

DESIGN STANDARDS FOR TRADITIONS AT CAREY STATION

The following are architectural design guidelines (the "Design Standards") which govern the design, construction and landscaping of all homes in Traditions at Carey Station (the "Community"). The Design Review Board (the "DRB") will administer these guidelines and the Declaration of Covenants and Restrictions for Traditions (the "Declaration") which is supplemental to these guidelines and is incorporated herein by this reference. The approvals required herein shall be granted or withheld by the DRB solely on the basis of the determination of the DRB as to whether a request for approval complies with these guidelines and the Declaration. In order to facilitate and expedite the approval process, any party planning the construction of a home or landscaping or performing any other work on any Lot (a "Lot") in the Community should review these guidelines in conjunction with such planning and consult with the DRB with regard to the provisions of the guidelines and/or the Declaration prior to the commencement of construction. Upon the completion of construction and the sale of the property to a resident homeowner (the "Homeowner"), these guidelines shall continue to be applicable to any changes or modifications made by the Homeowner to the home, hardscape or the landscaping on the Lot. The intended purpose of these guidelines is to assure that all dwellings, other buildings and landscaping constructed, erected, placed or installed in the Community shall be substantially the same in terms of quality of workmanship, materials and appearance.

RESIDENTIAL DWELLINGS

1. Square Footage. The main residential structure for a ranch on any Lot in the Community shall not have less than 1200 square feet of finished, heated area. The main residential structure for a two-story on any Lot in the Community shall not have less than 1500 square feet of finished, heated area. This finished, heated living area is exclusive, except where otherwise permitted, of garages, porches, unfinished "bonus" room areas, and basements at the time of the sale of such Lot by the Builder to a Homeowner. "Bonus" room areas are allowed, however, square footage of such areas shall only count toward the minimum square footage area requirements of the home if the bonus room is finished and conditioned.

2. Height. The main residential structure on any Lot shall not exceed two stories plus roof structure in height above grade as viewed from street level.

3. Residence Orientation; Corner Lots. The main residential structure shall face the front of the Lot. Where corner Lots allow for the orientation of the main residential dwellings to be corner-oriented, such orientation shall be allowed with DRB approval.

II.

GARAGES, DRIVEWAYS, and SIDEWALKS

1. Size. No garages shall be constructed on any Lot of a size less than is necessary for the housing of two standard size automobiles or for more than three standard size automobiles. Garages with three or more openings, regardless of the size of the vehicle, shall require special approval from the DRB. Garage door openings

oversized to accommodate a recreational vehicle shall be prohibited.

2. Garage Doors. All garages shall have garage doors. Garage doors shall have a carriage-type appearance and shall be specified on the plans submitted for DRB review. Color shall be submitted for DRB review and approval with the exterior color selections of the home.

3. Driveways. Driveways shall be constructed to take the best advantage of existing trees, topography and landscape planning. Circular driveways and driveways to access lower level (basement) garage parking shall require special DRB approval and may have additional landscape requirements.

4. Materials. Driveways shall be paved with concrete, exposed concrete aggregate, stamped concrete, stone or brick, or any similar DRB approved material..

5. Finishing. All concrete driveways shall have a light broom finish unless a similar texture is provided by stamped or exposed aggregate concrete, and joints shall be provided to control surface cracking.

III.

SITE PLANNING AND LANDSCAPING

1. Site Planning and Design. All structures with related improvements, paved and open areas, shall be located on each Lot to:

- (a) Minimize changes in existing topography
- (b) Control drainage and prevent erosion
- (c) Conceal unsightly areas

2. Landscaping. The DRB may establish additional landscaping requirements for lots 1, 12, 13, 24, 25, 42 to provide additional sight distance improvements for the sub division. Landscaping not completed prior to closing shall be installed by the Builder or Homeowner within thirty (30) days of occupancy, weather permitting and as required by the DRB.

