THE HAVEN AT NEW RIVERSIDE

Design Guidelines

February 24, 2015

This document is the property of Pulte Home Corporation, the Declarant under the Covenants, Conditions and Restrictions for The Haven at New Riverside. It is not intended for distribution other than to provide information for The Haven at New Riverside home considering modifications to their homes or Lots. It may only be changed or altered by the Declarant.

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INTRODUCTION

1.1 Welcome to The Haven at New Riverside.

The Haven at New Riverside is an active adult community designed to respect the visual character of its site, alleviate environmental impacts and maximize water and energy conservation principles, all to the extent feasible. In order to preserve and enhance these principles, these Design Guidelines are established to maintain certain standards by which the community may grow and develop.

The Design Guidelines have been prepared by Pulte Home Corporation, as the Declarant pursuant to the Declaration of Covenants, Conditions and Restrictions for The Haven at New Riverside, as amended from time-to-time, ("Declaration") recorded in the Register of Deeds Office for Beaufort County, South Carolina. The Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly manner, implementing planning concepts and philosophy and any requirements of regulatory agencies. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction and modification of improvements of any type. They also establish a process for judicious review of proposed new developments and changes within the community.

For purposes of these Design Guidelines, the "Reviewing Body" refers either to the Declarant, the Modifications Committee or the Architectural Review Committee, as applicable. (The Board of Directors of The Haven at New Riverside Owners Association, Inc. may establish the Modifications Committee.)

1.2 Governmental Requirements.

It is the responsibility of the Owner to comply with all Governmental Requirements and obtain all necessary permits and approvals from the appropriate federal, state, county or municipal governmental agencies ("Governmental Agencies") before beginning approved work on a project. For example, Beaufort County or the Town of Bluffton may require certain permits, depending on the proposed change, alteration, or addition. The Owner shall provide copies of any such required permits or approvals to the Reviewing Body if so requested.

To the extent that any Govemmental Requirement requires a more restrictive standard than those found in these Design Guidelines or the Declaration, the Governmental Requirement shall prevail. To the extent that the Governmental Requirement is less restrictive than these Design Guidelines, or the Declaration, the Declaration and Design Guidelines shall prevail.

1.3 Required Approvals for Modification Activity.

The Owner is required to submit an application to the Reviewing Body and request review of plans for any Modification Activity prior to beginning the Modification Activity. Modification Activity, includes, but is not limited to:

- *Removing of any tree.*
- *Constructing improvements on a Lot.*
- *Modifying or adding to existing improvements.*
- *Installing a fountain, pool, spa or other water feature.*

- *Constructing or installing fences, walls, decks, outdoor fireplaces, permanent outdoor barbecue, or other hardscape, such as walks, driveways, paving, brick, masonry, railroad ties, wood trim, concrete, rocks, flagstone or any inert material. Refer to the Exhibit regarding APPROVED INERT MATERIALS found in this document for a list of approved inert materials.*
- *Landscaping, alteration of grades or drainage.*
- *Modifying planting bed configuration or expanding size of planting bed.*
- *Placing any object, ornament, monument, statue, sign, or similar accessory on a Lot that is visible from the street or by neighbors, including lighting, flags or lawn ornaments. These guidelines may identify permitted exceptions.*

Owners may request a waiver of standards (See Section 3.5) if special conditions or factors not commonly encountered exist.

All applications shall be submitted to the Reviewing Body for approval prior to work commencing on the Modification Activity. **The fact that similar Modification Activity may exist or have been approved for another site does not automatically set a precedent for other Modification Activity.** *Beginning or completing the Modification Activity prior to approval by the Reviewing Body does not mean that the approval requirement is waived. An Owner may be required to remove or correct any Modification Activity if not approved.*

1.4 Final Appeal.

Homeowners may appeal decisions of the Modifications Committee, in writing, to the Board of Directors in accordance with procedures established by the Board. Such appeals may be submitted to the Community Manager for Board of Directors consideration.

1.5 Completion of Approved Projects.

On-time completion of approved work is essential to minimize neighborhood disruption and lingering "construction zone" appearance. Projects must be completed within 120 days after initial approval of the modification application unless an extension request has been approved.

Approved modifications that are not completed within 120 days from the date of approval must be extended by obtaining an approved one time 60-day extension from the Community Manager.

Projects uncompleted in the prescribed time and projects with unapproved changes will be deemed a violation and referred to the Community Manager.

1.6 Fees.

Review fees will be collected with the submission of an application for any Modification Activity. Review fees may vary depending on the nature of the proposed Modification Activity, and, when deemed appropriate by the Reviewing Body, may include the cost of review of submitted plans by an architect or engineer approved by the Reviewing Body. The Reviewing Body may also require that the applicant deposit funds to cover the cost of periodic compliance reviews during the work, to ensure proper cleanup of the work site during and after completion of the work, or to provide reasonable security that a condition of approval will be met. The amount of standard fees and deposits will be available in the Community Association office.

If the Owner(s) does not submit an application or alters the plans after application approval by the Reviewing Body, the Owner(s) will be assessed a no-permit fee and required to submit a new application and application fee. The new application is subject to approval.

1.7 Modification Compliance Reviews.

The homeowner shall notify the Modifications Committee per the requirement specified in the Notice To Proceed document when the modification scope is completed and ready for the modification compliance review. The Reviewing Body shall appoint members or representatives to conduct visual modification compliance reviews in order to ensure that the completed scope complies with the latest edition of "The Haven at New Riverside Design Guidelines" and is as described in the approved modification application. . **The Reviewing Body has no obligation to ensure that the modification scope complies with the requirements of the Town of Bluffton, state or federal government codes or requirements.**

1.8 Conditions for Commencement of Work.

NO WORK SHALL COMMENCE ON ANY MODIFICATION ACTIVITY UNTIL AN APPLICATION FOR THE WORK HAS BEEN SUBMITTED TO AND APPROVED BY THE REVIEWING BODY.

1.9 Applying for Approvals from Government Agencies.

Unless otherwise expressly approved in writing by the Reviewing Body, **prior** *to submittal of a request for a permit or approval from any Government Agency, the Owner must obtain the approval of the Reviewing Body for the Modification Activity for which the permit or approval will be requested. If the permit or approval from the Government Agency differs from the approval by the Reviewing Body, the Owner must re-submit the proposed change to the Reviewing Body. Unless required by applicable law, approval by a Government Agency shall not bind the Reviewing Body with respect to a permit or approval from the Government Agency which differs from the approval by the Reviewing Body.*

PROPERTY MODIFICATION APPLICATION REQUIREMENTS

2.1 All Applications.

All applications shall include:

2.1.1 Required Application Fees

2.1.2 Owner Information.
Name of Owner, Lot number, Street Address.

2.1.3 House Information
Model and House Color Pallet and any previously approved color modifications.

2.1.4 Modification Information
Appropriate information for particular type of Modification Activity and description of proposed work. Recommend inclusion of no more than three Modification Activities per Modification Application to assist in Application review. Multiple Modification Applications may be submitted at the same time with only a single Application Fee.

2.1.5 Work Performance Information
Identify if work to be performed by the Owner or a contractor. If contractor, provide name and Town of Bluffton License number if known.

2.2 Landscaping or Site Work Affecting Landscaping.

Such applications shall include:

2.2.1 Landscape Designer
Name of any landscape designer or Landscape Design Company involved in preparing the landscaping plans, including street address and contact information, if any.

2.2.2 Landscape Plans.
One copy of the landscape plans, including (unless otherwise expressly approved by the Reviewing Body):

- *North Arrow; if plans by contractor, indicate scale of drawing (minimum scale of drawings to be 1 inch = 20 feet) or a note that drawing is Not To Scale; existing trees (type and diameter at five feet above existing grade); significant shrubs; property lines and easements; adjacent land uses; (examples: residential Lot, common area, lagoon, etc.); and location or edge of streets, walks, walls, fences, houses, service areas, decks, patios, and driveways.*

- *Proposed changes to items listed above, including any additional hardscape that Owner desires to install, such as brick, masonry, wood edging, concrete, rocks or other inert materials; and existing plantings to be removed. (Proposed changes should be clearly identified by color, shading, or other contrasting technique). Color pictures, brochures, and color samples of products shall be submitted with application to assist the Modifications Committee in understanding the application.*

- *Existing drainage structures and the direction and slope of flow for any proposed alterations to the existing drainage.*

- *Proposed plantings, with plant list and plant key for any abbreviations used, varieties, quantities, sizes and spacing. Locations of proposed trees, shrubs, ground covers, mulching and grassing (clearly labeled). Indicate center of proposed plant with a "+" and the center of an existing plant with an "o".*

2.3 Changes or Additions to Structures.

Such applications shall include:

2.3.1 Architect/Builder.

Name of any architect or builder involved in preparing the proposed plans, including street address and contact information.

2.3.2 Proposed Plans.

One copy of the proposed plans, including (unless otherwise expressly approved by the Reviewing Body):

- *Site drawings showing North arrow;, indicate scale of drawing (minimum scale of drawings to be 1 inch = 10 feet); trees (type and diameter at five feet above existing grade); significant existing shrubs; property lines; adjacent land uses (examples: residential lot, common area, lagoon, etc.); and location or edge of streets, walks, walls, fences, houses, service areas, utility equipment, decks, patios, and drives..*

- *Existing and proposed floor plan.*

- *Existing elevation (photograph acceptable) and elevation of any proposed exterior modification. (If Owner has a photograph of another house or a picture from a magazine or brochure such photo does not replace the requirement for plans and details of changes to Owner's property.)*

- *Proposed material and color samples, including location of proposed use.*

- *If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition.*

- *Minimum scale of floor plan, elevation, and sections shall be ¼ inch = 1 foot.*

2.4 Community Management Review of Selected Modifications.

The Reviewing Body may delegate authority to the Community Manager to review and approve specific routine modifications for the convenience of Owners. Should this occur, a written list of delegated modifications will be available at The Retreat Front Desk. If the approval decision is not clear-cut, the Community Manager will forward the application to the Reviewing Body for decision.

2.5 Review Procedure and Notice of Pending Application.

Unless otherwise expressly approved by the Reviewing Body, the Reviewing Body shall review each application without a hearing and based solely on the information contained within the application. An Owner or another Owner affected by the proposed application may request a hearing, but the decision as to whether a hearing shall be granted and the form of such hearing

shall be determined solely by the Reviewing Body. If the Modification Activity is, in the opinion of the Reviewing Body, likely to be controversial or a matter of substantial community interest, the Reviewing Body may require that a notice or sign in form approved by the Reviewing Body be placed on the property for a reasonable time to give notice of the pending application.

Reasonable efforts shall be made by the Reviewing Body to respond to an application within 45 days of receipt of all required information. The decision of the Reviewing Body shall be final on all matters submitted to it. Owners have the right to appeal to the Board of Directors any application that was "Not Approved" by the Reviewing Body. Owner should contact the Community Manager to initiate the appeal process.

