50 processing fee, and two (2) complete sets of drawings (three sets if the residence is built on speculation). The Committee meets once a week to review the submitted plans. It is encouraged, although not required, that the Owner or Owner's agent attend each review to address their submitted design and help to hasten the review process. Appointments for review meetings can be requested by contacting the Committee Coordinator.

As stated earlier, the Owner will be charged a one-time processing fee for the design submittal. This fee shall be \$50 payable to Grandover Community Association, Inc. The Committee shall have the right to increase this amount from time to time as stated in the Covenants, Conditions, and Restrictions, Section 11.2. The fee has been established to partially cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects, engineers, inspectors, or attorneys retained by the Committee.

The application for approval, fee and all other materials necessary for the



should be located on the basement plan. All deck faces must be painted or stained.

- e. Indicate garage back-up distance (suggested minimum of 28') with 3 feet between edge of concrete and property line.
- f. The plan should illustrate all proposed structures, improvements, fencing, building lines, easements and setback lines. Setback lines are as shown in the Unified Development Plan for Grandover.
- g. Retaining wall locations, size, designs, height, and finish must be indicated. Retaining walls connecting to the house must be concrete and faced with the

finish of the residence's exterior walls with which the retaining wall comes in contact. Cross-tie timber walls may be used if set apart from the residence.

- h. Landscape plans, an integral part of the site plan, can be submitted at a later date. However, they are encouraged to be part of the initial design review and submittal. They must be approved prior to drywall installation. The landscape plan will show size, spacing, quality and quantity of plants drawn, sized and spaced to scale. A plant list is required with the landscape plan.

SHEET TWO:
BASEMENT PLAN

1/4" = 1'0"

- a. Walk-out basements are to have

indicated windows, doors, patio areas, stoops, size and location for deck columns, retaining walls and all interior spaces.

- b. The basement floor plan should correspond with site plan orientation.
- c. Calculation of heated square footage.

SHEET THREE:

FIRST FLOOR PLAN $1/4" = 1'0"$

a. Decks, patios, stoops, retaining walls, trash enclosures, air conditioning and utility screening, front entry step with sizes, materials and finishes, driveway and turnaround, walks, and all interior spaces should be located and drawn to scale.

- b. The first floor plan should correspond with the site plan orientation.
- c. Calculation of heated square footage.

SHEET FOUR:

SECOND FLOOR PLAN $1/4" = 1'0"$

- a. Indicate and draw to scale lower roof projection, roof overhangs, chimney locations and interior spaces.
- b. The second floor plan should correspond with the first floor plan and site plan orientation.
- c. Calculation of heated square footage.

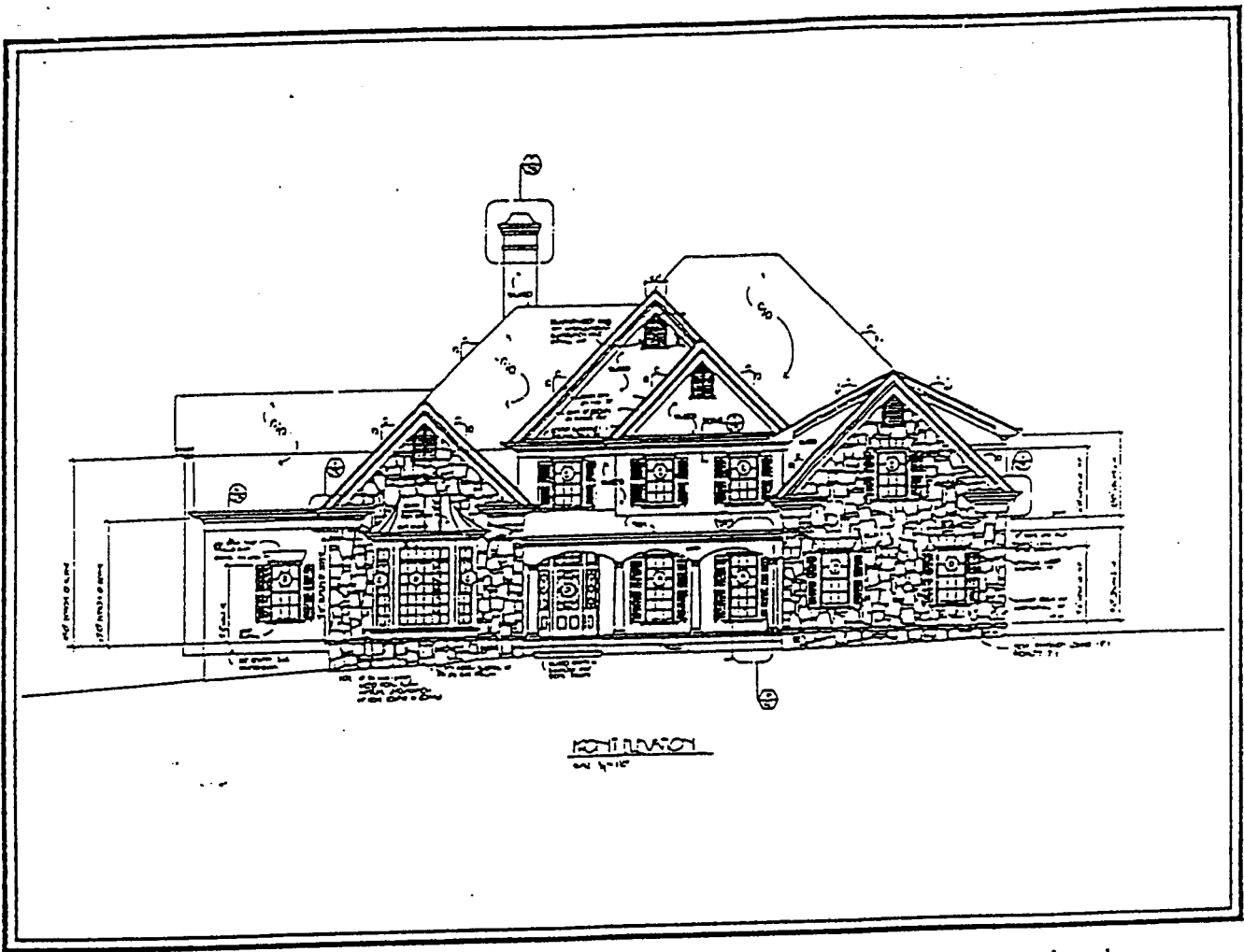
SHEET FIVE: ROOF PLAN $1/4" = 1'0"$

- a. Indicate all roof areas and corresponding slopes.
- b. Indicate and label the roof material and color. The roof material and color are an important part of the building facade and are carefully considered during the design review process.
- c. Label and locate all roof vents, projections and skylights. All roof vents, projections, and other structures protruding from the roof's surface should be treated so as to appear the same color as the roof material. Skylights are not permitted on the front roof elevation.

SHEETS SIX AND SEVEN:

BUILDING ELEVATIONS $1/4" = 1'0"$

- a. All elevations must be detailed to articulate material, color, finish, window types, trims, and fascia details. The proposed finish grades against the elevations must be indicated, along with A/C condensing and trash screens, decks, and stairs.
- b. The elevations should indicate maximum height from first floor finished grade to the uppermost roof peak.
- c. The elevations should correspond with the floor plans and site orientation.