3. Landscape Guidelines. In general, initial shrub, plantings shall be a minimum of 2-gallon in size and shall be set at a proper spacing so as to give a full and mature appearance after one growing season.

4. Trenched Areas. All trenched areas shall be filled and compacted so as to remain level with land adjacent to such areas.

5. Sodding. That portion of the front and side yards of any Lot not landscaped with planting beds or left in a natural wooded setting shall be 100% sodded with Bermuda sod.

6. Front Yard Trees. At the time of final landscaping, each Lot shall maintain a minimum of one (1) 2" to 2 1/2" caliper deciduous hardwood tree to be located on site in front yards.

7. Islands. For the purposes of these Standards, islands are defined as landscaped areas which are surrounded by sod on three or four sides. Mulched islands around existing trees are desirable and recommended, however, overuse of mulched islands can detract from the overall landscape effect. Newly created islands in front yards having no preserved existing trees shall be approved as per a landscape plan submitted to the DRB. Gravel or stone is not an acceptable ground cover. Excessive

use of pine straw or mulched islands in lieu of sod shall be prohibited.

IV.

BUILDING CLEARING AND CONSTRUCTION

1. The clearing of the rear portion of any Lot up to a maximum of thirty (30) feet from the main plane of the largest portion of the rear of the primary residential structure is allowed to provide sufficient area for a rear yard. Clearing beyond this limit requires prior written approval of the DRB. The Builder's attention is also drawn to applicable erosion ordinances governing, among other things, the use and protection of buffer areas, as well as the requirements for Lots adjacent to rivers, streams, ponds, lakes and other natural water sources.
2. For conditions relative to the removal of trees, see Section III.
3. Construction debris shall be removed as often as necessary to keep the Lot and any structure thereon attractive. Construction debris shall not be dumped in any area of the Community or on any undeveloped Lot unless approved in writing by the ARB.
4. Lots shall be graded in such a manner so as not to block any natural or manmade swales, ditches or drainage structures. Earth and hay berms shall be installed on Lots by the Builder or Homeowner thereof when, in the opinion of the DRB, such Lot may erode due to topography. Whenever possible, Lots shall drain independently rather than to adjoining Lots. Builder or Homeowner shall be held responsible for any damage caused to any river, stream, pond, lake, common area or adjoining Lot(s) by erosion.

5. Initial construction of residential dwellings shall be completed within one year after an approval has been issued unless extended by the DRB in its sole discretion. Completion of a dwelling shall mean that a certificate of occupancy has been issued by the appropriate jurisdiction.

V.

SIGNS & BILLBOARDS

1. Signs-General. No signs shall be permitted on any Lot, structure, structure window in the Community except as provided herein. All signs shall be posted and erected in accordance with any requirements set forth in these guidelines and all signs shall be professionally lettered and prepared. The DRB reserves the right to restrict the size, content, color, lettering, design, placement and duration of display of any approved or permitted sign.

2. Sign Design. On individual residential Lots as to which permits have been issued by the governing jurisdiction, one construction related sign of the design specified and required may be placed on each Lot.

3. Pre-Sold or Contract Houses. With regard to contract or pre-sold houses, the Builder may display on the sign referred to in Item 2 above an indication that any such house has been "pre-sold" or is "under contract".

4. Number. No more than one sign shall be placed on any Lot, except as provided herein.

5. Removal. Carey Station Communities, the DRB and their agents shall have the right to enter upon any Lot to remove any sign not complying with the

foregoing.

VI.