2.6 Notice of Decision of Reviewing Body.

Upon completion of review by the Reviewing Body, correspondence, shall be retumed to the Owner indicating the Reviewing Body's decision. Approvals will include a "Notice to Proceed". The action of the Reviewing Body shall be stated in the following manner:

2.6.1 "Approved."
The entire application submitted is approved in total.

2.6.2 "Approved as Noted."
The application submitted is partially approved, approved with conditions or approved with pertinent comments/information the Reviewing Body feels is important to the Owner An Owner may only proceed with the work to be performed if it complies with all conditions set forth in the letter from the Reviewing Body, or on or in any document enclosed with the letter.

2.6.3 "Not Approved."
The entire application submitted is not approved and no work shall commence.

2.7 Effect on Building Permit or Other Government Approval.

If the application for Modification Activity submitted by an Owner requires a building permit or other Government Approval, approval by the Reviewing Body is not a guarantee that such permit or other Government Approval will be approved by the appropriate Governmental Agency. If the appropriate Governmental Agency requires modification to the plans approved by the Reviewing Body, such modifications must also be approved by the Reviewing Body in order for the Owner to proceed with the Modification Activity.

2.8 No Liability for Approved Plans.

Article XI, Paragraph 7 of the Declaration contains a disclaimer by the Reviewing Body for any liability or responsibility for the approval of plans and specifications contained in any request by an Owner.

2.9 Effect of Modifications on House Warranties.

Owners are responsible for verifying the effect of any proposed modifications against any existing warranties for nullification concerns.

2.10 Owner Responsibilities.

It is the responsibility of each Owner to comply with all requirements of these Design Guidelines in addition to the Declaration and any applicable Supplemental Declarations.

3.1 Architectural Character.

The Declarant has developed each area of The Haven at New Riverside and each model home with a different elevation style. These original home and elevations are to be maintained except as approved by the Reviewing Body.

3.2 Architectural Impact on Nearby Property.

Applications for additions to a structure shall be reviewed for proximity to setback lines, easements, impact on drainage and significant buffering foliage, and access for drainage and utilities. Where the Reviewing Body determines that there is a significant adverse impact, the application will be "not approved" or "approved as noted".

3.3 Size Considerations for Additions.

No exterior room addition shall exceed 25% of the total first floor heated square footage of the home as originally constructed by the developer. However, if the exterior roofed addition incorporates space below the original roof structure of the home as constructed by the Developer, such area will not be considered as part of the 25% maximum. Notwithstanding, all requests for exterior roofed additions must meet the parameters set forth in this Article 3. As a result, some proposed additions may still be deemed inappropriate by the Reviewing Body even though the proposed addition appears to meet the 25% parameter. Refer to "The Haven at New Riverside: Allowable Exterior Roofed Additions" for specific square footages for each Haven model.

Room additions designed to accommodate pools, spas, and other exterior features shall are not considered part this section and not subject to the 25% rule. (See Section regarding Pools, Spas, and Water Features)

3.4 Standards May Vary.

Design or exterior changes appropriate for property in one section may not be applicable to another section.

3.5 Waiver of Standards.

The Reviewing Body shall have the right, in its sole discretion, to waive, in writing, specific standards as they apply to a particular application if the Reviewing Body determines, in its sole discretion, that such waiver is warranted as a result of special conditions or factors not commonly encountered and such waiver will not have a material adverse impact on these Design Guidelines and the community. Any waiver shall be limited to the maximum extent feasible while responding to the special conditions or factors.

3.6 House Modifications.

3.6.1 Architectural Design.

The architectural design of any and all additions, alterations, and renovations to the exterior of an existing home shall conform to, or be compatible with, the design of the original home in style, detailing, materials, and color. Any such addition, alteration, or renovation shall be made only after application to, and written approval by, the Reviewing Body.

3.6.2 Wall Height.
All room additions and enclosures shall have a minimum interior wall height from finished floor to the lowest ceiling of 7 feet 6 inches. Exterior doors shall open to a level structural landing if the step down to resulting grade exceeds 8 inches.

3.6.3 Height of Building.
The height of the roof-line of any addition to an existing home shall not be higher than the original roof-line.

3.6.4 Building Setback Lines.
Building Setback Lines (BSL) for The Haven at New Riverside are defined by the Declarant and recorded on applicable Plot Plan for the purpose of protecting against overbuilding a property site and imposing improperly on neighboring properties. All additions to homes shall be built within the established setback line (BSL) for The Haven at New Riverside, regardless of more lenient requirements of any local Governmental Authority. The minimum setbacks are set forth in part in the Exhibit regarding BUILDING SETBACKS found in this document. If a Lot has more stringent setbacks than those in the Exhibit regarding BUILDING SETBACKS, the more stringent setbacks shall apply.

3.6.5 Allowed Materials.
Unless expressly approved by the Reviewing Body, all materials used in maintenance, repair, additions, and alterations shall match those used in the original construction of the Dwelling Unit as to color, composition, type, and method of attachment. When house, storm or hurricane windows are added or replaced with new materials, the description, trim color and glazing specifications on those materials shall be included with the application for addition or replacement to ensure that the long term appearance will be compatible and will not degrade with long term exposure to the elements. The Reviewing Body may allow substitute materials.

3.6.6 Lot Drainage/Roof Drainage.
When any additions, alterations, or renovations are performed to an existing home, the established Lot drainage must be consistent with the following requirements:

3.6.6.1 Lot Drainage.
As provided for in the Declaration, no Owner or Resident shall alter the drainage on any Lot to increase materially the drainage of storm water onto adjacent portions of the Properties without consent of the Owner(s) of the affected property and the Reviewing Body.

3.6.6.2 Roof Drainage.
All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof shall drain directly onto a neighboring property. Roof gutter downspouts shall be directed to splash blocks or other impervious surfaces, plastic flexible drain tubes, or to undersurface drainage lines within landscaping.

3.6.7 Slope of Roof.
No alterations or improvements shall be made which provide a roof slope of not less than 3 feet vertical to 12 feet horizontal. All screened areas shall have roof designs with a minimum pitch of 3 feet vertical over a 12 foot horizontal. Pitches can be broken to match the existing house roof, but no screened roof design shall appear as a flat pitched surface from any external elevation.

3.6.8 Covered Patios.

Homes with a covered patio, or homes with an open (uncovered) patio, may later enclose the patio with screening or a combination of windows, doors, and screening approved by the Reviewing body. Any renovation of a covered patio to a screened patio (or a window/screen combination) or patio addition, extension, etc. shall be made only after application to, and written approval by, the Reviewing Body. Similarly, any permanent changes to the exterior of existing screened enclosures must only be made after obtaining approval from the Reviewing Body. Conversion to a conditioned living space may void warranties the Owner has from the Declarant or original builder.

3.6.9 Exposed Rafter Patio Cover.

Exposed rafter type covers shall be approved by the Reviewing Body and shall match the house material and color when the patio is attached or has a common side with the home.

3.6.10 Front Entryway/Porch and Front Courtyard Areas.

Modifications to the front entryway/porch and front courtyard which are visible from the street and are in compliance with Design Guidelines and are aesthetically in harmony with the individual and neighboring properties may be considered for approval. Applications for changes or additions shall meet but are not limited to the following minimum criteria:

3.6.10.3 Front Door

Solid color shall be compatible to house colors. Material shall be suitable for front door installations. Storm doors and screens shall be of man-made material (no wood storm doors).

3.6.10.4 Front Area and Courtyard.

No part of the front entry/porch/front courtyard shall be enclosed by screen, blind, shade or full walled (floor to ceiling) structure. Front entry porch hanging light fixtures are permitted. The fixtures style and type should be in scale with the home, and re must be consistent with the materials and color(s) of the house and coach light fixture and should not create a light nuisance to neighboring properties. It is recommended that the total wattage be no greater than 75 watts and should be located in the same location of the fixture being replaced.

Furniture is permitted in front yards only if it meets the standards for formal decorative furniture as determined by the Reviewing Body. Patio umbrellas are not permitted in front yards, including courtyards.

3.6.10.5 Wall Hangings.

Wall Hangings are subject to approval by the Reviewing Body. Decorations attached to exterior walls must not exceed 3 ft width by 3 ft in height and in harmony with the property frontal view

3.6.10.6 Decorative Outdoor Furniture.

Decorative furniture shall be in harmony with the frontal view in style and color. The maximum height of the furniture is 3 feet and the maximum width is 5 feet. Furniture may be placed in planting beds, courtyards or on the front porch but no closer than 15 feet to curb.

3.6.10.7 Pergolas/Gazebos.

Not permitted in front yards.

3.6.10.8 Fence/Gates.

Refer to Landscape and Hardscape Guidelines

3.6.11 Court Yard Areas

3.6.11.9 Front Court Yard Areas

A front courtyard should not extend outside the junction of the front exterior living area wall and the side wall, the depth of a front courtyard from the front of the of the living quarters of the house and/or the front property line will be evaluated on a case by case basis due to the numerous variables existing for house model(s), elevation(s), building setback line(s), lot size(s) and building pad locations(s). Front courtyard areas may not be located in easements or road right of ways and may not encompass any portion of the driveway. Decorative front courtyard fence heights must be 36 inches or less. The interior area of a front courtyard may be landscaped and/or covered with approved landscape material and the exterior of a front courtyard decorative fence shall be screened with approved plantings. Approved decorative outdoor furniture is permitted. Yard furniture (such as gliders and umbrellas) visible from outside the front courtyard area is not permitted.

3.6.11.10 Rear Court Yard Areas

A rear courtyard should not extend outside the junction of the rear exterior living area wall(s) and the side wall(s), the depth of a rear courtyard from the rear of the of the living quarters of the house and/or the rear property line will be evaluated on a case by case basis due to the numerous variables existing for house model(s), elevation(s), building setback line(s), lot size(s) and building pad locations(s). Rear courtyard areas may not be located in easements. Decorative rear courtyard fence heights must be 36 inches or less. The interior area of a rear courtyard may be landscaped and/or covered with approved landscape material and the exterior of a rear courtyard decorative fence shall be screened with approved plantings.

3.6.11.11 Court Yard Modifications

Modifications to the front courtyard which are visible from the street and are in compliance with Design Guidelines and are aesthetically in harmony with the individual and neighboring properties will be considered for approval. Applications for changes or additions shall be submitted to and approved by the Reviewing Body prior to start of work.

3.6.12 Roof Top Decorations.

Roof top decorations, cupolas and application of non-functional articles other than lighting, ventilating, and antennas mentioned above are prohibited. Any changes to the rooftop design must be submitted in detail with the application.