**SHEET EIGHT:
DETAILS AND SCHEDULES**

Scale as required

A FOUNDATION SURVEY CONDUCTED,
SEALED AND SIGNED BY A REGISTERED
SURVEYOR, MUST BE SUBMITTED
BEFORE CONSTRUCTION CAN BEGIN.

PRELIMINARY DESIGN REVIEW

The Architectural and Aesthetic Control Committee encourages those who are building in the community for the first time to participate in the preliminary design review. Although not required, the preliminary review may help avoid unnecessary expense and delay by hastening later phases of the review process. A meeting to review preliminary

design sketches may be arranged at the request of the Owner or Owner's agent by contacting the Committee at (910) 299-9200. The Committee will review with the Owner or agent the design approach to confirm the intent to follow the design concept. In order to fully utilize the preliminary design review, a completed site plan and the architectural drawings as outlined in the Design Review Procedure should be included in the preliminary plan submittal. The plan submittal should also include a completed application for approval and the design review fee.

FINAL DESIGN REVIEW AND PLAN APPROVAL

The final design review should be the most

simple and straightforward of the design reviews. The final design submittal should incorporate all of the requirements of the Design Review Procedure and other portions of the Design Guidelines as well as comments from previous meetings and design reviews. Upon final agreement of the items required to be modified as indicated on the final submittal, all parties shall affix signatures on the comments sheet attesting to the agreement. One set of documents will then be returned to the Owner "Approved as Submitted", "Approved as Noted", or "Resubmit". Only items requiring extensive modification will necessitate resubmittal.

To insure compliance with all comments noted on the site plan and drawings during the Committee's preliminary and final reviews, no approval for clearing will be granted until the Owner or Owner's agent has signed for and picked up the drawings from the Architectural and Aesthetic Control Committee. Any resubmittal of plans resulting from Committee review must be completed before clearing can be approved.

As mentioned in the plan description portion of the Design Review Procedure, the landscaping plan is not required at the final plan approval; it is however strongly encouraged to include it as part of the final plan review. Preliminary and final approval of the landscaping plan can occur while the residence is in the initial stages of construction but must receive final approval prior to the installation of drywall.

The Committee will retain one set of the approved final drawings. If work has not started or a continuance received by the

Owner or Owner's agent within ninety (90) days of the approval, then the approval will automatically expire. A re-application and re-approval subject to any new regulations, and accompanied by an additional processing fee, will then be necessary to begin construction. Once final approval has been granted, the Owner may stake the lot for a clearing inspection.

Construction, including final landscaping, should be completed within eight (8) months of clearing the Site. Unless good cause exists for failure to complete the job on time, as determined by the sole discretion of the Committee, the Owner will be in violation of these Design Guidelines and the Declaration.

SITE INSPECTION AND CLEARING

After final plan approval, the Owner or Owner's agent shall request the Committee to make a site inspection prior to lot clearing and construction. The Owner or Owner's agent should clearly stake the proposed house and property lines, drive, patio, walk, and if applicable, pool location. Staking shall be with a continuous ribbon encircling the area to be cleared and any additional trees to be cleared located outside the encircled area shall be ribboned individually or in groups. Failure to stake/ribbon the lot clearly may result in additional review fees being withheld from the construction deposit. The purpose of the site inspection is to insure compliance with the approved plans and to prevent any unnecessary damage to specimen trees and other unique site features. Inspections shall be made on a timely basis. Authorization to proceed with clearing and construction will be issued immediately after the

inspection. To arrange for a site inspection, contact the Committee Coordinator.

Along with the request for a site inspection a \$750 construction deposit must be submitted by the Owner and a \$750 clean-up deposit must be submitted by the builder; checks should be made payable to "Grandover Community Association, Inc". The purpose of the construction and cleanup deposits are to ensure a clean job site, overall community appearance, compliance with the Declaration and that the residence was built according to the approved plans and to cover damage to property of the Association or others. The General Rules for all Grandover Contractors and Service Personnel (attached hereto) outline what is expected on the job site of personnel and site cleanliness. Weekly inspections of the job sites by the Architectural and Aesthetics Control Committee Coordinator and the Association representative will keep the Committee informed of any violations within the community. When violations occur, a written five-day notice will be issued to the Owner or Owner's agent to correct the violation, except for site cleanliness violations in which case the violation must be corrected within 24 hours from when notice was given. If the violation has not been corrected within the above-referenced time period, the condition will be corrected by the Association and charged to the Owner. The cure amount will be deducted from the cleanup or construction deposit(s) until the deposit(s) is exhausted, at which time the Owner will be billed for any additional expense.

Maintaining a clean and orderly job site within the community is one purpose of the construction and clean-up deposits. Another reason for the deposit(s) is to ensure that the home's exterior and landscaping are built according to the approved documents. The design review process aids in creating a quality community and maintaining property values. Deviation from the approved plans and Design Guidelines defeats the purpose of the review process. Primarily concerned with the home's elevations, the site plan's structures and their locations, and the landscape design, the Architectural and Aesthetic Control Committee will watch the home closely to insure the approved plans are being accurately constructed (for example, that window grids and designs are installed exactly as indicated on the approved plans). If no violations occur during the course of construction and compliance is acknowledged with the final inspection letter (see Final Inspection), the construction and clean-up deposits will be returned in full.

FINAL INSPECTION

Prior to the completion of construction, the Committee will conduct a final inspection, sending a certified letter to the builder (with a copy to the Owner) listing any changes required to bring the home into compliance with the approved plans. If corrections are not made within 60 days, the construction deposit will be forfeited, and the affected builder will be suspended from the Builder Program. The Owner/agent is responsible for compliance with the Design Guidelines and for any items listed in the final inspection letter.

SITE PLANNING

Accurate site plans reflecting the requirements in these Design Guidelines are mandatory.

The siting of a house is a critical design decision. The site plan concept developed for each homeowner should reflect functional needs but also be sensitive to the individual site's unique characteristics as well as the surrounding community. The larger lots and open vistas of our community and the golf course(s) mean that residences will be seen from many different angles and viewpoints. It is therefore important that the siting and three-dimensional character of each home be carefully studied.

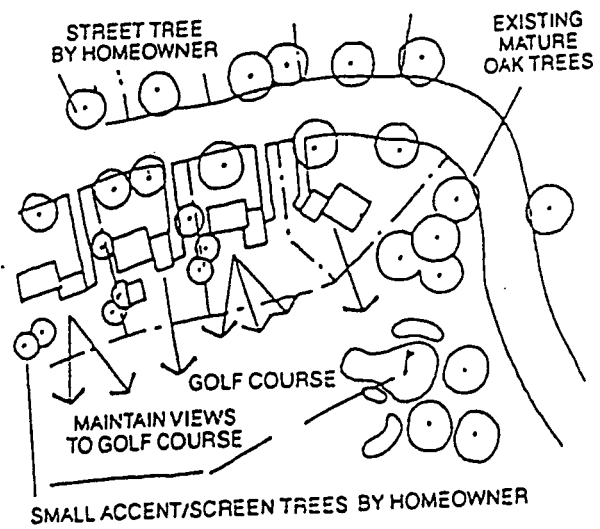
In order to accurately assess the design opportunities of each homesite an individual site survey must be conducted. The site survey should determine the site's topography, locate significant trees and pinpoint unique site characteristics. While the site survey is being conducted, a study of the design opportunities of the site should also be taken. This study merely involves walking the site, locating the best views to and from the homesite, relationships to adjacent homesites and structures, dominant solar orientation, prevailing breezes, soil conditions, vegetation type and quality, and any other special site features worth noting. During the site analysis, consideration should be given to the existing terrain so when detailed site planning is completed, the proposed site structures and their elevations relate well to each other. With the information provided by the detailed site analysis, the design team can effectively

