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After recording, please return to:
Steven M. Winter, Esq.
WINTER CAPRIOLA ZENNER, LLC
One Securities Center, Suite 800
3490 Piedmont Road, NE
Atlanta, Georgia 30305

Cross Reference: Deed Book: 21152
Page: 91

SUPPLEMENTARY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR EDINBURGH
(EDINBURGH VDL, LLC PROPERTY)

THIS SUPPLEMENTARY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR EDINBURGH (hereinafter referred to as the "Supplementary Declaration") is made this 29 day of November, 2011 by the **EDINBURGH HOMEOWNERS ASSOCIATION, INC.**, a Georgia nonprofit corporation (hereinafter referred to as the "Association") and **EDINBURGH VDL, LLC,** a Georgia limited liability company (hereinafter referred to as "Declarant").

WITNESSETH

WHEREAS, Pulte Home Corporation, a Michigan corporation, as "Declarant", executed that certain Declaration of Covenants, Restrictions and Easements for Edinburgh, recorded August 23, 2000 at Deed Book 21152, Page 91, *et seq.*, Gwinnett County, Georgia records; as amended by that certain First Amendment to the Declaration of Covenants, Restrictions and Easements for Edinburgh, recorded November 25, 2008 at Deed Book 49178, Page 491, *et seq.*, aforesaid records (hereinafter as further supplemented and/or amended from time to time, the "Declaration"); and

WHEREAS, Edinburgh VDL, LLC a Georgia limited liability company, acquired rights of Declarant under the Declaration pursuant to that certain Quitclaim Deed (Edinburgh), recorded on December 30, 2008 at Deed Book 49217, page 744, *et seq.*, aforesaid records; and

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WHEREAS, Article VII, Section 9 of the Declaration provides, in pertinent part, that "the Declarant shall be exempt from the architectural control provisions set forth in this Article VII, other than the provisions of Section 1 thereof"; and

WHEREAS, Declarant is the record title owner of the real property described in Exhibit "A" attached hereto and incorporated herein by this reference, said real property being certain Lots subject to the Declaration (said property hereinafter referred to as "Declarant's Lots"), and desires to subject such property to additional architectural control provisions as herein provided in addition to such architectural control provisions as such Declarant's Lots may be subject to under the Declaration; and

WHEREAS, the Association desires to join this Supplementary Declaration for the purpose of evidencing its consent hereto;

NOW THEREFORE, the undersigned hereby subjects Declarant's Lots to the provisions of this Supplementary Declaration. Such property shall be sold, transferred, used, conveyed, occupied and encumbered pursuant to the provisions of the Declaration and of this Supplementary Declaration, all of which shall run with the title to such property and shall be binding upon all persons having any right, title, or interest in such property, their respective heirs, legal representatives, successors, successors-in-title and assigns.

Article 1
Application of Design Guidelines

Notwithstanding anything in the Declaration to the contrary, the design guidelines adopted under the Declaration and attached as Exhibit "B" hereto and by this reference incorporated herein (the "Design Guidelines") shall be binding on all Declarant's Lots in addition to any applicable architectural control provisions contained in the Declaration. Any structure, improvement or landscaping improvement placed or made on, in or to all or any of Declarant's Lots in violation of the Design Guidelines shall be deemed to be nonconforming. The Association, acting through the Board of Directors, shall have the right, authority and standing to enforce the terms and provisions of the Design Guidelines or any violations thereof in the same manner as enforcement actions taken under Article VII, Section 8 of the Declaration and/or in the same manner as any other enforcement action as provided in the Declaration, including, without limitation, by the collection of costs, including, without limitation, reasonably attorneys' fees actually incurred, associated with any such enforcement action, and may pursue any and all other remedies available at law and equity to enforce the provisions of this Supplementary Declaration. The Design Guidelines applicable to each of Declarant's Lots hereunder shall not be amended or otherwise modified without the written consent of the Association, acting through its Board of Directors, and the Declarant.

Article 2
Duration

The covenants, conditions, restrictions and easements contained in this Supplementary Declaration shall be binding upon Edinburgh VDL, LLC, a Georgia limited liability company,

and its successors, successors-in-title, legal representatives, and assigns, and shall run with title to each of Declarant's Lots, and shall inure to the benefit of and shall be enforceable by the Association, its successors, and assigns, until the date that each such Lot is first occupied for residential purposes. A Lot shall be occupied for residential purposes when it has been improved with a dwelling and has been conveyed to an Owner who intends to occupy and use the structure as a residence, or, if the dwelling is occupied as a residence before such conveyance, the date of such occupancy. Any conveyance of all or any of Declarant's Lots shall also convey the rights, privileges, duties and obligations contained in this Supplementary Declaration regardless of whether or not specific mention is made of this Supplementary Declaration and regardless of whether or not a specific conveyance is made of, or subject to, the rights, privileges, duties and obligations herein.