3.6.13 Outdoor Kitchens.

Outdoor kitchens and built-in barbeques shall be placed in the rear yard only, and shall not extend laterally past the side wall of the house. The exterior surround shall match the color and finish of the house walls. Homeowners installing cooking equipment under a patio roof or inside a screen or glass enclosure should consider requirements for exhaust ventilation. Installation of roof-mounted equipment is not permitted in accordance with these guidelines.

3.6.14 Shutters and Window Boxes.
Upon approval by the Reviewing Body, shutters and/or window boxes may be installed. Shutter design and color and window box design and color shall be complimentary to the home design and overall aesthetic of The Haven.

3.6.15 Hurricane Protective Systems (Hurricane Shutters).
Hurricane Shutters shall be used as a protection system only in the event of an oncoming storm and are not to be confused with decorative shutters. The system may not deviate from the aesthetic look of the homes. Manufacturers' catalog(s) and the selected design as applicable shall be attached when applying through the Reviewing Body.

3.6.16 Flags.
There shall be no permanent stand-alone flagpoles allowed on residential Lots in The Haven at New Riverside. Two flags may be displayed on the front side on the house. Low ground flags are considered landscape accessories. No flag may extend so that the end protrudes more than 4 feet from the exterior wall of the Home to which it is attached. All flags shall be maintained in good condition.

3.6.17 Shade Devices.

Man-made screens and shade devices must appear as an integral part of the building elevation and shall be made of materials that complement the home. Awnings or any other shading devices shall only be applicable to windows and doorways and not ancillary equipment. Such devices shall be in harmony as to size, style, and color with the house and application to shaded opening. Fabric awnings or similar shading devices are permitted on the rear, side, and front of the home when the color, which must solid, is muted and consistent with the color of the home, roof, shutters and community-wide standard and approved by the Reviewing Body. The color of the exterior shading devices shall complement the home. Awnings or such other devices shall have a retractable feature, either mechanical or manual, for storage in inclement weather. Fixed awnings are not permitted. Shading devices shall not extend over 10 feet.

3.6.18 Pergolas/Gazebos.
The placement of pergola or gazebo structures shall be at least 20 feet from any neighbors Lot line and only in the rear yard. Application for size, materials, and placement shall be submitted to and approved by the Reviewing Body prior to installation.

3.6.19 Yard Furniture.
Yard furniture (e.g., lawn chairs, lounges, gliders, tables, and umbrellas). in rear yards shall be placed no closer than 20 feet to the nearest property line unless placed on hardscape material adjacent to the house. No furniture is permitted is side yards.

3.6.20 Water Features.
The maximum depth of a water feature (i.e., Koi pond) is 2 feet.

3.6.21 Exterior Repainting.

Maintaining aesthetically pleasing and harmonious exterior house colors are a common goal for all community residents to maintain the appearance of the community. Changes to the exterior colors of a home or repainting the exterior of a home with the same color pallet originally provided require the approval of the Modification Committee.

3.6.21.1 Applications for changes shall consider:

- *The color pallet group selected must be from the approved list and must include the body, trim, garage door and accent colors (shutters, doors, louvers, and other exterior elements). Only the colors in the selected pallet may be used. Pallet elements may not be mixed and matched. Refer to the Exhibit regarding Exterior Paint Pallets found in this document for approved color pallets*
- *Some color pallets are only approved for stucco exteriors and others are only approved for hardie plank lap siding exteriors. The color group selected must conform to the pallet for the appropriate type of exteriors. However, the front door may be a different color than the pallet indicates. This change from the original color pallet requires Modification Committee approval.*

- *Homeowners may use any brand of paint as long as the colors match the corresponding color in one of the approved pallets. Equivalent computer matches to the existing Sherwin Williams paint pallets are acceptable. These include, but are not limited to Benjamin Moore, Lowe's, Home Depot, or Glidden (for example). Residents must use paint swatches, available from the Community Manager, to ensure that the paint match is correct.*

- *If the color pallet for your home is unknown, you should contact the Community Manager to determine your home's original color pallet. You will need your lot number, not just your street address to obtain the information.*
- *If using original colors, repainting a single element of the house, such as trim, is permitted. Spot applications of paint which do not result in a consistent color are not acceptable.*
- *Display samples may vary from the applied color, so homeowners are urged to paint a small sample area prior to commencing the complete paint job to identify any possible mismatches before the entire house is painted.*
- *Homeowners shall be required to correct colors that do not match the approved modification request.*
- *When using a new color scheme, the entire house shall be repainted at one time.*
- *The new color scheme must not be the same as the home on either side of the house being modified (same side of the street).*
- *Homeowners with developer-installed white garage doors may repaint the same white color. If installing replacement garage doors that require painting or are pre-colored a different hue than the original, homeowners must submit a modification request.*

LANDSCAPE AND HARDSCAPE GUIDELINES

4.1 Landscaping by the Association.

The Association shall be responsible for maintaining the Area of Common Responsibility as provided in the Declaration. The Association shall also perform such additional maintenance as may be required under any Supplemental Declaration.

4.2 Landscaping for Lots.

Landscaping must be consistent with the following minimum requirements:

4.2.1 Planting Beds

The planting beds that were provided by the developer (or previously approved via the modifications process) may be planted without any approval with any plants from the list of the commonly used plants found in the Exhibit regarding COMMONLY USED PLANT MATERIALS found in this document. Any plants other than those need to be approved and then will be added to the list.

4.2.2 Plantings.

Landscaping in and next to the front entry/porch or courtyard area shall be maintained to present a neat appearance with no overgrowth onto roofs. Plantings may be suspended or placed on pedestals or placed in decorative containers with applicable irrigation devices. When decorative and plant items that were previously approved are to be changed to similar items and are in compliance with the Design Guidelines, re-application is not required.

4.2.3 Commonly Used Plant Material.

Refer to the Exhibit regarding COMMONLY USED PLANT MATERIALS found in this document for a list and description of recommended plant materials. Use of artificial flowers or trees anywhere outside the roofed area of the house is prohibited. Use of annual plants in planting beds as described above is acceptable without prior approval.

4.2.4 Irrigation Systems.

All landscaped plantings shall be maintained by a fully automatic underground watering system. When using sprinklers, care should be taken to avoid over spray on patios, sidewalks, streets, and driveways ("hardscape"), structures, windows, and adjacent properties.

4.2.5 Landscape and Lawn Maintenance.

Owners shall maintain all shrubbery, sod, trees, and other landscaping installed or existing on their Lot in a neat, clean, orderly, and healthy condition. Lawns shall be comprised of grass sod and shall be cut and edged next to all concrete or asphalt surfaces and shall be regularly mowed and maintained. Decorative rock yards, paved yards, or yards in which ground cover is greater than 50% are specifically prohibited. All shrubbery shall be regularly trimmed and maintained to assure health and attractive condition. Trees shall be monitored for growth. The removal of trees for any reason shall be approved by the Reviewing Body. All non-lawn areas shall be kept free from excessive weeds or unsightly undergrowth or brush. The Owner's maintenance and care obligations shall apply to all portions of the Lot including any easements located on or adjacent to, including front, side, and rear road and utility easements.

4.2.6 Swales.

Plants, flowers, shrubs, and trees shall not be planted in the swale such as to obstruct storm drainage along the side yards of the Lot.

4.3 General Landscaping Criteria.

Basic planting requirements should, at a minimum, address the following areas:

4.3.1 Approvals.

The reviewing body will review proposed landscape plans in their entirety with special attention to property lines. easements, and set back lines. Provided with this document is a list of planting contained in the Exhibit regarding COMMONLY USED PLANT MATERIALS which identifies plants indigenous to this area. This list is not all encompassing and other plantings not specified on the COMMONLY USED PLANT list will be considered.

4.3.2 Permitted Ground Cover.

The ground surfaces of all Lots except that occupied by hardscape or structures shall be covered with a combination of landscaping, sodded grass lawn, planted ground cover, and approved mulch materials as listed in the Exhibit regarding APPROVED INERT MATERIALS found in this document. The sodded grass lawn area shall not be less than 50% of the total ground surface area. Centipede grass shall be used unless otherwise approved by the Reviewing Body. Approval shall be secured from the Reviewing Body for a living ground cover prior to the commencement of work. For the purpose of these Design Guidelines, topsoil or decomposed granite shall not be considered inert material. No artificially colored or painted rock shall be permitted. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns, or any other communication.

In order to prevent soil erosion and to maintain positive drainage, the original grades of the Lot shall be maintained during landscape and sod installation. For this reason, a minimum sod buffer of 10 feet on the front curb must be maintained as a drainage area. For those properties located on or near a lagoon, the tagoon top of slope and banks are included in the sod buffer requirements. The Lot Owner shall hold harmless the Developer and Community Association for any property damage, including damage to the house, caused by an alteration of the grades or changes in the drainage patterns in connection with the design, installation, or maintenance of Owner's landscaping done by Owner or hired landscape contractor.

4.3.3 Dead or Diseased Plantings.

Dead or terminally diseased plant shall be promptly removed and all material resulting from the tree removal must be disposed of properly. If a removed tree is to be replaced, approval by the Reviewing Body is required. Trees removed and not replaced must be removed to grade level.

4.3.4 Restrictions on Paved Cover.

4.3.4.1 Driveways.

No concrete or other pavement may be located in driveway areas other than that which is initially included with the home. However, developer-installed driveways may be expanded a maximum of 24 inches on each side parallel to the sides of the original driveway. The addition of color or decorative pattern changes to paving materials may be allowed upon approval of the colors and/or designs.

Plans for ANY contemplated paving work (excepting that provided by Declarant) shall be approved in writing by the Reviewing Body BEFORE any work commences.

4.3.4.2 Walkways.

Walkways with Modification approval may be expanded to a maximum of 60 inches wide to include any decorative trim or edging. Walkways greater than 60 inches with justification from the owners will be given consideration from the Reviewing Body on a case by case basis. All modifications requests must be detailed with exact measurements and are limited to approved colors, patterns, textures, coatings, and material.

4.4 Landscape Accessories.

Landscape accessories are any items placed in the Lot that have not already previously discussed in these guidelines. All landscape accessories require approval. Placement and style of all landscape accessories shall be subject to approval on an individual basis consistent with the overall aesthetic scheme of The Haven. .. All landscape accessories mounted on entryway columns or walls shall be reviewed and approved or rejected based on overall design presented on the Modification request. Properties facing streets on two or more sides shall use landscaping to screen accessories. Applicants shall provide landscape plans that incorporate accessories to show how they are shrouded from adjacent property owner views.

4.4.1 Arbors

Arbor construction and installation shall be applied for and approved through the Reviewing Body and are considered a landscape accessory. The placement of arbor structures shall be at least 20 feet from any neighbor's Lot line and only in the rear yard. The maximum size of any arbor shall not exceed the height of 8 feet 6 inches, the width of 3 feet, and the depth of 2 feet with the wider dimension parallel to the rear Lot line. The arbor shall have approved vegetation, which will be required on the finished product. Application for size, materials, and placement shall be submitted and approved for prior to installation by the Reviewing Body. Vegetation shall be maintained to present a neat appearance with no overgrowth onto roofs or walkways.