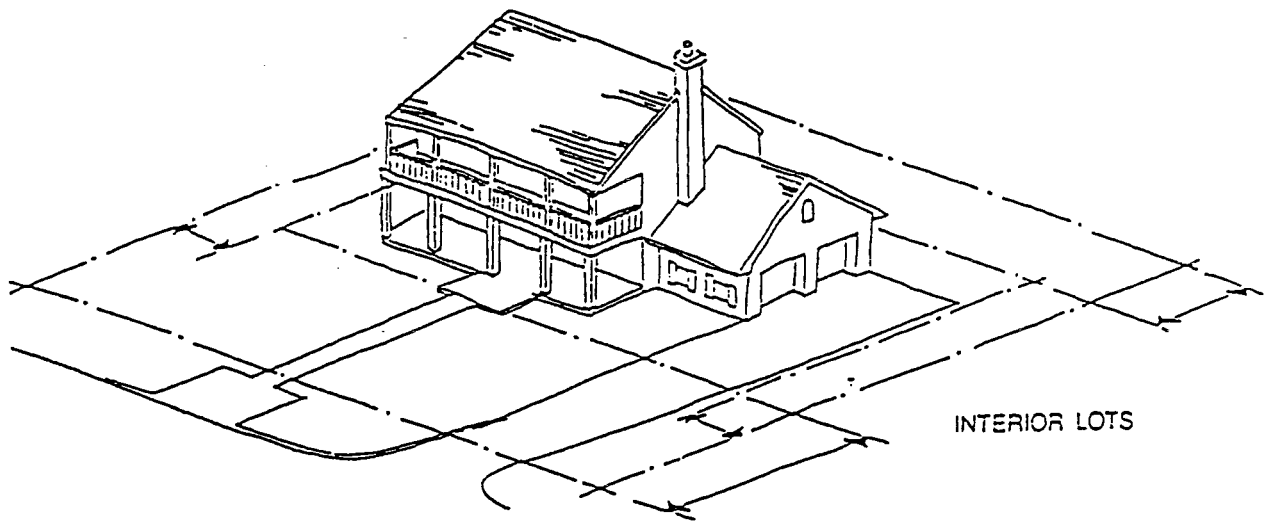
optimize the design opportunities of the site.

BUILDING SITE LOCATION

The Architectural and Aesthetic Control Committee shall consider each site independently but shall give extensive consideration to each individual plan's impact upon adjacent homesites and view corridors. Care must be taken to locate each structure, whenever possible, so as not to infringe upon adjacent structures and homesites, view corridors and natural amenities of the area. Consideration in this regard includes the following:

1. Topography of the site and surrounding homesites.
2. Distant and intimate views from the homesite.
3. Distant and intimate views of the homesite from adjacent lots and the golf course, if applicable.
4. Existing vegetation type and quality.
5. Existing water and drainage patterns.
6. Existing rock outcroppings.
7. Driveway access.
8. Height of proposed and adjacent structures.





BUILDING SETBACKS

The Unified Development Plan for Grandover has established minimum standards for building setbacks for various types of residential structures within the community. The setbacks required by the Unified Development Plan, however, are not to be construed as setbacks that would necessarily be approved by the Committee. Required setbacks will be determined by the Committee for each lot based upon lot size, topography, vegetation, house plans and other criteria.

The Committee will approve setbacks which, when viewed in total, insure that the community will be pleasing in appearance from views not only from the street but also from the golf course. Each architect and designer should carefully consider the natural characteristics of the site and work within the review process to achieve the long-term aesthetic goal of the community.

EASEMENTS

Landscaping and the building of driveways or fencing within utility easements is

permissible but is the responsibility of the Owner if in the future there is a need to remove same for access to such utilities.

ARCHITECTURAL STYLES

It is not the intent of these Guidelines to dictate specific architectural styles that must be used within the community but rather to give Owners, their architects or designers a set of guidelines that will make the entire community a more attractive place to live.

The goal of these guidelines is to encourage a community of individual outstanding architectural statements that when viewed together produce an equally outstanding community environment.

The architectural designs should be customized for each lot to maximize the natural features that exist. Traditional styles such as Georgian, Southern Colonial, Transitional, Tudor, English Country or French Country are preferred.

Contemporary styling is also acceptable but should adhere to the same criteria as contained in these guidelines.

GOOD DESIGN

It is desirable for the homes of our community to exhibit the individuality of their Owners as well as adhere to the guidelines of their selected architectural style. However, it is also important that they observe basic design principles inherent in good architecture. Following are some of the questions that the Owner and design team should consider when developing the design for the homesite:

- Is the residence located on the site in a sensitive manner with minimum disruption to the natural topography, vegetation, and unique site features?
- Is there a consistency in the site planning, architecture, and landscaping?
- Is there a sensitive interpretation of the architectural style within the constraints of budget and site?
- Are the specific features of the architectural style well developed and carefully detailed?
- Have the features been researched to resemble certain degree of authenticity?
- Is there an intelligent selection of details related to a well designed floor plan?
- Is there a consistent scale used throughout the design of the residence?
- Each element should be designed in proportion to the other design elements.
- Will the various building materials allow for a pleasing and harmonious exterior appearance to the residence? Are the building materials used logically?
- Are the colors appropriate and used with restraint?

DESIGN FEATURES

- a. The main entrance should have a sense of prominence that is reflected in the design. The entry should be sheltered on the exterior and include a single door with sidelights or a pair of doors either with or without sidelights. The main entry should contain more detail than other openings but remain consistent in styling.
- b. Consistency of detailing on all elevations should be maintained. Windows and doors should reflect restraint in the number of types, styles, and sizes. All openings should be articulated with the use of shutters, flat or arched lintels, projecting sills or surrounds. If shutters are used, only real shutters are acceptable with the appropriately designed end detailed hardware.
- c. Bay windows are to be carried down to grade or express visual support of a cantilevered condition. When bay windows are stacked in a two-story configuration, all blank panels between all facets should be articulated. No painted, galvanized material is permitted for bay roofs.
- d. Masonry or stone facing used as a veneer material on the front of a residence should return around a corner to a logical point of termination such as an inside corner.
- e. Quoins, when utilized in the design, should be expressed on the front and side elevations and on all elevations when the homesite is on the golf course.
- f. Roof forms should be well organized and demonstrate the same character on

all sides of the residence. The main roof should be a minimum 8 vertical to 12 horizontal pitched roof, either gabled, hipped, or a combination. Shed roof forms are discouraged. Eave lines should align wherever possible. Eaves and rakes should be articulated by multiple fascia boards, cove and crown molds or gutters. Gutters and downspouts shall be used at all eave lines unless deemed inappropriate. All roof structures such as attic, dryer and plumbing vents, gutters, etc., should be treated to match the roof color or appropriate material. No painted, galvanized material is permitted for bay roofs.