Article 3
Definitions

Unless otherwise defined herein, the capitalized terms used in this Supplementary Declaration shall have the same meaning as set forth in the Declaration.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, being Declarant and an Owner, as owner of Declarant's Lots, does hereby declare and consent, on behalf of such Owner and such Owner's successors, legal representatives, successors-in-title and assigns, that from and after the date hereof said property of Owner shall be owned, held, transferred, sold, conveyed, used, occupied, and encumbered subject to all of the terms, provisions, covenants, restrictions and easements contained in the Declaration and this Supplementary Declaration.

DECLARANT AND OWNER: **EDINBURGH VDL, LLC**, a Georgia limited liability company

By: LMVDL, LLC, a Georgia limited liability company, Manager

By: LAM INVESTORS, LLC, a Georgia limited liability company, Manager

By: _____ (SEAL)
Larry Milder, Manager

Signed, sealed, and delivered
in the presence of:

_____
WITNESS

_____
NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]

SCOTT MILDER
NOTARY PUBLIC
MY COMMISSION EXPIRES
OCTOBER 16, 2015
FORSYTH COUNTY, GEORGIA

IN WITNESS WHEREOF, the undersigned has caused this Supplementary Declaration to be executed under seal the day and year first above written.

ASSOCIATION: **EDINBURGH HOMEOWNERS ASSOCIATION, INC.**, a Georgia nonprofit corporation

By: _____

Print Name: David Hancock

President

Attest: _____

Print Name: Gregory Jones

Secretary

Signed, sealed and delivered in the presence of

_____

Witness

_____

Notary Public

[AFFIX NOTARY SEAL]

[AFFIX CORPORATE SEAL]

EDINBURGH HOMEOWNERS ASSOCIATION, INC. CORPORATE SEAL June 2, 2009 GEORGIA

NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires Nov. 11, 2013

EXHIBIT A
LEGAL DESCRIPTION
(Edinburgh)

ALL THAT TRACT or parcel of land lying and being in Land Lots 311, 312, 313, 315 and 316 of the 7th District, Gwinnett County, Georgia, and being the following 46 subdivision lots:

Lots **201, 202, 203, 204, 206, 207, 213, 214, 236** and **237** of Unit **II**, Edinburgh Subdivision, as shown and depicted on that certain Final Plat for Edinburgh, Unit II, prepared by Travis Pruitt & Associates, Inc., last revised December 20, 2006, last recorded in Plat Book **118**, Pages **134-136**, Records of Gwinnett County, Georgia, which plat is incorporated herein by reference.

Lots **702, 703, 717, 718, 719, 730, 731, 732, 733, 734, 735** and **736** of Unit **IV**, Edinburgh Subdivision, as shown and depicted on that certain Final Plat for Edinburgh, Unit IV, prepared by Travis Pruitt & Associates, Inc., last revised July 2, 2007, last recorded in Plat Book **121**, Pages **16-21**, aforesaid Records, which plat is incorporated herein by reference.

Lots **642, 644, 645** and **646** of Unit **V**, Phase **I**, Edinburgh Subdivision, as shown and depicted on that certain Final Plat for Edinburgh, Unit V, Phase I, prepared by Travis Pruitt & Associates, Inc., last revised November 10, 2005, last recorded in Plat Book **112**, Pages **154-155**, aforesaid Records, which plat is incorporated herein by reference.

Lots **522** and **523** of Unit **V**, Phase **II**, Edinburgh Subdivision, as shown and depicted on that certain Final Plat for Edinburgh, Unit V, Phase II, prepared by Travis Pruitt & Associates, Inc., last revised November 10, 2005, last recorded in Plat Book **114**, Pages **30-31**, aforesaid Records, which plat is incorporated herein by reference.

Lot **638** of Unit **V**, Phase **III**, Edinburgh Subdivision, as shown and depicted on that certain Final Plat for Edinburgh, Unit V, Phase III, prepared by Travis Pruitt & Associates, Inc., last revised May 17, 2005, last recorded in Plat Book **109**, Pages **152-156**, aforesaid Records, which plat is incorporated herein by reference.