4.4.2 Trellises

Trellis construction and installation shall be applied for and approved through the Reviewing Body and are considered a landscape accessory. The placement trellises shall be in a planting bed and only in the rear, side yard, and garage wall parallel to entry walkway. The maximum size of any trellis shall not exceed the height of 8 feet, the width of 3 feet, and the depth of 6 inches with the wider dimension parallel to the side or rear Lot line. The placement of a trellis in a side yard planting shall not be more than 2 feet from the wall of the house. The trellis shall have approved vegetation, which will be required on the finished product. Application for size, materials, and placement shall be submitted and approved for prior to installation by the Reviewing Body. Vegetation shall be maintained to present a neat appearance with no overgrowth onto roofs or walkways.

4.4.3 Ground Mounted Landscape Accessories.

Ground Mounted Landscape Accessories may not be in excess of 3 feet in height. Examples include, but are not limited to, low ground flags, statues, sculptures, bird baths, plant stands, potted plants, lawn ornaments, lighthouses, and other miniature structures.

4.4.4 Fountains

Fountains shall be limited in height to 4 feet 6 inches above the natural grade of the Lot. All fountains shall be of natural material, color, and design, each of which is compatible

with the overall architectural theme of The Haven at New Riverside. Fountains shall be permitted in the front yard and rear yard of all residential homes. No more than one fountain shall be permitted in each yard. Fountains shall be subject to review for style and placement.

4.4.5 Bird Houses/Feeders.

Bird houses/feeders shall be placed in rear yard only. Bat houses, butterfly houses, bird houses, and bird feeders shall be designed and placed to be in harmony with the surrounding environment. Houses and feeders other than Martin houses shall not exceed 8 feet above ground level. Martin houses shall not exceed two levels and shall not exceed 20 feet above ground level. No house or feeder shall constitute a hazard to neighboring properties or be a home for pest animals.

4.4.6 Holiday Decorative Accessories.

Refer to Rules & Regulations for additional information.

4.4.7 FIRE PITS AND OUTDOOR FIREPLACES

4.4.7.1 Town of Bluffton Regulations

In order to install a gas operated fire pit or an outdoor fireplace, a building permit is required by the Town of Bluffton. Additional information may be obtained through the Town of Bluffton's Building Department.

4.4.7.2 Fire Pits

Fire Pits shall be located in rear yard areas only, not to exceed 48" in diameter and 24" in height. Fire Pits must burn natural gas or propane; **wood-burning Fire Pits are not allowed under any circumstances.** *Fire Pits must have a concrete, stone, pavers, or other non-combustible material forming an apron completely around the pit area to prohibit flames from spreading to adjacent combustible areas/materials. Fire Pits must be located away from trees, shrubbery and overhanging limbs. Fire Pit plans must be submitted to the Modifications Committee for approval.*

4.4.7.3 Outdoor Fireplaces

Fireplace plans must be submitted if it is detached from the main structure. If it is part of the structure of the home and/or part of the home patio/deck, it must be submitted with plans to the Modifications Committee for plan review and approval. Outdoor Fireplaces may burn natural gas or propane. Outdoor Fireplace construction must meet all building codes for structural integrity and shall have an exterior finish to match or complement the exterior of the home.

4.5 Plastic Sheeting.

The use of solid plastic sheeting or polyethylene over ground cover areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil. Weed control fabrics may only be used with prior approval of the Reviewing Body. All weed control fabrics must be kept thoroughly covered with a 3 to 4 inch layer of approved mulch material.

4.6 Fencing/Privacy Hedging.

4.6.1 Fence Guidelines.

Fencing is permitted within the building setbacks as shown on the Exhibit regarding BUILDING SETBACKS found in this document, however, NO fencing shall be permitted on an easement. Only the fences described below shall be permitted to be constructed by the Owner. All fencing is subject to approval of the Reviewing Body.

Fence material shall be black wrought iron or black aluminum. Wood and chain link (or chicken-wire or similar) fencing is not permitted. All fences shall be 4 feet in height unless otherwise stated below or required by town, county, and/or state codes. Vertical members of the fence may range ½ inch in width to 1½ inches in width. Vertical members of the fence shall not be less than 2½ inches apart and not greater than allowed by Town of Bluffton building code. All fences shall have landscaping installed on the outside of the fence and such landscaping shall be installed within 30 days after the fence is completed. Fence installation is considered complete when the fence and gates have been installed and the owner has beneficial use of the fence. Landscaping must include 3 to 5 gallon size plants, as described in in the Exhibit regarding COMMONLY USED PLANT MATERIALS found in this document, planted at 3 to 4 foot intervals along the entire perimeter of the fence. All fences shall be repainted when necessary to maintain original appearance.

Gates shall be the same material and height as the fence.

4.6.1.1 Perimeter Fences.

All perimeter fences shall originate from the rear third of each side of the Dwelling Unit. Wetland, wooded, or preserve Lots in which the required distance from the rear property line, as stated in the Exhibit regarding BUILDING SETBACKS found in this document, is equivalent to the tree line do not require landscaping at the portion of the fence obscured by the tree line. If the tree line of a wetland, wooded, or preserve Lot is closer to the property line than the required rear property line distance, the rear portion of the fence may be extended to the tree line as long as the fence does not encroach on an easement. Landscaping is not required on the portion of the fence obscured by the tree line.

4.6.1.2 Decorative Fences.

Decorative fences shall be allowed at the front entry and in the rear yard to create a courtyard.

4.6.2 Privacy Hedging.

Plantings used for screening or landscaping along property lines shall be located or designed to not interfere with swale drainage. No plant or other landscaping may be located on an easement. Plantings must be maintained by the Owner to be aesthetically pleasing to neighboring property owners (plant overgrowth, weed and grass encroachment on neighboring properties shall be controlled).

4.7 Ancillary Equipment.

4.7.1 Window and Roof Mounted Equipment.

Window and roof mounted equipment (including mechanical, air conditioning, and solar heating equipment) shall not be allowed. Supplemental heating and cooling equipment may be installed in walls, and attic ventilation devices may be installed on the roof, with approval of the Reviewing Body.* All ground mounted mechanical equipment, generators or other service areas such as utility boxes shall be screened and allow for access to equipment for servicing. *A sound barrier may be required for added equipment.*
*

4.7.2 Exterior Appliances.

Installation of exterior water softeners, water filters, or compost containers/piles, gardening storage areas and any hardscape enclosing areas (See Pool Spas and Water Features) are permitted with adequate screening.

4.7.3 Interior Water Treatment.

All interior water treatment systems shall be connected to the sewage system.

4.7.4 Antennas, Aerials, and Satellite Dishes.

No antenna, aerial, satellite dish, or other device for the transmission or reception of television, or radio (including amateur or ham radios) signals of any kind will be allowed outside the Dwelling Unit, except those antennas whose installation and use is protected under Federal law or regulations (generally, certain antennas under one meter in diameter). The location and positioning of the antenna is decided by the owner working with the sevice provider within the confines of applicable Federal regulations, i.e., without precluding reception of a quality signal, or unreasonably increasing the cost of the antenna or device. Installtion does not require prior approval.

4.7.4.1 Visual Impact.

The antenna or other device is designed to assure the minimal visual intrusion possible (i.e., is located in a manner that minimizes visibility from the street and preserves the community wide standard). The following are preferred locations.

- *Rear of the house, below the ridgeline.*
- *Rear of the house, attached to the roof or the fascia.*
- *Side of the house, toward the rear, attached to the roof or fascia.*
- *Side of the house, toward the rear, attached below the eave.*
- *Ground mounted, rear yard, painted and screened with shrubs.*
- *Ground mounted, side yard, toward the rear yard, painted and screened with shrubs.*

4.7.4.2 Compliance.

Ground mounted installations require a landscape plan. Within one week following installation of the antenna, the owner shall submit an Application for Approval of Property Modification with a landscape plan for minimizing antenna visibility from the street and from adjacent homes. The landscape plan shall include the following:

- *A Plot Plan showing the location of the antenna on the property*
- *A planting diagram indicating location of new plants*
- *A plant list of materials including plant names and size (5 or 7 gallon only)*
- *Recommended plants (Bottle Brush, Prodocarpus, and Virburnum) are fast growing and deer resistant.*

4.7.5 Mechanical Equipment.

Mechanical equipment or other service areas such as utility boxes shall be screened and allow for access to equipment for servicing.

4.8 Lighting.

The Owner is required to submit an application to the Reviewing Board for review for all exterior lighting to include location and wattage. No exterior lighting shall be permitted that constitutes a nuisance or hazard to any Owner or Resident. Refer to the Exhibit regarding Recommended Landscape and Pathway Lighting Guide found in this document

4.8.1 Landscape/Walkways.

Illumination of landscaping (36 inches high or less), as well as for walks and driveways shall be accomplished with low wattage fixtures, ground mounted. Decorative low voltage/solar light fixtures for low-level landscape and path lighting are permitted. Fixtures shall be installed and maintained in a vertical position. A maximum quantity of 12 low-voltage or solar lights may be installed in front yards. A maximum quantity of 12 low-voltage or solar lights may be installed in rear and side yards (combined).

4.8.2 Large Bushes/Trees.

Illumination of large bushes and trees shall be accomplished with standard or low voltage (flood or spot) light fixtures, ground mounted, and aimed vertically upward.

4.8.3 Spotlights/Floodlights.

Exterior spotlight and floodlight fixtures shall be either non motion or motion detector fixtures. Exterior spotlight and floodlight fixtures location(s), other than the original construction of the dwelling location(s), require approval of the Reviewing Board.

4.8.4 Lampposts.

Lampposts (measured to the top of lighting fixture) shall not exceed 80 inches in height. A lamppost may have no more than two globes. Globes shall not create a lighting nuisance to surrounding properties. A lamppost is not considered a landscape accessory.

4.8.5 Fence/Building Mounted.

Exterior fence or building mounted light fixtures, including motion detector, spotlights and floodlights shall conform to the architecture of the house and be subject to approval of the Reviewing Body. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and to direct the light downward.

4.8.6 Landscape Requirements.

Junction boxes shall be placed below grade to minimize day-time visibility of the hardware.

4.9 Pools, Spas, and Water Features.

Above-ground spas and hot tubs are permitted only if surrounded by a screen enclosure or sun room.

For approval of in-ground pool, in-ground spa, or water feature excavation, the Owner shall submit all plans to the Reviewing Body for approval prior to commencing excavation. In some

cases, it may be necessary to obtain approval from the appropriate Governing Authority. It will be necessary for a licensed and insured contractor to evaluate feasibility and manage the installation of pools and spas.