- g. Skylights are permitted only if they are flat, glazed and curbed and do not appear on the residence's front elevation. The finish must match the roof color.
- h. Flue pipes are required to be encased with a chimney enclosure of masonry or stucco and supported by a foundation at grade when located on an exterior wall.
- i. A raised deck and its supports should incorporate materials which relate to the residence such as brick, stucco, or stone. Columns 12" x 12" built with the same material as the house are encouraged. The deck railing design should be creative and unique.
- j. Garage doors are preferred to be raised panel wood doors. We do not encourage glass to be used in the garage doors. Please indicate on the building elevations and the application form the intended garage door material, color, and finish.

BUILDING MATERIALS

- a. Exterior walls may incorporate brick, stone, stucco, synthetic plaster (e.g. Dryvit) or wood (when used in combination with brick, stone or stucco). Fiberboard siding is not permitted.
- b. Appropriate roofing materials include cedar shakes, cedar shingles, slate, standing seamed copper, tile and laminated heavyweight composition shingles (e.g. Architect 80, Timberline). Standard 3-tab shingles are not permitted.
- c. Windows and doors should be made of wood or vinyl-clad or aluminum-clad wood. Glazing must be clear or gray tinted.

DESIGN CRITERIA

GRADING AND EXCAVATING

The design and development concepts of the community call for the utilization and enhancement of the existing natural environment. The Committee is particularly conscious of site design and potential and seeks to insure that each residence works with the natural site features and existing terrain of the homesite and overall community in the best possible manner. It is important to remember that the beauty of our community is the land and its natural features, and the architecture should complement and enhance this natural beauty.

In order to ensure compliance with this philosophy, as part of the final design submittal, a grading plan is incorporated

with the site plan eliminating the necessity of a separate document. Grading approval must be obtained from the Committee prior to moving or removing any dirt from any homesite. Absolutely no grading whatsoever shall be permitted without first obtaining authorization.

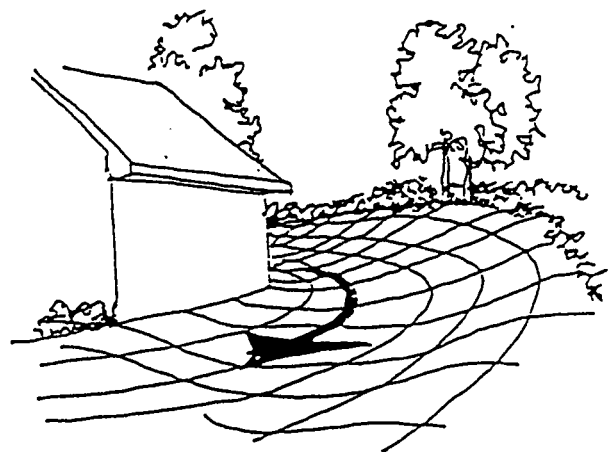
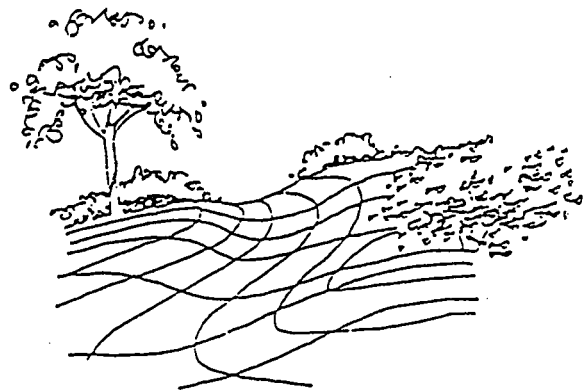
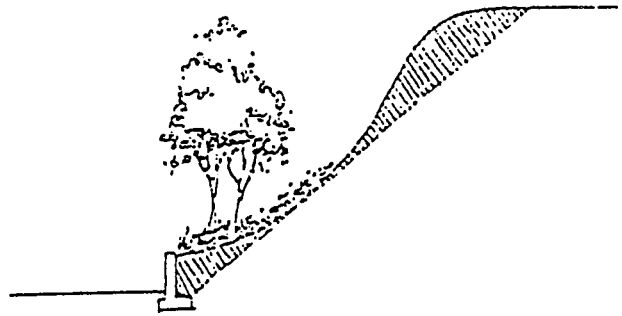
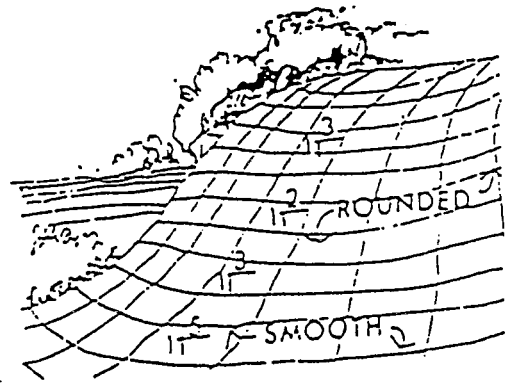
All grading reviews shall be subject to the jurisdiction of the Committee and considered individually for each homesite. Recommendations or demands will be based upon individual site location, terrain, soil conditions, vegetation, drainage, proposed cuts and fills, and any other conditions the Committee determines impact upon the site grading.

DRAINAGE

Drainage considerations for individual homesites play an important part in the ecological balance of the community. Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or storm drainage facilities. Water runoff and control is the responsibility of each Owner. By creatively incorporating the drainage plan into the site plan and proposed landscaping, what once might have been a site problem or constraint could possibly become an amenity.

GARAGES

Only side-loading garages will be permitted for single-family homes at Grandover. Homesites located on corner lots must have rear-loading or side-loading garages which face the interior of an adjoining lot, not the street. A three-bay garage is recommended when the residence contains more than three bedrooms and 4-car garages are suggested for homes with 5 or more



bedrooms. For side-loading garages, the Architectural and Aesthetic Control Committee requires adequate screening using either a minimum four feet (4') tall evergreen landscaping, a wall, fencing or a combination of these. A minimum 28' back-up distance is suggested for the garage turnaround area with a 3' buffer left to the property line. Guest or visitor parking areas should be provided and defined. Driveway slopes should not exceed a 14% grade.

DRIVEWAYS AND SIDEWALKS

The first twenty-five feet (25') of driveway (measured from the street) shall be of scored concrete, textured concrete, brick, concrete paving units, or other acceptable architectural treatment. The remaining driveway shall be treated the same as the first twenty-five feet (25') or may, subject to Committee approval, include a combination of such architectural treatment and broom finish concrete with adequate control joints.

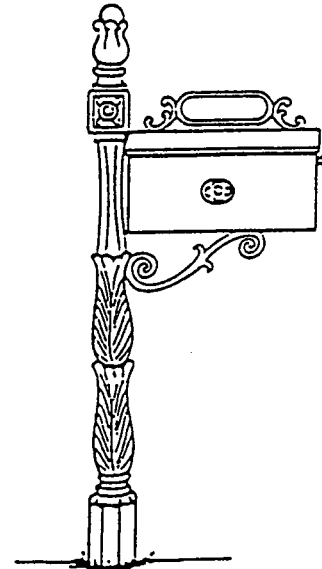
Sidewalks must connect to the driveway and be made of brick, stone or other architectural material approved by the Committee.

VEHICLES AND OUTSIDE EQUIPMENT

All boats and recreational vehicles must be kept in a garage. The Committee must approve the locations of all recreation equipment, playground sets or yard structures before installation. Basketball goals of clear acrylic backboards are strongly encouraged. If garage space is insufficient for the storage of trash containers, outside enclosures must be screened by fencing or landscaping approved by the Committee.