Lots **521, 606, 607, 608, 609, 616, 617, 618, 619, 629** of Unit **V**, Phase **IV**, Edinburgh Subdivision, as shown and depicted on that certain Final Plat for Edinburgh, Unit V, Phase IV, prepared by Travis Pruitt & Associates, Inc., last revised March 16, 2005, last recorded in Plat Book **108**, Pages **187-191**, aforesaid Records, which plat is incorporated herein by reference.

Lots **592, 593** and **596** of Unit **V**, Phase **V**, Edinburgh Subdivision, as shown and depicted on that certain Final Plat for Edinburgh, Unit V, Phase V, prepared by Travis Pruitt & Associates, Inc., last revised January 19, 2006, last recorded in Plat Book **113**, Pages **63-65**, aforesaid Records, which plat is incorporated herein by reference.

Lots **565, 566, 568** and **573** of Unit **V**, Phase **VI**, Edinburgh Subdivision, as shown and depicted on that certain Final Plat for Edinburgh, Unit V, Phase VI, prepared by Travis Pruitt & Associates, Inc., last revised November 9, 2006, last recorded in Plat Book **117**, Pages **202-204**, aforesaid Records, which plat is incorporated herein by reference.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lots 315 and 316 of the 7th District, Gwinnett County, Georgia, and being Lots **711, 712, 720, 722, 723, 737, 738** and **740**, Block **A**, Unit **IV**, Edinburgh Subdivision, as per Plat thereof recorded in Plat Book **121**, Page **16**, Records of Gwinnett County, Georgia, which Plat is incorporated herein and made a part hereof by reference.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 312 of the 7th District, and being Lot **648**, Block **A**, Unit **V**, Phase **I**, Edinburgh Subdivision, as per Plat thereof recorded in Plat Book **112**, Page **154**, Records of Gwinnett County, Georgia, which Plat is incorporated herein and made a part hereof by reference.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lots 315 and 316 of the 7th District, Gwinnett County, Georgia, and being Lots **715, 724** and **739**, Block **A**, Unit **IV**, Edinburgh Subdivision, as per Plat thereof recorded in Plat Book **121**, Page **16**, Records of Gwinnett County, Georgia, which Plat is incorporated herein and made a part hereof by reference.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 316 of the 7th District, Gwinnett County, Georgia, and being Lot **716**, Block **A**, Unit **IV**, Edinburgh Subdivision, as per Plat thereof recorded in Plat Book **121**, Page **16**, Records of Gwinnett County, Georgia, which Plat is incorporated herein and made a part hereof by reference.

Exhibit "B"

Design Guidelines

DESIGN GUIDELINES BEGIN ON FOLLOWING PAGE

EDINBURGH

ARCHITECTURAL GUIDELINES AND STANDARDS FOR CUSTOM BUILDERS

MAY 2011

EDINBURGH

EDINBURGH
ARCHITECTURAL GUIDELINES AND STANDARDS FOR CUSTOM BUILDERS

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Overview

The Edinburgh Architectural Control Committee's purpose is to provide direction to Edinburgh's residents in the preparation of modifying homes in this community. It is the intent of these guidelines to maintain the established design standards for homes within Edinburgh. It is not the intent of these guidelines to restrict or inhibit design creativity. Rather, the goal is to achieve a harmonious and pleasing neighborhood environment through thoughtful exterior design with consideration for proper scale, proportion, massing, details and the careful planning of exterior materials and colors. Continuity of design and details is required.

Work will be subject to these guidelines, and the authority and approval of the Architectural Control Committee (ACC). As such, plans must be submitted to the ACC for approval prior to commencement of any work, including construction grading or even the clearing of a lot.

Failure to comply with any procedure required by the ACC or any provision of these guidelines is a serious violation and will result in enforcement under the powers of the Declaration of Restrictive Covenants. Any design element that does not conform to those guidelines must be specifically noted and required to be reviewed and approved by the ACC.

General Site and Planning Considerations

Careful planning should be given to the placement of homes on a lot. In this regard, consideration should be given to:

a. Builder shall be responsible for ensuring positive flow of drainage and compliance with approved grading plans. Excess drainage from new impervious surfaces shall drain into recorded drainage easements or to the street. Natural surface drainage may continue to drain across lot lines provided that the runoff is not concentrated, and is not in excess of previous natural flows, or otherwise causes the erosion of, or damage to adjoining properties. Each builder shall be responsible for the proper grading and drainage of their lot.

b. Any lot that has a cut that is steeper than a 2:1 slope must sod or plant ground cover to secure the slope; seeding or strawing this area is not an acceptable application. In addition, all swales must have sod, permanent ground cover or river rock creek bed.
c. The vertical and lateral placement of the home relative to grading, loss of trees and privacy.
d. Edinburgh street tree placement.
e. Sidewalk and mailbox locations.