A fence or screen structure shall be constructed around in-ground pools and in-ground spas in accordance with the provisions of these Guidelines. Pool/spa mechanical equipment shall be positioned adjacent to the house and obscured from view with shrubs or other landscape features.

The excavation site shall be well maintained for safety purposes. Attention shall be given to the grading and drainage to prevent erosion.

REVIEWING BODY SUBCOMMITTEES.

The Reviewing Body may, as it deems necessary, establish and abolish subcommittees of the Reviewing Body relating to the performance of specific duties to assist the Reviewing Body. Any authorized agent of the Reviewing Body, or of any Subcommittee established by the Reviewing Body, shall be authorized to perform the plan review and inspection of Lots required pursuant to these Design Guidelines. The operations and procedures of a Reviewing Body Subcommittee shall be established by the Reviewing Body upon its formation.

The Reviewing Body Chairman shall appoint all members of a Reviewing Body Subcommittee. At least one Reviewing Body member shall be a member of the Reviewing Body Subcommittee. That member shall act as Chairman of the subcommittee. Appointees to the Reviewing Body Subcommittee need not be architects, owners, lessees, or residents and do not need to possess any special qualifications of any type except such as the Reviewing Body may, in its discretion, require. The Chairman will have authority to dismiss or replace Subcommittee members.

ENFORCEMENT OF GUIDELINES AND REVIEWING BODY ACTIONS.

In the event of a violation of these Design Guidelines or any decision of a Reviewing Body, the Declarant or the Board may take any enforcement action authorized by the By-Laws or the Declaration.

Any changes or amendments to the Design Guidelines shall only apply to construction and modifications commenced after the date of such amendment. Changes shall not require modification or removal of structures previously approved once the approved construction has commenced. However, changes to, or replacement of, previously approved projects SHALL comply with the Guidelines in effect at the time of the new modification application.

AMENDMENTS TO DESIGN GUIDELINES.

Declarant may amend, modify, or supplement the Design Guidelines at any time as long as it owns any portion of the Properties or has the right to annex additional property in accordance with the Declaration. Thereafter, the Reviewing Body, or if the Reviewing Body is not established, the Board of Directors shall have the authority to amend or change the Design Guidelines. Any amendments, modification or supplements shall apply to construction and modification commenced after the date of such amendment only and shall not require modification or removal of Modification Activity previously approved once the approved construction or modification has commenced.

DECLARANT IMPROVEMENTS.

As part of the planning and development of The Haven at New Riverside, Declarant has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, park preserves (open space), streets, model home packages, a sales pavilion, and a recreation center. Market conditions, styles, marketing strategies, or other factors may cause Declarant to change the type of models, size of homes, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials, or the landscaping on the common area.

AUTHORIZATION BY DECLARANT.

Del Webb Inc.

Signed: _____ *Signed:* _____

Title: _____ *Title:* _____

Dated: _____ *Dated:* _____

EXHIBIT A - BUILDING SETBACKS

A building setback line is defined as the minimum allowable horizontal distance from a given point or line of reference, such as a street right-of-way or property lines, to the nearest point of a foundation or supporting post or pillar of any applicable structure.

The building setbacks described below are applicable to The Haven at New Riverside and recognized by the Reviewing Body. Notwithstanding any other provision of law, all building setbacks shall meet these requirements, except for such buildings which are built by Declarant pursuant to approvals obtained from Beaufort County or Town of Bluffton, as applicable.

Front Yard:	*15 feet minimum*
Side Yard:	*5 feet minimum*
Rear Yard:	*10 feet minimum*
Rear Yard adjacent to freshwater wetland:	*20 feet minimum*

EXHIBIT B – DEFINITION OF FRONT, REAR & SIDE YARD

YARD DEFINITION DIAGRAM

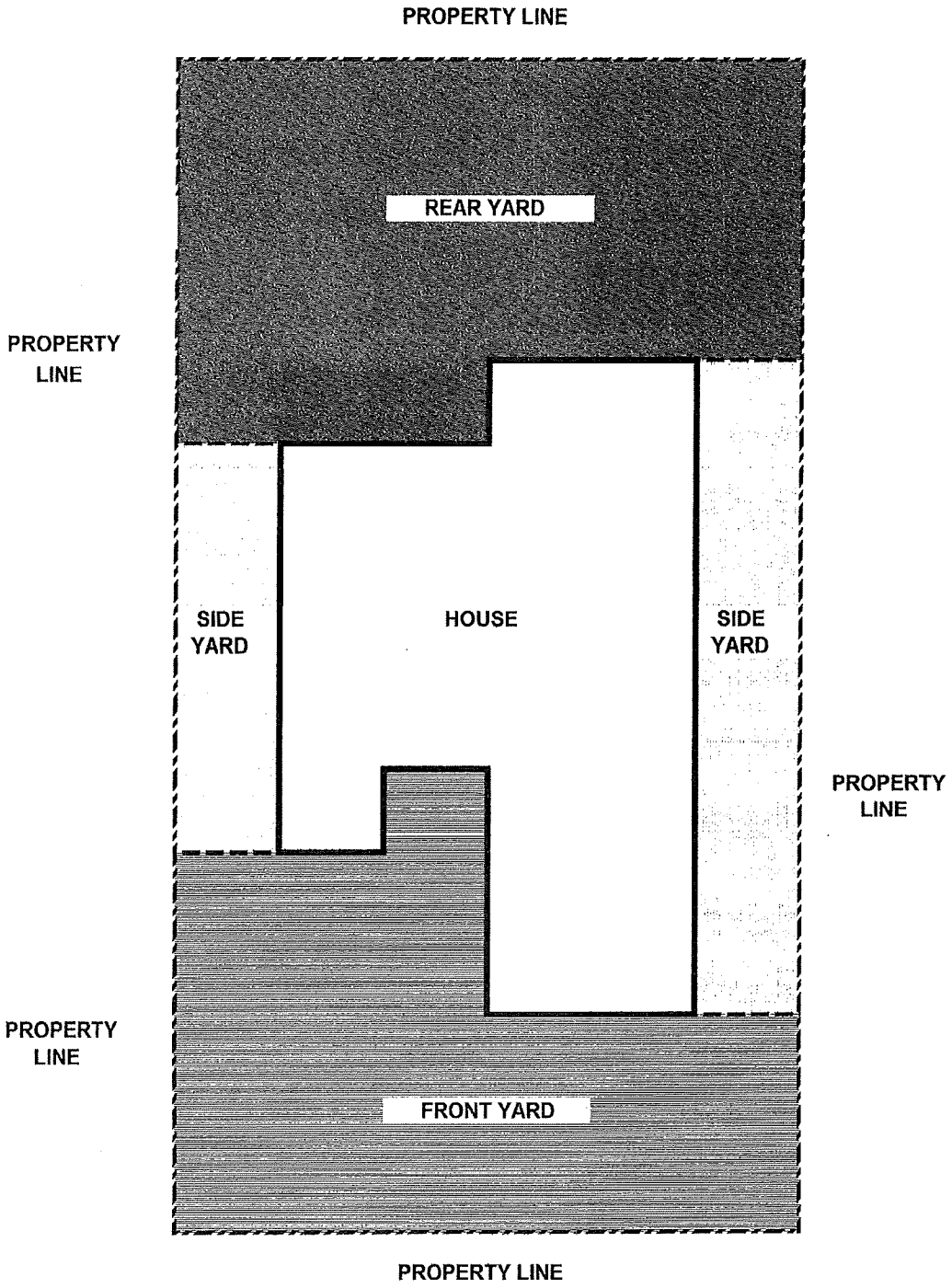


EXHIBIT C - COMMONLY USED PLANT MATERIALS
**On Indigenous Trees of Bluffton*

Large Trees

*Southern Sugar Maple (Acer Barbatum)
Florida Maple (Acer Floridian)
*Box Elder (Acer Negundo)
*Red Maple (Acer Rub rum)
*Water Hickory (Carya Aquatic)
*Bitternut Hickory (Carya cordiformis)
*Pignut Hickory (Carya Glabra)
*Pecan (Carya Illinoensis)
* Nutmeg Hickory (Carya Myristiciformis)
*Shagbark Hickory (Carya Ovata)
*Sand Hickory (Carya Pallida)
*Mockernut Hickory (Carya Tomentosa)
*Hackberry (Celtis Occidentalis
*Sugarberry (Celtis Lavigata)
* American Beech (Fagus Grandifolia)
*Maidenhair Tree (Ginko Biloba)
*Honey Locust (Gleditsia Triacanthos)
* Black Walnut (Juglans Nigra)
*Red Cedar (Juniperus Virginiana)
*Rotundiloba (Liquidambar Styracifflua)
*Sweetgum (Liquidambar Styracificua)
*Tulip Tree (Liriodendron tulipifera)
*Ash Magnolia (Magnolia Ashei)
*Southern Magnolia (Magnolia grandiflora)
* Red Mulberry (Morus Rubra)
*Swamp Blackgum (Nyssa Biflora)
*Water Tupelo (Nyssa Aquatic)
*Ogeechee Lime (Nyssa Ogeche)
*Black Gum (Nyssa Sylvatica)
*Shortleaf Pine (Pinus Echinata)
*Slash Pine (Pinus Elliottii)
*Spruce Pine (Pinus Glabra)
*Longleaf Pine (Pinus Palustris)
*Pond Pine (Pinus Serotina)
*Loblolly Pine (Pinus Taeda)
Chinese Pistache (Pistacia chinensis)
*Sycamore (Platanus occidentalis)
*White Poplar (Populus Alba)
*Black Cherry (Prunus Serotina)
*Sawtooth Oak (Quercus Acutissima)
*White Oak (Querecus Acutissima)
*Scarlet Oak (Quecus Coccinea)
*Southern Red Oak (Quercus Falcata)
*Ringcupped Oak (Quercus Glauca)
*Bluejack Oak (Quercus Incana)
*Laurel Oak (Quercus Laurifolia)

*Overcup Oak (Quercus Lyrata)
*Blackjack Oak (Quercus Marilandica)
*Swamp Chestnut Oak (Quercus michauxii)
*Water Oak (Quercus Nigra)
*Willow Oak (Quercus phellos)
*Shumard's Red Oak (Quercus Shumardii)
*Post Oak (Quercus Stellata)
*Black Oak (Quercus Velutina)
*Live Oak (Quercus Virginiana)
* Black Locusts (Robina Pseudoacacia
*Pond Cypress (Taxodium Ascendens)
*Bald Cypress (Taxodium distichum)
*Carolina Basswood (Tilia Caroliniana)
*Winged Elm (Ulmus Alasta)
*American Elm (Ulmus Americana)
*Slippery Elm (Ulmus Rubra)