MAILBOXES

The Architectural and Aesthetic Control Committee will control the selection and construction of all mailboxes within Grandover. Community standard mailboxes are the only style that is approved. Mailboxes may be purchased from the Association.



WALLS AND FENCES

Walls and fences should be considered as an extension of the architecture of the residence and a transition of the architectural mass to the natural forms of the site. All walls and fences should be designed to be compatible with the total surrounding environment and not block views of natural areas. Special consideration should be given to the design, placement, impact and views of the wall or fence from neighboring homesites. Fences and walls should be considered as design elements to enclose and define courtyards, pools and other private spaces, provide security and relate building forms to the landscape.

All walls and fences must be approved by the Committee prior to installation. It is recommended that walls be constructed of solid masonry or wrought iron with columns, using the same materials as found in the architecture of the residence. No chain link or welded wire fencing will be permitted within the community, nor will perimeter boundary fences be permitted in the front yard. Fences may not exceed seven feet (7') in height. The Committee suggests that fences or walls across lots whose backyards abut the golf course be located ten feet (10') from the back property line.

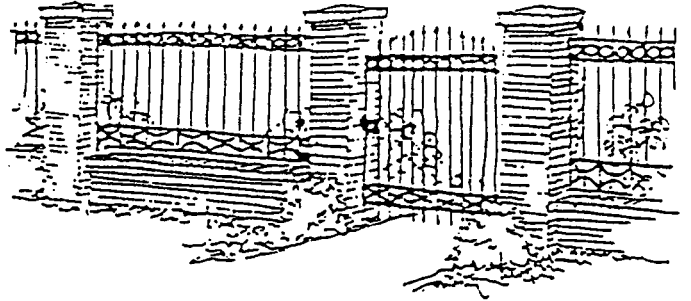
A final survey is required prior to final inspection on a home with a pool and/or fencing.

As previously stated, retaining walls which attach to the residence should utilize the same materials as the wall that they adjoin. Cross-tie timber walls may be used if set apart from the residence.

POOLS, THERAPY POOLS AND SPAS

The size, shape and siting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of swimming pools, therapy pools and spas should consider the following:

1. Indoor/outdoor relationships
2. Setbacks
3. Views both to and from the pool area
4. Wind
5. Sun
6. Terrain (grading and excavation) and



7. Fencing and privacy screening.

No pools are allowed within the building setback areas. Pool decks may encroach into the setback area if at or within two feet (2') of grade and no closer than ten feet (10') to any property line. Pool and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail as well as screened or treated so as not to distract adjoining property owners because of noise or view.

No above ground pools will be allowed.

A final survey is required prior to final inspection on a home with a pool and/or fencing.

EXTERIOR LIGHTING

Exterior lighting fixtures will be noted during final inspection and must be of a quality, style, and proportion appropriate to the design of the home. No utility light fixtures (flood lights) are permitted in any location except under the eaves.

COMPUTER COMMUNICATIONS NETWORK AND ENTERTAINMENT AND HOME AUTOMATION SYSTEMS

Each home must be equipped with a computer communications network and entertainment and home automation systems which have been designed exclusively for Grandover. The specifications for the network and systems will be provided by the Developer.

DWELLING SIZE

Homes must contain a minimum of 2,800 square feet of heated living area above grade. Ceiling heights must be a least nine feet (9).

FUNCTIONAL AND DECORATIVE ORNAMENTATION AND EQUIPMENT

All functional and decorative ornamentation on the exterior of a residence noticeable from the street, surrounding property or golf course, must be of good taste and blend with architectural and environmental characteristics of the residence and the surrounding property. No such ornamentation (including without limitation flags, banners, statues, sculptures, awnings, etc.) shall be permitted except upon approval of the Committee. All equipment, such as satellite dishes and antennas, and the proposed location where such is to be installed must be approved by the Committee prior to installation. Large satellite dishes are not allowed.

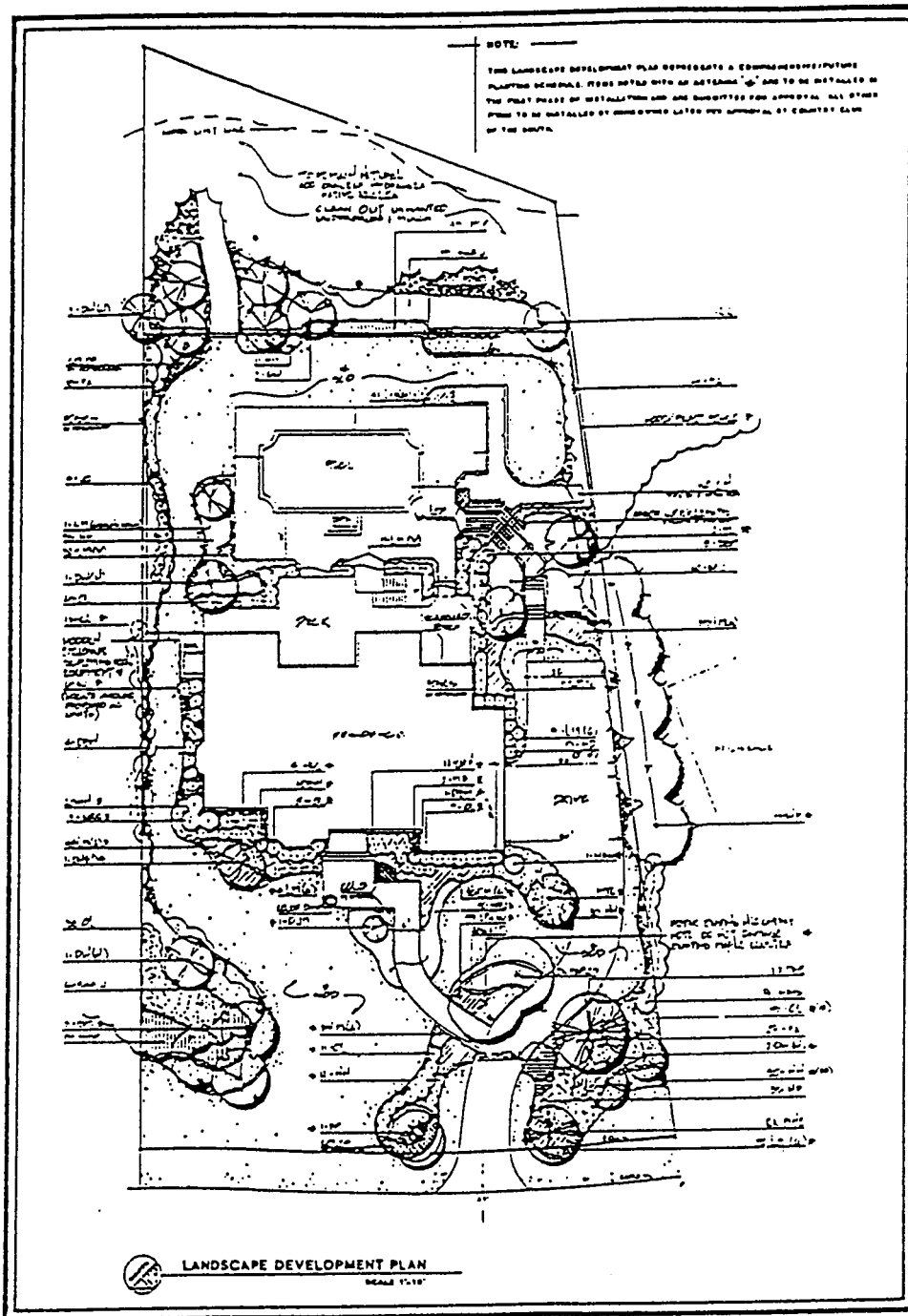
REMODELING/ADDITIONS/IMPROVEMENTS

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. An approval from the Architectural and Aesthetic Control Committee is required for remodeling and additions just as it is for new construction.