EXTERIOR COLORS AND MATERIALS

1. Approval. Any request for the approval of exterior colors or materials shall be presented in such a manner that the DRB can determine how the color or material will appear on the structure to which it is to be applied. Builder or Homeowner may be required to submit actual color and material samples for review by the DRB.
2. Exterior Colors and Materials. All exterior colors and materials of all structures shall be submitted to the DRB for approval and shall be subject to the color and material guidelines contained in these Design Standards.
3. Change of Color and Materials. No Builder or Homeowner shall change the exterior colors or materials of any residence or garage without the prior written approval of the DRB. Changes in color to the interior of screened porches, patios and similar portions of any dwelling visible from outside the structures shall be subject to DRB approval.
4. Materials and Colors Guidelines
 - A. Materials
 - (1) Unless otherwise determined by the design or style, a minimum number of exterior materials shall be used on structures to avoid a cluttered appearance. Where two or more materials are used, one shall be dominant.
 - (2) Secondary materials, when used, shall complement the dominant material in texture and color.

- (3) Acceptable materials include:
 - (a) Wood and cementitious siding
 - (b) Brick, stone and stucco
 - (c) Natural cedar or painted wood shakes or shingles
 - (d) Fiberglass/asphalt architectural shingles
 - (e) Wood, metal or fiberglass garage doors

- (4) Unacceptable materials include:
 - (a) Artificial brick, vinyl siding or the equivalent
 - (b) Unnatural tones of brick, stone and concrete

(5) The exterior materials of all structures on all Lots shall be harmonious and complementary.

B. Colors

(1) All exterior materials and colors should be consistent with the goal of blending in with the natural environment. The use of natural materials such as wood, stucco, stone, and brick is encouraged.

(2) A minimum number of exterior colors shall be used. When more than one color is used, one shall be clearly dominant.

(3) Secondary colors shall be compatible with the dominant colors and shall be limited to architectural details such as fascia frames, alternate gable or dormer materials and other building trim.

(4) High contrast colors shall be limited to architectural elements such as entry doors and shutters.

(5) Builders are encouraged to limit the exterior color selections so that the colors of walls of adjacent or opposite structures shall not be the same or within several shades as determined by the DRB.

VII.

ROOFS

1. Roof Pitches. The minimum allowable roof pitch shall be 7/12 on the primary roof and front-facing gables or as herein provided. The minimum allowable roof pitch for other roof configurations shall be 3/12 except as approved by the DRB for porches, bay windows and other accent rooflines.

2. Roofing Material. Roof materials may be standing or batten seam metal, copper, metal shingles, and architectural/dimensional fiberglass/asphalt shingles.

3. Colors. Roof material colors shall be of brown, black, charcoal, and similar hues unless otherwise approved by the DRB based on the design or style of the home. Metal roof materials shall be also limited to these colors, natural tones, or copper tones unless otherwise approved by the DRB on a per case basis.

VIII.

VENEER MATERIAL USAGE

1. Exterior Materials. Homes may be of siding, shakes, brick, stone, stucco or a combination of any of these materials. Homes with siding or shakes shall have

brick, stone or stucco accents on the front elevation as per the design or style of the home or as required by the DRB. Vinyl siding or the equivalent shall be prohibited.

IX.

ANTENNAE

No radio or TV receiving or transmission antennae or dish antennae shall be permitted without DRB approval except as authorized by law. No aerial-type TV antennae attached to any portion of the home shall be permitted. Satellite dish antennae shall be located away from the front of the main residential or garage structure and every effort shall be made to reduce the visibility of the antennae from the street. Additional landscape screening may be required.

X.

WINDOWS, DOORS AND SCREENS

1. Materials & Type. Windows and doors shall be of wood, wood clad, composite, or vinyl.
2. Tinted Glass. Tinted window glazing is permitted, however, reflecting glazing is not.
3. Mill-finish Aluminum. Windows, screens, sliding glass door frames and aluminum frames for fixed glass (such as storm windows) with a silver "mill" finish appearance are prohibited.
4. Window Blinds. All window blinds shall be of a neutral or white color on the side exposed to view from the exterior of the house.

XI.

DISBURSEMENT OF HOUSING STYLES

Residences having same or similar floor plans but differing elevations shall have one (1) Lot between them, minimum.

XII.