Medium Trees

*American Hombeam (Carinus Caroliniana)
Japanese Maple (Acer palmatum)
River Birch (Betula nigra)
*Redbud (Cercis canadensis)
*Green Ash (Fraxinus Pennsylvanica)
*Loblolly Bay (Gordonia Lasianthus)
*Carolina Silverbell (Halesia Caroliniana)
Leyland Cypress (x Cupressocyparis leylandii)
Nelli R. Stevens Holly (Ilex aquifolium x cornuta 'Nellie R. Stevens')
*East Palatka Holly (Ilex x attenuata 'East Palatka')
*Foster Holly (Ilex x attenuata 'Fosteri')
*Savannah Holly (Ilex x attenuata 'Savannah')
*American Holly (Llex Opaca)
Weeping Yaupon Holly (Ilex vomitoria 'pendula')
Goldenrain Tree (Koelreuteria paniculata)
Crape Myrtle (Lagerstroemia indica - Varieties 'Cherokee', 'Muskogee', 'Natchez, and 'Tuscarora')
Tree Form Wax Leaf Privet (Ligustrum lucidum)
Little Gem Magnolia (Magnolia grandiflora 'Little Gem')
Saucer Magnolia (Magnolia soulangiana)
*Sweet Bay Magnolia (Magnolia virginiana)
Eastern Hophornbeam (Ostya Virginiana)
*Carolina Cherry (Prunus Caroliniana)
Japanese Flowering Cherry (Prunus serrulata 'Kwanzan')
Yoshino Cherry (Prunus yedoensis)
*Sassafras (Sassafras Albidum)
*Olive Maple (Acer Oliveranum)
*Downy Serviceberry (Amelanchier Arborea)
*Shadblow Serviceberry (Amelanchier Canadensis)
*Paper Mulberry (Broussonetia Papyrifera)
*Buckthorn Bumelia (Bumelia Lycoides)
*Tough Bumelia (Bumelia Tenax)
*Iron Wood (Carpinus Caroliniana)
*Chinquapin (CCastanea Pumila)

*Common Catalpa (Catapla Bignoioides)
*Dove Tree (Davidia Involucrate)
*Persimmon (Diospyros Virginiana)
*Sweet Fig (Ficus Carica
*Carolina Ash (Fraxinus Caroliniana)
*Pumpkin Ash (Fraxinus Profunda)
*Water Locusts (Gleditsia Aquatica)
*Two Winged Silverbell (Halesia Diptera)
*Hume Holly (Ilex Attenuata)
*Lusterleaf Holly (Ilex Latifolia)
*Southern Red Cedar) Juniperus Siliciola)
*Osage Orange (Maclura Pomifera)
*Pyrimid Magnolia (Pyramid Magnolia)
*Devil Wood (Osmanthus Americanus)
*Jerusalem Thorn (Parkinsonia Aculeate)
*Red Bay (Persea Bornonia)
*Eastern Cottonwood (Populus Dettoides)
*Swamp Cottonwood (Populus Heterophylla)
*Common Pear (Pyrus Communis)
Aristocrat Pear (Pyrus calleryana 'Aristocrat')
*Weeping Willow (Salix Babylonica)
*Black Willow (Salix Nigra)
Calloway Crabapple (Malus pruniflora 'Calloway')
Tree Form Wax Myrtle (Myrica cerifera)
Palmetto (Sabal palmetto)
Windmill Palm (Trachycarpus fortunei)

Small Trees

*Paperbark Maple (Acer Griseum
*Red Buckeye (Aesculus Pavia)
*Common Alder (Alnus Serrulata)
*Devil's Walking Stick (Aralia Spinosa)
*Strawberry Tree (Arbutus Unedo)
*Pawpaw (Asimina Triloba)
*Gum Bumelia (Bumelia Lanuginose
*Shrub Hickory (Carya Flodidana)
*Hackberry (Celtis Tenuifola)
*Fringetree (Chionanthus Virginicus)
*Buckwheat Tree (Cliftonia Monophyllis)
*Dogwood (Cornus Alterifolia)
*Dogwood (Cornus Florida)
*Stiffwood (Cornus Foemina)
*Mary Haw (Crataegus Aestivalis)
*Parley Hawthorne (Crataegus Marshallii)
*Green Hawthorn (Crataegus Viridis)
*Cudrania Tricuspidata)
*Swamp Cyrilla (Cyrilla Racemifora)
*Loquat (Eriobotrya Japonica)
*Eastern Corabean (Erythria Herbacea)
*Silver Dollar Tree (Eucalyptus Polyanthemos)
*Swamp Privet (Forestiera Acuminata)
*Franklinia (Franklinia Altamaha

*Witch Hazel (Heramelis Virginiana)
*Dahoon Holly (Ilex Cassine)
*Possumhaw (Illex Decidua
*Myrtle Leaf Holly (Ollex Myrtifolia)
*Perny Holly (Ilex Pernyii)
*Perny Holly (Ilex Pernyii)
*Weeping Holly (Ilex Vomitoria)
*Yaupon Holly (Ilex Vomitoria)
*Red Cedar (Juniperus Virginiana)
*Goldenraintree (Koelreuteria Bipinnata)
*Cherokee,Muskogee, Natchez Crape Myrtle (Lagerstroemia Indica Faurei)
*Littlehip Hawthorn (Crataefus Spathulata)
*Southern Crabapple (Malus Angustifolia)
*Callaway Crabapple (Malus Prunifolia)
*White Mulberry (Morus Alba)
*Fortune Tea Olive (Osmanthus Fortunei)
*Fragrant Tea Olive Osmanthus Fragrans)
*Hollyleaf Osmanthus (Osmanthus Heterophyllus)
*Sourwood (Oxydendrum Arboreum)
* Pinkneya Feverbark (Pinckenya Bracteata)
*Planetree (Planera Aquatica)
*Chicksaw Plum *Prunus Angustifolia)
*Purple-leafed Plum (Prunus Cerasifera)
*Cherry Plum (Prunus Cerasifera)
*Hog Plum (Prunus Granatum)
*Flowering Apricot (Prunus Mume)
*Flowering Peach (Prunus Persica)
*Flatwood Plum (Prunus Umbrellata)
*Pomegranate (Punice Granatum)
*Turkey Oak (Quercus Laevis)
*Myrtle Oak (Quercus Myrtifolia)
*Sand Live Oak (Quercus Virginiana)
*Buckthorn (Rhamnus Carolinaianus)
*Winged Sumac (Rhus Copallina)
*Coastal Plain Willow (Salix Caroliniana)
*Soapberry (Sapindus Marginatus)
* Southern Plum
*Silky Stewartis (Stewartia Malacodendron)
*American Snowbell (Styrax Americanus)
*Horsesugar Sweetleaf (Symplocos Tinctoria)
*Sparkleberry (Vaccinium Arboreum)
*Lilic Chastertree (Vitex Agnus-Castus)
*Hercules Club (Zanthoxylum Clava-Herculis)

Palms and Cycad:

*Sago Cycas (Cycas Revolute)
*Needle Palm (Rapidophyllum Histrix)

*Scrub Palmetto (Sabal Etonia)
*Dwarf Palmetto (Sabal Minor)
*Cabbage Palmetto (Sabal Palmetto)
*Saw Palmetto (Serenoa Repens)
*Sago Cycas (Zamia Pumila)

D = Deciduous E = Evergreen

Large or Accent Shrubs (5-7 Gallon) Shrubs indicated with an 'SH' require shade.

E-Anise (Illicium anisatum)
E-Azalea SH (Azalea indica - Varieties 'Formosa', 'George L. Tabor', 'G.G. Gerbing', 'Judge soloman', 'President
Clay', 'Red Formosa', and 'Southern Charm')
Semi E-Butterfly Bush (Buddleia davidii)
E-Bottlebrush (Callistemon citrinus)
E-Camellia SH (Camellia sasanqua)
E-Chinese Fringe (Loropetalum chinese, cultivars; Hines Prupole leafe, Burgandy, Blush)
E-Pampas Grass (Cortaderia selloana)
Semi E-Sago Palm (Cycas revoluta)
E-Gardenia (Gardenia jasminoides)
E-Burford Holly (Ilex cornuta 'Burfordii')
E-Wax Leaf Privet (Ligustrum lucidum)
E-Banana Shrub (Michello Figo)
D-Variegated Maiden Grass (Miscanthus sinensis 'variegata')
E-Waxmyrtle (Myrica Cerifera)
E-Nandina (Nandina domestica)
E-Oleander (Nerium oleander)
E-Tea Olive (Osmanthus fragrans)
E-Fortune's Tea Olive (Osmanthus fortunei)
E-Firehorn (Pyracantha koidzumi)
E-Pittosporum (Pittosporum tobira)
E-Podocarpus Yew (Podocarpus macrophyllus maki)
D-Purple Fountain Grass (Pennisetum setaceum 'Rubrum')
E-Sweet Viburnum (Viburnum odoratissium)
E-Laurustinus (Viburnum tinus)

Medium Shrubs (3-5 Gallon) Shrubs indicated with an 'SH' require shade.

E-Abelia (Abelia grandiflora)
D-Barberry (Berberis thunbergii 'Rose Glow' or 'Crimson Pygmy')
E-Boxwood (Buxus microphylla)
E-Dwarf Bottlebrush (Callistemon citrinus 'Little John')
E-Dwarf Burford Holly (Ilex cornuta 'Burfordii nana')
E-Carissa Holly (Ilex cornuta 'Carissa')
E-Dwarf Yaupon Holly (Ilex vomitoria 'Nana' or 'Schellings')
E-Florida Jasmine (Jasminum floridum)
Semi E-Primrose Jasmine (Jasminum mesnyi)
E-Dwarf India Hawthorn (Raphiolepsis indica)
E-Yucca (Yucca filamentosa)
E-Sanankwa Viburnum (Viburnum Suspensum)

Low Shrubs or Groundcovers (1 Gallon) - Space 1 to 6 feet apart; and 2 feet minimum from buildings. Shrubs indicated with an 'SH' require shade. Shrubs indicated with a 'V' are vines to be used with support.

E-Hollyfern SH (Cyrtomium falcatum)
E-African Iris (Dietes vegeta)
E-Dwarf Gardenia (Gardenia jasminoides 'radicans')
E-Carolina Jessamine V (Gelsemium sempervirens)
Semi E-Daylily (Hemerocallis hybrida)
D-Lantana (Lantana camara)
E-Big Blue Liriope (Liriope muscari 'Big Blue')
E-Variegated Liriope (Liriope muscari 'Silvery Sunproof')
E-Goldflame Honeysuckle V (Lonicera x heckrottii)
E-Trumpet Honeysuckle V (Lonicera sempervirens)
E-Blue Pacific Juniper (Juniperous conferta 'Blue Pacific')
E-Parson's Juniper (Juniperous davurica 'Expansa')
E-Blue Rug Juniper (Juniperous horizontalis 'Wiltonii')
E-Dwarf Japanese Garden Juniper (Juniperous procumbens 'Nana')
E-Dwarf Nandin* (Nandina domestica 'Harbor Dwarf' or 'Firepower')
E-Banks Rose V (Rosa bankiae)
E-Confederate Jasmine V (Trachelospermum jasminoides)
E-Lily of the Nile (Agapanthus)

EXHIBIT D - APPROVED INERT MATERIALS

Approved inert landscape materials shall include: bark, hardwood mulch, rock and/or stone of naturally pigmented color (i.e., as found in native form), rubber, and other materials as may be approved by the Reviewing Body from time to time.