- a. Any plans submitted to the Committee for remodeling (i.e. room additions), additions (i.e., pool) or improvements (i.e., landscape) will require a construction deposit and a \$50 Review Fee.
- b. A new landscape plan submitted will require a \$375 construction deposit.
- c. Remodeling or additions will require a \$750 construction deposit. If no violations occur during the course of construction and all work is per the approved plan, the construction deposit will be refunded after final inspection.
- d. All remodeling, additions, and improvements are required to follow the same guidelines as new construction.

LANDSCAPE DESIGN

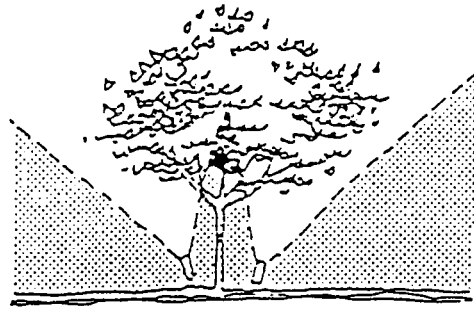
The community has been planned utilizing the natural elements as much as possible. Various hardwoods, Dogwoods and Pine



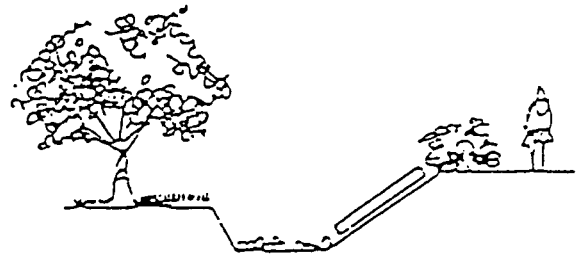
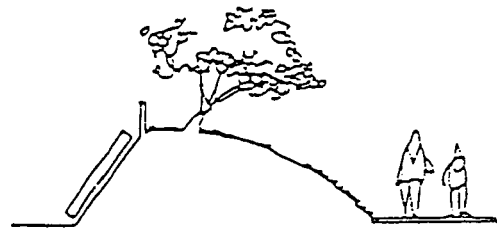
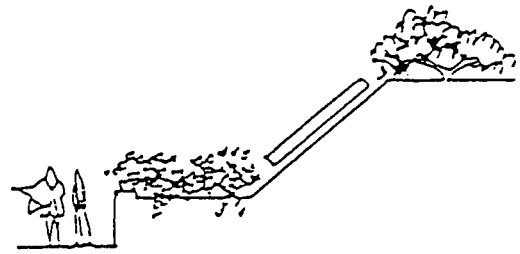
trees are quite prolific within the community and it is the intent of the Committee to maintain this landscape integrity. The determining factor of good landscape design should always be the

architecture and location of the residence. The Committee will take into account various relationships of house to site, house to house, views, prevailing breeze, golf course and other amenities in making

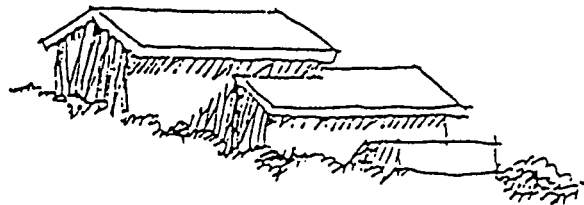
decisions regarding specific landscape plans. To ensure that the overall beauty of the community is preserved and enhanced, the Committee has the authority to approve or disapprove landscape plans for individual residences. For lots that border the golf course, the Golf Course Owner has the right, along with the Architectural and Aesthetic Control Committee, to review landscape as well as construction plans.



A fundamental portion of the design criteria is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the community. Throughout Grandover many fine native, mature, specimen trees exist. Many are in prominent view from the streets giving them special significance. In order to take a positive step toward the recognition and protection of such trees, the Committee requires approval to remove any tree on any home site with a trunk diameter of eight (8) inches or greater at four feet (4') above natural grade. Owners will be encouraged to landscape their lots with plant material which is indigenous to the area and leave untouched as much as possible the existing vegetation and natural amenities.



As described earlier in the description of the site plan, the landscape plan must be submitted and approved no later than prior to installation of drywall. However, it is encouraged that the landscape plan be submitted and approved along with the final plan approval to avoid any unnecessary delay and expense. The plan outlined below is the minimum acceptable landscape plan. The landscape plan must show all proposed site structures and features including drives and turnarounds, walks,



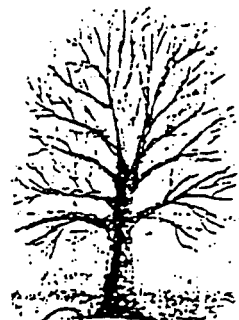
patios, decks, fences, pools, spas and any other site features. Utility, trash, air conditioning and other visual screens should also be noted. Existing vegetation to remain should be specifically located and described. Accurately described on the plan will be all proposed planting as to location, type and quality. A complete plant list is required indicating the size, quality and spacing of the proposed plantings. Phase planting will be permitted only after the initial requirements are met. Areas to be mulched or planted as a lawn should also be shown. Mulching, preferably with pine straw, is required for all planted areas and six feet (6') from any structure, lawn, or plantings. The mulched areas provide a smooth transition to the existing natural vegetation.

The landscape plan should take into consideration the quality and hardiness of the plant as well as proper distance from and relationship to their backdrop. Landscaping should continue to the curb, including easements and rights-of-way, and evergreens must completely conceal transformers and utility meters. An irrigation system is mandatory in order to maintain a quality landscape throughout the year, especially during times of drought.

Dead or diseased trees and limbs beyond the ten-foot (10') clearing area (as noted on the site plan) are to be removed by the builder. Even after approval of the landscape plan, the Committee reserves the right to request additional or replacement plantings if deemed necessary during the final inspection.

The Committee will take into consideration all elements of the individual landscape

plan and plant materials selected in the approval process. In addition to the already established natural vegetation, many other plant types will be acceptable for use within the community. The Committee in these Guidelines has recommended several plant types to be used in planning the various landscape designs. These plant materials have been selected because of their traditional influence in the Southeast and their other desirable characteristics.