TEMPORARY STRUCTURES

1. Temporary Structures, Construction or Use. With DRB approval, a Builder who is constructing a residential dwelling on a Lot may, during the period of construction of such dwelling, erect, place or maintain on a Lot facilities which may include model houses, signs, portable toilet facilities and construction refuse dumpsters.

2. Construction Office. Construction offices and storage areas shall not be permitted without the prior written approval of the DRB.

XIII.

ACCESSORY BUILDINGS

No accessory building structures may be placed, erected, moved or maintained on any Lot in the Community except as allowed under Section XX.

XIV.

FENCE CRITERIA

1. Approval Required. No fence shall be constructed, installed or maintained in the Community without the prior written approval of the DRB. Construction on all fences shall be completed within ninety (90) days after approval has been issued

unless extended by the DRB in its sole discretion. The DRB may consider lot location in relation to open spaces, vistas and amenities when approving fencing materials.

2. Fence Styles and Materials. All fences shall comply with the following requirements:

(a) Fences shall be limited to a maximum height of five (5) feet except as provided herein. Fence posts or columns with decorative elements may be up to twelve (12) inches higher than the maximum fence height. Fences may also be of black ornamental iron, black aluminum, or black chainlink, or similar materials with the same overall appearance and quality of materials. All fencing shall be installed with the finished side facing out on all sides with any exposed structural members facing in toward the Lot.

(b) At the sole discretion of the DRB, additional planting may be required as a condition to the installation of fences with respect to Lot lines adjacent to greenbelts, open parks and walking trails.

(c) There are no setbacks for fences and they may be installed on the property line to be located and verified by the Builder or Homeowner. Exceptions shall be made for those Lots with special setback or easement requirements. Any portion of the Lot between the fence and property line shall be regularly maintained.

(d) Fences shall be professionally fabricated and installed as approved, and shall be maintained at all times.

(e) Fences, regardless of the materials, design or purpose, shall be prohibited between the back plane of the house and the street curb.

3. Types and Styles Prohibited. Chain link dog pens or dog runs are prohibited. Green landscape wire and wire mesh are prohibited.

4. Lot Front Orientation. That portion of the fence facing the front Lot line or any street shall be constructed in such a manner that it is architecturally compatible with the main residential structure in terms of design, color and materials. Fencing shall be consistent on all sides in terms of height, design and materials on individual Lots.

XV.

ENERGY CONSERVATION EQUIPMENT

No solar energy panels, attendant hardware or other energy conservation equipment shall be constructed or installed on the exterior of the main residential dwelling, the garage or any outbuilding without the prior written approval of the DRB. Among the considerations given by the DRB to the approval of energy conservation equipment will be its determination, in its sole opinion, as to whether the same are an integral and harmonious part of the architectural design of the structure to which such equipment is to be attached. Construction of all energy conservation equipment shall be completed within ninety (90) days after a permit has been issued unless extended by the DRB at its sole discretion.

XVI.

LIGHTING

All exterior lighting shall be consistent with the character of the Community and

shall be limited to the minimum necessary for safety, identification, and decoration. No color lens or lamps are permitted. Seasonal decorative lighting shall be removed no later than two weeks following the actual holiday.

Light from security lighting fixtures, spotlights and floodlights shall not be directed onto adjoining Lots or common areas and shall be removed or shielded if such lighting constitutes a nuisance as determined by the DRB.

XVII.

MAILBOXES

All mailboxes shall be the community standard mailbox and shall be mounted on the community standard post as approved by the DRB. No variances from this standard will be approved by the DRB. Placement of mailboxes shall be consistent throughout the community.

XVIII.

SWIMMING POOLS

1. No above-ground or in-ground swimming pools shall be permitted.

XIX.