Pine straw may be approved for reasonable use in bedding, around shrubs and trees, and along the exterior walls of the dwelling. Pine straw is not acceptable as a sod substitute.

Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the Reviewing Body and shall be in writing.

Approved inert hardscape materials shall include: concrete, brick, stone, concrete pavers, textured and painted coatings, natural pebble stone/epoxy coating, and other materials that may be approved by the Modifications Committee from time to time. Driveways shall be constructed of concrete or interlocking concrete pavers.

Exhibit E – Landscape Accessory Guide

All landscape accessories require advance approval. Colors, materials, style, size, quantity and placement shall be compatible with the house and the neighborhood.

Homeowners may mix and match accessory types listed below, subject to individual type limits. The maximum total of ALL accessories shall be no more than 10 (ten) per lot with no more than 5 (five) in the front lot area.

Landscape accessories are not permitted in the 10 foot sod buffer and/or the lagoon top of bank to include the slope is not permitted.

Type	Maximum Height	Maximum Quantity Per Item	Notes
Fountains	66 inches	1 per front/1 per rear	Outdoor electrical wiring per county code requirements
Bird Baths	3 feet	1 per front/1 per rear	
Bird Feeders/Houses	8 feet on pole	5 in rear yard only	Includes bat/bee/butterfly houses
Martin House	20 feet	1 per rear yard	2 level limit
Decorative Furniture and Plant Stands	3 feet high 5 feet wide	2 per front 2 per rear	At least 15 feet from curb in planting beds or on porch
Large Rocks/Boulders	18 inches	Reviewed on case basis	Planting beds only
Miniature Structures	3 feet	2 per rear yard	Wishing wells, lighthouses, bridges. Rear planting beds only
#Lawn Ornaments, Statues, all other Accessories	3 feet on ground 18 inches on wall	≤ allowed total	
Plant Containers/Pots in Planting Beds or on Hardscape	2 feet	≤ allowed total	Disposable nursery containers not permitted. Must contain live plants.
Plant Containers on Driveways	2 feet	1 on each side of garage door	No more than 3 feet from wall. Must contain live plants.
Fireplace/Fire Pits/ & Chimineas	Case by Case Basis	1 at the rear of the home	Shall be natural gas or propane. Wood burning not permitted

Exhibit F – Recommended Landscape and Pathway Lighting Guide

All landscape lighting requires advance approval. All requests must include the type of lights, the location and number of lights. The Owner is required to submit an application to the Reviewing Board for review for all exterior lighting modifications. No exterior lighting shall be permitted that constitutes a nuisance or hazard to any Owner or Resident.

Type	Application	Lumens	LED	Halogen	Incandescent	Notes
Pathway Lighting	Walkways	70	2.5W	10W	15W	Space 3-6 ft apart
Spot Light	Single tree, shrub, lawn landscapes	250	6.0W	35W	40W	2-4 ft in front/center of item to be illuminated
Wall Washer	Retainer Wall	100	3.0W	15W	20W	Use for large flat surfaces
Well Light	Ponds/ fountains	400	12.0W	65W	100W	Use for single lighting - not with other lights due to large wattage
Flood Light	Landscape Settings (per light)	250	6.0W	35W	40W	Accent lighting for settings
Bollard Light	Walkways	70	2.5W	10W	15W	Use with Pathway lighting for special effects

EXHIBIT G – Exterior Paint Pallets

Hardie Plank Lap Siding Homes

Color Group 1 (Siding) Toasted Pine Nut	
Lap Siding	Duron - Toasted Pine Nut SW 7696
Shake (as per elev.)	Duron -Stonebriar SW 7693
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Tricorn Black SW 6258
Stone Veneer (per elev.)	Coronado- Old Country Ledge/Brookside

Color Group 2 Intellectual Gray	
Lap Siding	Duron - Intellectual Gray SW 6158
Shake (as per elev.)	Duron - Anonymous SW 7046
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Tricorn Black SW 6258
Stone Veneer (per elev.)	Coronado-Tuscan Villa/ Dakota Brown

Color Group 3- Fuzxzy Peach	
Lap Siding	Duron -Trek Tan SW 7597
Shake (as per elev.)	Duron-Only Natural SW 7596
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Moroccan Brown SW 6060
Stone Veneer per elev	Coronado- Honey Ledge/Shasta

Color Group 4 Dorian Gray	
Lap Siding	Duron - Dorian Gray SW 6017
Shake (as per elev.)	Duron -Gauntlet Gray SW 7019
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Black Fox SW 7020
Stone Veneer (per elev.)	Coronado-Tuscan Villa/ Dakota Brown

Color Group 5 Mesa Tan	
Lap Siding	Duron -Mesa Tan SW 7695
Shake (as per elev.)	Duron-Blonde SW 6126
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Chateau Brown SW 7510
Stone Veneer per elev	Coronado- Honey Ledge/Shasta

Color Group 6 Requisite Gray	
Lap Siding	Duron - Sawdust SW 6158
Shake (as per elev.)	Duron - Cocoon SW 6173
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron-Ubane Bronze SW7048
Stone Veneer (per elev.)	Coronado-Tuscan Villa/ Dakota Brow

Color Group 7 Latte	
Lap Siding	Duron - Latte SW 6108
Shake (as per elev.)	Duron-Hopsack SW 6109
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Black Bean SW 6006
Stone Veneer per elev	Coronado- Honey Ledge/Shasta

Color Group 8 Moroccan Brown	
Lap Siding	Duron - Moroccan Brown SW6060
Shake (as per elev.)	Duron - Threshold Taupe SW 7501
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Manor House SW7501
Stone Veneer (per elev.)	Coronado- Old Country Ledge/Brookside

Color Group 9 Blonde	
Lap Siding	Duron - Blonde SW 6128
Shake (as per elev.)	Duron-Mesa Tan SW 7695
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Black Swan SW 6279
Stone Veneer per elev	Coronado- Old Country Ledge Brookside

Color Group 10 Hammer Silver	
Lap Siding	Duron - Hammer Silver SW 2840
Shake (as per elev.)	Duron - Requisite Gray SW7023
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Plum Brown SW 6272
Stone Veneer (per elev.)	Coronado- Honey Ledge/Shasta

Color Group 11 Oak Barrel	
Lap Siding	Duron -Oak Barrel SW 7714
Shake (as per elev.)	Duron-Tree Branch SW 7525
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Darkroom SW 7083
Stone Veneer per elev	Coronado- Old Country Ledge Brookside

Color Group 12 Mountain Road	
Lap Siding	Duron - Mountain Road SW7743
Shake (as per elev.)	Duron - Roycroft Mist Gray SW 2846
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco - White
Shutters & Front Door	Duron - Black of Night SW 6993
Stone Veneer (per elev.)	Coronado-Tuscan Villa/ Dakota Brown

Note: All shingle roofs shalle be Centurion Weathered Wood. All metal roofs shall be Drexmet #213 Dark Bronze.

Hardie Plank Lap Siding Homes Continued

Elevations 3 and 5

Color Group 13 (Siding) Colonial Revival Stone	
Lap Siding	Duron - Colonial Revival Stone SW 2827
Shake (as per elev.)	Duron - Portabello SW 6102
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - Best Bronze SW 6160
Stone Veneer per elev	Coronado- Old Country Ledge Brookside

Color Group 14 (Siding) Sawdust	
Lap Siding	Duron - Sawdust SW 6158
Shake (as per elev.)	Duron - Cocoon SW 6173
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - Andiron SW 6174
Stone Veneer per elev	Coronado-Tuscan Villa/ Dakota Brown

Color Group 16 (Siding) Relaxed Khaki	
Lap Siding	Duron - Relaxed Khaki SW 6149
Shake (as per elev.)	Duron - Downing Earth SW 2820
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - Black Bean SW 6006
Stone Veneer per elev	Coronado- Old Country Ledge Brookside

Color Group 17 (Siding) Whole Wheat	
Lap Siding	Duron - Whole Wheat SW 6121
Shake (as per elev.)	Duron - Roycroft Suede SW 2842
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - Kaffee SW 6104
Stone Veneer per elev	Coronado- Honey Ledge/Shasta

Color Group 18 (Siding) Mega Greige	
Lap Siding	Duron - Mega Greige SW 7031
Shake (as per elev.)	Duron - Sycamore Tan SW 2855
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - Garret Gray SW 6075
Stone Veneer per elev	Coronado-Tuscan Villa/ Dakota Brown

Color Group 19 (Siding) Tony Taupe	
Lap Siding	Duron - Tony Taupe SW 7038
Shake (as per elev.)	Duron - Rookwood Clay SW 2823
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron- Otter SW 6041
Stone Veneer per elev	Coronado- Old Country Ledge Brookside

Color Group 20 (Siding) Renwick Rose Beige	
Lap Siding	Duron - Renwick Rose Beige SW 2804
Shake (as per elev.)	Duron - Quartersawn Oak SW 2836
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - French Roast SW 6069
Stone Veneer per elev	Coronado-Tuscan Villa/ Dakota Brown

Color Group 21 (Siding) Downing Straw	
Lap Siding	Duron - Downing Straw SW 2813
Shake (as per elev.)	Duron - Burlap SW6137
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - Iron Ore SW 7069
Stone Veneer per elev	Coronado- Honey Ledge/Shasta

Color Group 22 (Siding) Downing Stone	
Lap Siding	Duron - Downing Stone SW 2821
Shake (as per elev.)	Duron - Attitude Gray SW 7060
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - Rock Bottom SW 7062
Stone Veneer per elev	Coronado-Tuscan Villa/ Dakota Brown

Color Group 23 (Siding) Basket Beige	
Lap Siding	Duron - Basket Beige SW 6143
Shake (as per elev.)	Duron - Hopsack SW 6109
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - Roycroft Bronze Green SW 2846
Stone Veneer per elev	Coronado- Old Country Ledge Brookside

Color Group 24 (Siding) Bunglehouse Gray	
Lap Siding	Duron - Bunglehouse Gray SW 2845
Shake (as per elev.)	Duron -Silver Gray SW 0049
Trim Vertical Siding, Garage Door & Porch Ceiling	Duron - Pure White 7005
Gutters & Down Spouts	Masco White
Shutters & Front Door	Duron - Black Fox SW 7020
Stone Veneer per elev	Coronado-Tuscan Villa/ Dakota Brown

Note: All shingle roofs shalle be Centurion Weathered Wood. All metal roofs shall be Drexmet #213 Dark Bronze.