CYPRESS,
BALD
taxodium distichum



DOGWOOD,
RED FLOWERING
cornus florida rubra

TREES

Canopy or Shade Trees

BOTANICAL NAME	COMMON NAME
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Liquidambar styraciflua</i>	American Sweetgum
<i>Pinus echinata</i>	Shortleaf Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Pinus virginiana</i>	Virginia Pine
<i>Pinus strobus</i>	White Pine
<i>Quercus alba</i>	White Oak
<i>Quercus borealis</i>	Northern Red Oak
<i>Quercus palustris</i>	Pin Oak
<i>Quercus falcata</i>	Southern Red Oak
<i>Quercus phellos</i>	Willow Oak
<i>Quercus nigra</i>	Water Oak
<i>Carya glabra</i>	Pignut Hickory
<i>Fagus sylvatica</i>	European Beech
<i>Gleditsia tracanthos inermis</i>	Thornless Honeylocust
<i>Liriodendron tulipifera</i>	Yellow Poplar
<i>Magnolia acuminata</i>	Cucumber tree Magnolia
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa sylvatica</i>	Black Gum
<i>Platanus occidentalis</i>	American Sycamore
<i>Platanus orientalis</i>	London Plant tree
<i>Prunus serotina</i>	Black Cherry
<i>Robinia pseudoacacia</i>	Black Locust
<i>Salix species</i>	Willow
<i>Tilia americana</i>	Basswood/American Linden
<i>Tilia americana</i>	Littleleaf Linden
<i>Zelkova serrata</i>	Japanese Zelkova/Elm

Understory or Woodland Trees

<i>Acer palmatum</i>	Japanese Maple
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cladrasis lutea</i>	American Yellowwood
<i>Cornus florida</i>	Flowering Dogwood
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Ilex opala</i>	American Holly
<i>Juniperus virginiana</i>	Eastern Redcedar
<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Malus specis</i>	Flowering Crabapple
<i>Betula nigra</i>	River Birch
<i>Chionanthus virginicus</i>	White Fringetree
<i>Cornus kousa</i>	Kousa Dogwood
<i>Laburnum species</i>	Laburnum
<i>Lagerstromia indica</i>	Common Crapemyrtle
<i>Magnolia stellata</i>	Star Magnolia
<i>Prunus species</i>	Flowering Cherrys
<i>Pyrus calleryana</i>	Callery Pear
<i>Sassafras albidum</i>	Common Sassafras
<i>Viburnum prunifolium</i>	Blackhaw Viburnum

SHRUBS

Major Shrubs

BOTANIAL NAME	COMMON NAME
<i>Cotoneaster salicifolia</i>	Willowleaf Cotoneaster
<i>Elaeagnus pungens</i>	Thorny Elaeagnus
<i>Ilex cornuta</i>	Chinese Holly
<i>Ilex cornuta burfordi</i>	Burford Holly
<i>Lagerstromia indica</i>	Crapemyrtle
<i>Osmanthus americanus</i>	Devilwood Osmanthus
<i>Osmanthus ilicifolius</i>	Holly Osmanthus
<i>Rhododendron maximum</i>	Rosebay Rhododendron
<i>Syringa vulgaris</i>	Common Lilac
<i>Aesculus parviflora</i>	Bottlebrush Buckeye
<i>Camellia japonica</i>	Common Camellia
<i>Camellia sasanqua</i>	Sasanqua Camellia
<i>Cornus mas</i>	Cornelian Cherry
<i>Cotinus coggygria</i>	Common Smoketree
<i>Hamamelis species</i>	Witchhazel Sp.
<i>Ilex aquafolium</i>	English Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Lindera benzoin</i>	Common Spicebush
<i>Photinia serrulata</i>	Chinese Photinia
<i>Chimonanthus praecox</i>	Wintersweet
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
<i>Ilex cassine</i>	Cassine Holly
<i>Ilex cassine fosteri</i>	Foster Holly
<i>Lonicera fragrantissima</i>	Winter Honeysuckle
<i>Lonicera tatarica</i>	Tatarian Honeysuckle
<i>Viburnum species</i>	Viburnum

Medium Shrubs

<i>Abelia grandiflora</i>	Glossy Abelia
<i>Berberis julianae</i>	Wintergreen Barberry
<i>Buxus sempervirens</i>	Common Boxwood
<i>Calycanthus floridus</i>	Sweet Shrub
<i>Chanomeles lagenaria</i>	Flowering Quince
<i>Euonymus alatus</i>	Winged Euonymus
<i>Forsythia species</i>	Forsythia
<i>Hybiscus syriacus</i>	Althea
<i>Hydrangea species</i>	Hydrangea
<i>Ilex glabra</i>	Inkberry
<i>Ilex burfordi, dwarf</i>	Dwarf Burford Holly
<i>Ilex cornuta rotunda</i>	Dwarf Chinese Holly
<i>Ilex crenata spp.</i>	Japanese Holly
<i>Juniperus chinensis pfitzerina</i>	Pfitzer Juniper
<i>Mahonia bealei</i>	Leatherleaf Mahonia
<i>Rhododendron species</i>	Rhododendron/Azalea
<i>Spiraea species</i>	Spiraea
<i>Weigelia florida</i>	Weigela
<i>Pieris japonica</i>	Andromeda
<i>Prunus laurocerasus schipkaensis</i>	Skip Laurel Cherry

Minor Shrubs

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Buxus species	Dwarf Boxwoods	Vinca major	Bigleaf Periwinkle
Ilex crenata helleria	Heller Holly	Vinca minor	Periwinkle
Ilex crenata rotundifolia	Boxleaf Holly	Helleborus orientalis	Lentenrose
Jasminum species	Jasmine	Iberis sempervirens	Candytuft
Juniperus species	Junipers	Liriope muscarii	Bigblue Liriope
Rhododendron obtusum amoenum	Kurume	Ophiopogon japonicum	Dwarf Lillyturf
	Azaleas		
Cotoneaster horizontalis	Rock Cotoneaster	VINES	
Cotoneaster microphylla	Rock Spray Cotoneaster	Akebia quinata	Fiveleaf Akebia
Aronia melanocarpa	Black Chokesberry	Ampelopsis brevipe-dunculata	Amur Ampelopsis
Leucothoe catesbaei	Drooping Leucothoe	Bignonia capreolata	Crossvine
Pieris floribunda	Mountain Pieris	Clematis species	Clematis
Rhodotypos scandens	Black Jetvead	Euonymus fortunei coloratus	Purpleleaf
Kerri japonica	Japanese Kerria	Wintercreeper	
Rosa species	Roses	Gelsemium sempervirens	Carolina Jasmine
Sarcocolla ruscifolia	Gragrant Sarcococca	Parthenocissus quinquefolia	Virginia Creeper
		Rosa banksiae	Bank's Rose
GROUND COVERS		Rosa species	Climbing Roses
Ajuga reptans	Carpet Bugle	Smilax lanceolata	Smilax
Euonymus fortunei radicans	Wintercreeper	Wisteria sinensis	Chinese Wistaria
	Euonymus	Trachelopermum jasminoides	Confederate
Hedera helix	English Ivy		Jasmine
Hypericum calycinum	Hypericum		