Garages/Driveways

a. Front entry gates are not permitted. Single garage doors must be 9' 0" wide x 8' 0" high. Double garage doors are subject to approval based on review of roof line, dormers or other architectural features. When double garage doors are approved, they are required to be 18' 0" wide x 8' 0" high. Special design consideration shall be given to ensure that the garage becomes an integral part of the overall design and blends with the homes architectural character.
b. The garage door openings must be detailed with decorative surrounds or brick arches.
c. Garage doors must be of an overhead sectional type with raised styles and painted to match the trim color of the home. Doors may be constructed of wood, hardboard or metal. No windows in garage doors permitted.
d. Driveways should have a maximum width of 14'-0"
e. Vertical face curbs shall be saw cut (not broken) and flared to a maximum width of 20'-0". Where retaining walls are required due to grading, a minimum of 3'-0" in width shall be provided on both sides of the wall for landscaping.
f. Decorative brick, stone or stamped concrete aprons will be approved with the condition of the apron having an 18" band off the sides extending 12' from the back of the curb. The ACC will provide the builder with a choice of patterns to choose from.
g. Where drainage is a concern, drives and turnarounds shall have curbs and drop inlets to collect storm water.
h. One curb cut is permitted for lots with 120' of curb frontage, unless otherwise approved by the ACC. Lots exceeding 120' may be considered for two curb cuts. Corner lots may be considered for two curb cuts.

RETAINING WALLS

All retaining walls shall be shown on the site plan and approved prior to construction. All retaining walls located within the front building line shall require approval relative to height, materials and location on the property. Treated timbers and modular blocks shall not be used within the front yard or otherwise when visible from the street or golf course. Creosote railroad ties are not permitted. Walls in front of homes shall be constructed of the same materials as the home.

Retaining walls located on or within 30" of a property line and exceeding 3'0" in height must be constructed with the same materials used to build the home if the wall faces adjoining property. Modular block walls are only permitted in back yards. If modular block is approved for use, it must be of rough texture. Permitted colors are buff, beige, tan or custom color to match wall, gray will not be permitted. Railings (as required by the building code) on top of retaining walls are to be constructed of wrought iron powder coated steel or aluminum. Walls which attach to the residence, must utilize the same materials as the wall that they adjoin. Landscaping is required to screen the wall.

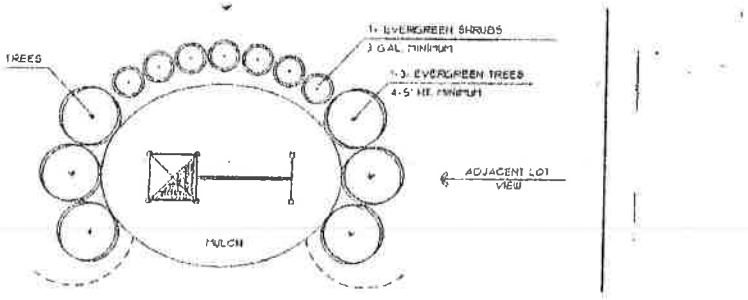
The builder who disrupts an existing grade either by cutting or filling shall be responsible for the construction and costs required to meet existing grade. Cutting and filling outside the legal boundaries of the lot is prohibited.

SCREENING

All visible air conditioning units shall be located on the side or rear of the house and screened behind an enclosure or with landscaping. Electric/gas meters should be located on the side or rear of the house and painted to match the wall and screened with landscaping. Utility boxes shall be screened with landscaping. Play structures and satellite dishes shall be screened. Compost must be located in the rear building envelope and be well screened in every direction.

PLAY STRUCTURES, ATHLETIC EQUIPMENT, SATELLITE DISHES

Play structures and similar recreational equipment shall be placed at the rear of the home. Swing sets are to be constructed of wood with solid color awnings (navy blue, hunter green or brown). Permanent and portable basketball goals are permitted provided the basketball goal is mounted perpendicular to the street, the backboard is clear without decals or advertisements and the pole and padding are black. The goal must be located in the driveway turn around and the required screening shall be determined by the ACC on a lot by lot basis. All outdoor basketball goals must be maintained in good condition. A photo of the goal must be submitted for approval. Exposed satellite dishes shall be properly screened. ***The location, design, size, color and materials of all such structures must be submitted and approved by the ACC prior to installation or construction.***



ARCHITECTURAL STANDARDS

SQUARE FOOTAGE

One story homes must have a minimum square footage of 2500. One and one-half story homes must have a minimum square footage of 2400 on the first floor with a total of 3000. Two story homes must have a minimum square footage of 2400 on the first floor with a total of 3200. Variances to these minimums will be considered on a lot by lot basis.