Stucco Homes:

Color Group 1 (Stucco) EGG Perfect	
Stucco Body	Master Wall - 500 Egg Perfect
Stucco Body 2	Master Wall - 618 Light Beige Perfect
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Blonde SW 6128
Shutters & Front Door	Duron - Rookwood Medium Brown SW 2807
Stone Veneer (per elev.)	Premier Stone - Stack/Chesapeake/Buff

Color Group 2 (Stucco) LUNAR	
Stucco Body	Master Wall - 464 Lunar Perfect
Stucco Body 2	Master Wall - 475 Chalk Perfect
Stucco Trim	Master Wall - 108 Burns White Perfect
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Bunglehouse Gray SW 2845
Shutters & Front Door	Duron - Enduring Bronze SW 7055
Stone Veneer (per elev.)	Premier Stone - Ledge/Sierra/Buff mortar

Color Group 3 (Stucco) FUZZY Peach	
Stucco Body	Master Wall - 606 Fuzzy Peach Perfect
Stucco Body 2	Master Wall - 120 Salmon Perfect
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Sands of Time SW 6101
Shutters & Front Door	Duron - Aurora Brown SW 2837
Stone Veneer (per elev.)	Premier Stone - Stack/Brown/Buff Mortar

Color Group 4 (Stucco) MOCKINGBIRD	
Stucco Body	Master Wall - 340 Mockingbird Perfect
Stucco Body 2	Master Wall - 330 Dove Gray
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Hammered Silver SW 2840
Shutters & Front Door	Duron - Black Magic SW 6991
Stone Veneer (per elev.)	Premier Stone - Ledge/Sierra/Buff mortar

Color Group 5 (Stucco) SANDLE BEIGE	
Stucco Body	Master Wall - 208 Sandle Beige Perfect
Stucco Body 2	Master Wall - 310 Ash Perfect
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Baguette SW 6123
Shutters & Front Door	Duron - Renwick Golden Oak SW 2824
Stone Veneer (per elev.)	Premier Stone - Stack/Chesapeake/Buff

Color Group 6 (Stucco) LONDON WHITE	
Stucco Body	Master Wall - 210 London White Perfect
Stucco Body 2	Master Wall - 920 Pinecone Perfect
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Diverse Beige SW 6079
Shutters & Front Door	Duron - Polished Mahogany SW 2838
Stone Veneer (per elev.)	Premier Stone - Stack/Oak Hill/Gray Mortar

Color Group 7 (Stucco) TAN PERFECT	
Stucco Body	Master Wall - 616 Tan Perfect
Stucco Body 2	Master Wall - 105 Gillam Perfect
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Hopsack SW 6109
Shutters & Front Door	Duron - Greenblack SW 6994
Stone Veneer (per elev.)	Premier Stone - Stack/Brown/Buff Mortar

Color Group 8 (Stucco) ADOBE	
Stucco Body	Master Wall - 900 Adobe Perfect
Stucco Body 2	Master Wall - 400 Crème Perfect
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Sensational Sand SW 6094
Shutters & Front Door	Duron - French Roast SW 6069
Stone Veneer (per elev.)	Premier Stone - Stack/Chesapeake/Buff mortar

Color Group 9 (Stucco) SUN	
Stucco Body	Master Wall - 103 Sun Perfect
Stucco Body 2	Master Wall - 408 Sandlewood Perfect
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Whole Wheat SW 6121
Shutters & Front Door	Duron - High Tea SW 6159
Stone Veneer (per elev.)	Premier Stone - Stack/Brown/Buff Mortar

Color Group 10 (Stucco) MOUNTAIN HAZE	
Stucco Body	Master Wall - 380 Mountain Haze Perfect
Stucco Body 2	Master Wall - 403 Weathered Perfect
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Light French Gray SW 0055
Shutters & Front Door	Duron - Black Magic SW 6991
Stone Veneer (per elev.)	Premier Stone - Stack/Oak Hill/Gray mortar

Color Group 11 (Stucco) SANDLEWOOD	
Stucco Body	Master Wall - 408 Sandlewood Perfect
Stucco Body 2	Master Wall - 616 Tan Perfect
Stucco Trim	Master Wall - Burns White 108
Porch Ceiling	Master Wall - Burns White 108
Siding / Garage Door	Duron - Latte SW 6108
Shutters & Front Door	Duron - Andiron SW 6147
Stone Veneer (per elev.)	Premier Stone - Stack/Chesapeake/Buff

Note: All Gutters	*Masco-White*

Note: All shingle roofs shall be Centurion Weathered Wood. All metal roofs shall be Drexmet #213 Dark Bronze.

EXHIBIT H: ALLOWABLE EXTERIOR ROOFED ADDITIONS

MODEL	BASE	SUN	FLEX	HOBBY	MAX	ALLOW. ADD
ABBEYVILLE	1656	110			1766	414 - 442
BLUFFTON COTTAGE	2051	183			2234	513 - 559
CASTLE ROCK	1755	113			1868	439 - 467
CHESTNUT GARDEN	2246	202			2448	562 - 612
COPPER RIDGE	1590	132			1722	398 - 431
CUMBERLAND HALL	2438	296			2734	610 - 684
DUNWOODY WAY	2430	230		156	2816	608 - 704
KENDALL PARK	1868	137			2005	467 - 501
MARTIN RAY	1961	192		124	2277	490 - 569
MORNINGSIDE LANE	2597	280			2877	649 - 719
NAPA VALLEY	2411	140			2551	603 - 638
SONOMA COVE	2536	187			2723	634 - 681
SURREY CREST	1705	157			1862	426 - 466
TANGERLY OAK	2562	201			2763	641 – 691
TIFTON WALK	1856	157			2013	464 - 503
VERNON HILL	1889	159	88	99	2147	472 - 537
WILLOW BEND	1919	212			2131	480 - 533

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WHY MODIFICATION GUIDELINES?

The Design Guidelines have been carefully developed to reflect a balance between individual rights and the good of the entire community. A Modification Committee is necessary to maintain these standards.

WHAT DO I NEED TO KNOW?

Section 1.3 of the Design Guidelines states the following about exterior changes to your home and property:

"The Owner is required to submit an application to the Reviewing Body and request review of plans for any Modification Activity prior to beginning the Modification Activity. Modification Activity, includes, but is not limited to:

- Removing of any tree.
- Constructing Improvements on a Lot.
- Modifying or adding to existing improvements (other than repainting an improvement in its original color).
- Installing a fountain, pool, spa or other water feature.
- Constructing or installing fences, walls, decks, fireplaces, permanent outdoor barbecue, or other hardscape, such as walks, driveways, paving, brick, masonry, railroad ties, wood trim, concrete, rocks flagstone or any inert material.
- Landscaping, irrigation, alteration of grades or drainage.
- Placing any object, ornament, monument, statue, sign, or similar accessory on a Lot that is visible.
- Placing any object, ornament, monument, statue, sign, or similar accessory on a Lot that is visible from the street or by neighbors, including lighting, flags or lawn ornaments. These guidelines may identify permitted exceptions.

All applications shall be submitted to the Modification Committee for approval prior to work commencing any modification activity."

WHAT IS THE PURPOSE OF THE MODIFICATION COMMITTEE?

As stated in the Modification Committee Charter:

"The Board's vision for the Modifications Committee is to maintain the aesthetics of The Haven at New Riverside through review of proposed construction changes or modifications to exteriors of all existing homes. Reviews shall be conducted fairly, consistently, and in accordance with the established Design Guidelines."

WHO ARE THE MEMBERS OF THE MODIFICATION COMMITTEE?

The Modification Committee is made up of a volunteer group of residents from The Haven community. Each member has made a 2 year commitment to serving the community. A list of the current members is posted on the bulletin board at The Retreat, the Modifications Applications Manual, and also at the front desk.

WHERE TO GET MORE INFO?

- The Community Manager or Staff
- The Haven Community Website
- Binder at The Retreat front desk
- Contact any member of the Modification Committee

FAQ's

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- Where do I get the Modification Application Forms?
  - From the staff at the front desk
  - From First Service Connect
  - In the rack of manuals at The Retreat
- What do I need to include with my application form?
  - A completed application form
  - A copy of your plot plan
  - Pictures of work to be done
  - Detailed plans or drawing of the modification, e.g., screen enclosures or landscaping.
  - Any applicable fees
- Why do I have to pay Modification Application Fees?
  - The fees cover the administrative costs of processing the applications.
- What are "Fast Track" items?
  - Fast Track items are types of changes that do not have to go through the entire review process. These items will be reviewed by the Community Manager.

♦Satellite Dishes
♦Solar Tube Lighting
♦Attic Exhaust Fans
♦Up to a (90) Day Extension to Modification Duration
♦Glass Inserts for Exterior Doors
♦Storm/Screen Doors for Exterior Doors
♦Entrance Doors Replacement
♦Rainwater Conductors
♦Gutters & Downspouts
♦Removal of Dead or Diseased Trees
♦Landscape Lighting
♦Yard Ornaments
♦Natural Stone for Mulch
♦Exterior Wall Decorations
♦Mailboxes Replacement
♦Garage Door Replacement

- Why do I have to attach a copy of my Plot Plan?
  - The Plot Plan helps the Modification Committee to identify your Building Setback Lines (BSL), your property lines, and any easements that may affect your modification request.
- What is the purpose of the Modification Committee? Why do we need one?
  - The Board's vision for the Modifications Committee is to maintain the aesthetics of The Have at New Riverside through review of proposed construction changes or modifications to exteriors of all existing homes. Reviews shall be conducted fairly, consistently, and in accordance with the established Design Guidelines.
- Why doesn't the Modification Committee meet more frequently?
  - The Modification Committee has identified multiple items as Fast Track items to help expedite the process. The number of requests received monthly for Committee Review only requires one meeting per month.
- What action can I take if my application is not approved by the Modification Committee?
  - Section 1.4 Final appeal from the Design Guidelines states:
    - Homeowners may appeal decisions of the Modifications Committee in writing to the Board of Directors in accordance with procedures established by the Board. Such appeals may be submitted should be submitted to the Community Manager for Board of Directors' consideration.

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Modification Request:

Fast Track Items

The below noted items are considered fast track items which may be approved by the Community Manger and are not subject to a modification request fee.

- Satellite Dishes
- Gutters & Downspouts
- Solar Tube Lighting
- Removal of Dead/Diseased Trees
- Attic Exhaust Fans
- Minor Expansion of Existing Planting Beds
- Up to (90) Day Extension to Modification Duration
- Landscape Lighting
- Yard Ornaments
- Glass Inserts for Exterior Doors
- Natural Stone for Mulch
- Storm/Screen Doors for Exterior Doors
- Exterior Wall Decorations
- Mailboxes Replacement and/or Painting
- Entrance Doors Replacement
- Garage Door Replacements