TYPICAL PLANT LIST						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HGT.	SPD.	CHARACTER
WP	5	Pinus Strobus	White Pine	12'-14'	7'-8'	Straight trunk, dense, limbed to ground
DW(W)	11	Cornus Florida	Dogwood	6'-10'	5'-6'	2"-2 1/2" cal, straight trunk, full head
CC	1	Cercis Canadensis	Redbud	8'-10'	5'-6'	2"-2 1/2" cal, straight trunk, full head
SM	3	Acer Saccharum	Sugar Maple	12'-14'	5'-6'	2 1/2"-3" cal, straight trunk, full head
BP	1	Prunus Caleryana 'Bradfordi'	Bradford Pear	10'-12'	5'-6'	2 1/4"-3" cal, straight trunk, full head
DJM	1	Acer Palmatum	Dwarf Japanese Maple	3'-3 1/2'	2 1/2'-3'	B&B, full, weeping head, "Threadleaf"
YC	3	Prunus Yedoensis	Yoshino Cherry	8'-10'	5'-6'	2"-2 1/2" cal, straight trunk, full head
ND	9	Nandina Domestica	Nandina	18"-24"	18"-24"	3 gal, 3 canes/pot min., full 3' o.c.
DBH	14	Ilex Cornuta, "Burfordi" Nana	Dwarf Burford Holly	30"-36"	24"-30"	6 gal, full, dense
HH	176	Ilex Crenata "Helleri"	Heller Holly	—	15"-18"	2 gal, full, 2 1/2' o.c.
RA	27	Azalea Obtusa Hinodegiri	Red Kurume Azalea	18"-24"	18"-24"	2 gal, full, 2 1/2' o.c.
GA(P)	22	Azalea Satsuki	Gumpo Azalea (pink)	15"-18"	15"-18"	3 gal, full, 2 1/2' o.c.
MB	2	Mahonia Bealei	Leatherleaf Mahonia	18"-24"	—	3 gal, min, 2 plants/pot
CAR H	12	Ilex Cornuta 'Carissa'	Carissa Holly	15"-18"	15"-18"	2 gal, full, dense, 3' o.c.
FA	42	Azalea Obtusa Amoena	Formosa Azalea	16"-24"	18"-24"	2 gal, full, 3' o.c.
JO	9	Chaenomeles Speciosa	Japanese Quince	24"-30"	24"-30"	B&B (pruned from 30"-36" typ.)
AJ	6	Aucuba Japonica	Japanese Aucuba	18"-24"	18"-24"	3 gal, full, 'gold dust'
CH	50	Ilex Cornuta 'Compacta'	Compacta Holly	18"-24"	18"-24"	5 gal/B&B, full, dense to ground
HRS	13	Ilex Cornuta "Nellie R. Stevens"	Nellie R. Stevens Holly	6'-7'	4'-5'	B&B, full to ground, dark green
CL	13	Prunus Caroliniana	Carolina Cherry Laurel	36"-42"	24"-30"	7 gal/B&B, full, dense, dark green, 4 1/2' o.c.
RC	4	Rhododendron 'Caroliniana'	Carolina Rhododendron	36"-42"	36"-42"	B&B, full
BRJ	40	Juniperus Horizontalis 'Wiltoni'	Blue Rap Juniper	—	12"-15"	1 gal, full, 2 1/2' o.c.
HP	35	Hosta Plantaginea	Hosta	12"-15"	12"-15"	1 gal, full, variegated, 18" o.c.
LM(V)	47	Liriope Muscarii Variegata	Variegated Liriope	12"-15"	12"-15"	1 gal, full, 18" o.c.
LM(G)	369	Liriope Muscarii	Liriope (Green)	12"-15"	12"-15"	1/2 gal, full, 18" o.c.
HSP	180	Hemerocalis Species	Davillies	18"-24"	12"-15"	1 gal, full, multicolored, 18" o.c.
SOD	8000	Cynodon Dactylon Til 419	Tifway 419 Bermuda			Sod, certified pure, weed free

GENERAL RULES FOR ALL GRANDOVER CONTRACTORS AND SERVICE PERSONNEL

The following rules apply to all employees of Grandover, contractors and service personnel while on Grandover premises. Any questions or concerns may be directed toward the Grandover Architectural and Aesthetic Control Committee, 400 Four Seasons Town Centre, telephone number (910) 299-9200.

- A. All contractor personnel are required to enter and leave through the designated construction entrance.
- B. The construction entrances will be open from 6:30 A.M. until 6:30 P.M. Monday through Saturday. If it is necessary to move special equipment/deliveries on Sundays when the construction entrance is closed, we will open it by special request with adequate notice.
- C. During the times the construction entrance is closed, personnel may use the main entrance.
- D. Contractors are required to keep the job sites as neat and clean as possible. Trash and discarded materials, such as lunch bags, cans and odd materials must be removed daily. All debris stockpiled for removal should be located in the rear of the residence. Stockpiling of trash or any material on adjacent lots or streets is not permitted. If trash and debris on the job site becomes a noticeable problem, notification to the responsible party will be given by the Architectural and Aesthetic Control Committee to clean up the site by the end of the working day. If the site has not been cleaned up, the Association or the Developer will remove the debris and charge the Owner and/or Builder.
- E. Proper erosion control is the responsibility of the contractor. Adequate silt fencing and gravel at the entry drive must be properly installed and maintained. The streets should be kept free of mud, silt and debris from erosion and construction traffic.
- F. Contractors will use only the utilities provided on the immediate site on which they are working.
- G. Portable toilets are the responsibility of the contractors. They should be located off of the right of way, screened from view and sanitized weekly.
- H. Vehicles are to be parked on one side of the street only or on the immediate site on which the contractor is working. No vehicles (cars, trucks, vans, etc.) may be left in the subdivision overnight. Construction equipment may be left on the site while needed but must be kept off of the street.
- I. Washing of any truck or vehicle on the street is not permitted. Any washing of concrete delivery trucks must be on the construction site.
- J. Operators of vehicles are required to see that they do not spill any damaging materials while in the community. Objects should not be thrown out of cars and trucks. If spillage does occur, it is the responsibility of the operator for clean up. Clean ups performed by the Association or the Developer will be charged to the responsible party. Please report any spills as soon as possible.
- K. The established speed limit within the community is twenty-five (25) miles per hour for all vehicles. This must be obeyed because of the growing number of residents within the community.
- L. Grandover has a program of vehicle search that provides for the inspection and/or search of all vehicles entering and leaving the property. This program does not require forced search of any vehicle whose operator does not wish to comply. However, parties who do not agree to the search, if requested, or change their minds after agreement, will not be allowed within the community in the future.
- M. Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, walls, fences, etc., will be repaired by the Association of the Developer and such costs billed to the responsible contractor. This amount will be deducted from the damage deposit if not sufficient. The additional amount will be charged to the property owner.
- N. If any telephone, cable TV, electrical, water, or other utility lines are cut, it is the responsible party's obligation to report such an accident within 30 minutes to security personnel.
- O. No access across the golf course is permitted. Any contractors doing work on or adjacent to the

golf course must have a full-time golf employee show them the proper paths of ingress and egress.

- P. Loud radios or noise will not be allowed within the community. This is distracting to property owners and golfers alike. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction.
- Q. Only bona fide workers are allowed on the property. Spouses may drive workers to site and pick them up, but must not remain on the property unless they are employees of the contractor. No children will be permitted on the property unless they are bona fide workers.
- R. No contractor or service personnel will be permitted to bring pets on the property.
- S. Building permits are the only sign or document to be posted at a homesite during construction. Business signs or other forms of advertisement are not permitted. Permits are to be attached to a post in a manner protected from the elements. Trees are to be kept free of all permits and signage.

Grandover intends to enforce these regulations. Notification of violation will be given to the responsible party and Owner defining those items not in compliance with the rules and regulations. Upon receipt of the notification, the involved parties must immediately correct the situation or the Association or the Developer will take the necessary actions to correct the violation. Those actions could include charging the Owner or Builder for the corrections performed, withholding Architectural review until the violations are corrected, or, in certain cases, denying entry to contractors or personnel thereby preventing work within the community.

The Developer reserves the right to change or modify these Rules and Guidelines without prior notice.