CEILING HEIGHT

Homes on the golf course are required to have a first floor minimum ceiling height of 9'0" and a second floor minimum ceiling height of 9' 0" unless otherwise approved by the ACC.

Homes on interior sites are required to have a first floor minimum ceiling height of 9'-0" and a second floor minimum ceiling height of 9'-0" unless otherwise approved by the ACC.

WALL MATERIALS

Acceptable finish wall materials will include, but not be limited to; face brick veneers, cement plaster or hardcoat stucco finishes, wood or other approved horizontal siding, natural stone veneers and painted or stained cedar shingles, cultured stone and Hardi-board. *When Hardi-board horizontal siding is approved, it must be smooth surface with a maximum of 6" exposure.*

Unacceptable materials would include, but not be limited to, exposed concrete or concrete block, sheet plywood or hardboard siding materials.

All masonry clad homes must employ horizontal relief through means of belt courses/water tables. Other masonry details such as quoins, pilasters, etc.

Hardcoat stucco wall finishes will be required on four sides of the home. The finish must be relatively smooth, rough textures (skip trowel) will not be permitted. Stucco surrounds and/or pediment detail will be required around all door and window openings.

Exterior front elevations utilizing siding materials will be required to provide brick or stone veneer water tables on the exposed foundation face of all elevations.

Chimneys located on the front, sides or rear elevations shall be veneered with brick or stone (siding shall not be permitted).

Mechanical vents, plumbing vents and other wall penetrations must be painted to match the wall color. All mechanical vents and other roof accessories shall be located at the rear of the house. All vents 6" or greater in diameter shall be enclosed in a chimney

structure of brick, stucco or stone.

ROOFS AND ROOFING MATERIALS

All roof pitches visible from the street should be a minimum of 10:12 unless specifically approved otherwise. Architectural styles that are reproduction of historical designs will be considered with lower pitches on a case by case basis. Shed roofs not visible from the street may be a minimum of 4:12. Flat roofs shall not be permitted unless specifically approved otherwise. Acceptable roof materials shall include fiberglass reinforced asphalt composition dimensional shingles. Other materials will not be permitted unless specifically approved in writing by the ACC

Roof eaves shall project a minimum of 10" from the exterior cladding unless approved otherwise. Soffits shall not be finished with vinyl. Exposed framing at the eaves is not permitted.

Copper or anodized bronze aluminum roofing is required over architectural elements such as bays, porches, porticos and cornice returns, unless otherwise approved by the ACC. Asphalt shingles are not permitted on bays.

Mechanical and plumbing vents and other roof penetrations must be located behind ridge lines facing the street. All metallic and plastic roof vents shall be painted. Paint color is preferred to match the roof; however, black is acceptable. Vents visible from the street shall not be permitted. Ridge vents that are covered with roof shingles are permitted.

Skylights are permitted only if they are flat, glazed and curbed and do not appear on the front or side elevation or are visible from the street. Dark bronze curbs and frames are required.

WINDOWS AND DOORS

The replacement of windows and or doors requires prior approval from the ACC. They must complement the architecture of the house as well as the style of the neighborhood.

Windows and doors should be made of wood, vinyl, vinyl-clad or aluminum-clad. Glazing must be clear. No tinted glazing is permitted. For solar consideration, "low E" glazing may be used. **Window grilles are required.** The use of "TDL" grilles or other fixed grilles are encouraged on all street and golf course elevations. Curtains visible from the street must have white or cream backing. Plantation shutters and blinds visible from the street must be uniform throughout the house. Bay windows may be cantilevered subject to approved detail at the base of the bay window projections

Front Stoops and Porches

Front stoops and porches shall be finished with a material compatible to the finished materials on the building. Acceptable materials will include face brick, stone, slate, architectural cast concrete with acceptable apron or border detail and limestone. Stucco may be used on the face of stoops, but will not be permitted as a walking surface.

Exposed concrete, exposed concrete masonry, and raised wood platforms and steps will not be permitted.