RECREATIONAL VEHICLES AND TRAILERS

No trailer, utility trailer, trailer house, camper, boat or recreational vehicle shall be parked on any Lot, except within a garage and shall not be stored on any portion of the Lot. Guests of a resident may park a recreational vehicle on the driveway for a period

not to exceed seven days each calendar year. In addition, no automobile, truck or other motorized vehicle may be kept outside a garage unless such vehicle is operable and has a current registration. Parking vehicles on the street shall be allowed for temporary or short-term guest parking only, provided that it causes no traffic safety hazard or nuisance within the community. The parking of any vehicle on any portion of the lawn is prohibited.

The parking of business vehicles other than ordinary passenger automobiles shall be within a garage. The parking of any business vehicle other than a pickup or panel truck used to provide daily transportation to and from work and any vehicle with a carrying capacity of more than three and one-half (3 1/2) tons is prohibited.

Vehicles parked or stored in violation of this Section shall be considered a nuisance and shall be removed from the development.

XX.

APPURTENANT DECORATIONS

Unless approved by the DRB, no decorative or recreational appurtenances including, without limitation, decorative embellishments, trampolines and skateboard ramps, tree houses, play houses, swing sets, and basketball goals, shall be placed on front or side lawns. When not in use, portable basketball and soccer goals shall be stored away from the front of the home and shall not be stored at the curb on any street or cul-de-sac.

Decorative embellishments and lawn ornaments shall be consistent with the character of the neighborhood and shall not constitute a nuisance or offensive use

when viewed from neighboring Lots and common areas as determined by the DRB.

XXI.

AIR CONDITIONING UNITS

Unless specifically approved in writing by the DRB, no window air conditioning unit may be installed.

XXII.

SUBMISSION AND APPROVAL

1. No clearing, grading or other construction shall commence on any Lot nor shall any existing structure upon any Lot be altered in any way which materially changes the exterior appearance of the structure or Lot, unless plans and specifications have been submitted to and approved in writing by the DRB. Plans and specifications shall be submitted and shall contain such information as may be reasonably required by the DRB in the Design Guidelines, including, without being limited to:

(a) A site plan showing the location of all existing and proposed structures on the Lot including retaining walls and driveway locations.

(b) A clearing plan, if proposed clearing exceeds that allowed by Section IV of these Guidelines

(c) A basement plan where applicable

(d) All completed floor plans with finished and heated area indicated

(e) Exterior elevations of all proposed structures and alterations to existing structures, as such structures will appear after all backfilling and landscaping are completed

(f) Specifications of materials, color scheme, and other details affecting the exterior appearance of all proposed structures and alterations to existing structures, which may be submitted separately but prior to implementation of the construction or improvements covered by said item.

3. Plans and specifications shall be either approved or disapproved by the DRB. If the plans and specifications are approved, one set of the plans and specifications will be returned to the Builder on which the approval of the DRB has been noted. If the plans are disapproved, the Builder will be notified by the DRB specifying the basis upon which the disapproval is issued and advising the Builder of the changes to the plans and specifications or requesting additional information from the Builder, which is required before the plans and specifications can be approved.

4. All plans and specifications required to be submitted to the ARB shall be delivered to the following address:

Design Review Board
Carey Station Communities
2101 Reynolds Walk Trail
Greensboro, GA 30642

XXIII.

ENFORCEMENT

The Design Standards and the Declaration of Covenants and Restrictions are an important part of the consideration of Carey Station Communities. In connection with the sale of any Lot or Lots to a Builder, the DRB, or Carey Station Communities, shall have the right to enforce these Guidelines and the Declaration by withholding or

revoking approvals, assessing monetary fines against any Builder or Homeowner in violation of these Standards or the Declaration or by bringing injunctive or other legal action in any court of competent jurisdiction. Such enforcement rights shall be cumulative in nature and Carey Station Communities shall have the aforesaid rights notwithstanding the fact that it may no longer own any Lot or Lots in the Community. Any fines so imposed and collected shall be retained by the DRB to defray the cost incurred in the enforcement of these Standards and the Declaration.