DECKS

Wood posts less than 12' tall must be a minimum of 6" x 6". Wood posts more than 12' tall must be a minimum of 8" x 8". Base and cap detail will be required. All deck posts, railings, stair stringers and floor bands are to be painted or stained to match the trim color.

ARCHITECTURAL FEATURES AND DETAIL

All chimneys on the front and side elevations shall extend to grade. On the rear elevations the chimney may terminate into a permanent deck. Non-masonry chimney

caps shall be terminated with a decorative sheet metal shroud to conceal the metal flue and shall be painted.

FENCES AND WALLS

Fences and walls should be considered extensions of the architecture of the residence and the transition of the architectural mass to the natural areas of the site.

All fences and walls must be designed to be compatible with the total surrounding area and not block views of natural and golf course areas. This is especially important on golf course home sites. Special consideration should be given to the design placement impacting views of the fence or the wall from neighboring home sites and golf course. Fences or walls that restrict or impair golf course or other amenity features will not be approved. Fences and walls should be considered design elements to enclose and define private spaces such as courtyards, pools and to provide security. All fence and wall details, materials, dimensions and locations must be approved by the ACC prior to installation. All retaining walls over 4 feet high shall be engineered and have Gwinnett county approval and permits. A copy of the permit shall be submitted to the ACC. It is recommended that walls be constructed of solid masonry and fences shall be decorative aluminum or metal. The maximum wall height is 5' and the maximum fence height is 6' with a minimum fence height of 5'. The use of decorative columns (materials to match home) at gate locations is acceptable. Fences are not permitted within the golf maintenance easements. A final survey is required prior to final inspection for any home with fencing on golf course lots.

As previously stated, retaining walls which attach to the residence should utilize the same materials as the walls they adjoin. Cross-tie timber walls may only be used if they set apart more than 20' from the residence and only in the rear yard. Cross-tie timbers are not allowed on golf course lots and highly visible lots unless appropriate landscape screening is provided.

POOLS AND SPAS

The location of swimming pools, therapy pools, and spas should consider the following:

1. Compatibility with surrounding elements
2. Setbacks
3. Views, both to and from the pool area
4. Wind and sun
5. Terrain (grading and excavation)
6. Fencing and privacy screening

No pools or decks are allowed outside the building setback areas. All hardscape improvements shall be within the rear yard building envelope as established by the building setbacks. Pool decks on non-golf course home sites may encroach into the setback area if at or within 2' of grade and no closer than 10' to any property line. On golf course home sites, no encroachment is permitted into the building setback or golf course maintenance easement area by pools or decks.

Pool and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail as well as screening. These enclosures shall be located so as not to disturb adjoining property owners because of noise of view. Equipment enclosures shall be 15'0" from side property liens and within the rear building envelope.
All pool improvements shall be staked in the field and approved by the ACC prior to any work beginning. A final survey is required prior to final inspection for a home with a pool on all lots.

Exterior Lighting

Utility light fixtures (flood lights) are only permitted when attached to the soffit at the caves line and will only be permitted on the rear of the home and on sides of house.

A landscape lighting plan shall be submitted for review prior to installation. The maximum wattage for fixtures and lamps should be 20 watts. All systems shall be low voltage design. All fixtures shall be on grade, screened with landscaping and located within the building envelope as established by the building setbacks for each lot. The light shall be directed away from streets, golf course, adjoining lots and in general, not be

visible from the street. Fixtures shall be black or bronze finish, bright or polished finishes are not permitted.

FOUNTAINS, PONDS, WATERFALLS AND BIRDBATHS

Water features are restricted to the rear yard. Fountains shall be located in the rear and shall not exceed 5'-0" in height. Small formal reflecting ponds, not exceeding 25 sq.ft. in size, are permissible in the front yard. Decorative sprays are not permitted in front yards.

Front yard "decorations" (yard art) are limited to a maximum of 3 items less than 4' in height, and each must be approved by the ACC prior to installation. No plastic items or items suspended from trees are allowed in the front yard.

Birdbaths and birdfeeders shall only be located in the rear yard and shall not exceed 4'-0" in height.

SITE REQUIREMENTS

All site plans shall conform to Gwinnett county standards and the NPDES. Inspection and monitoring of all erosion and sediment control measures shall be performed by Gwinnett County.

ARC (Atlanta Regional Commission) — Chattahoochee River Corridor Lots

Clearing limits and impervious surfaces will be strictly monitored on all ARC lots in Edinburgh. Each ARC lot has clearing limit allotments as noted on the final plat. These lots are assigned a category from A to F. It is the intent of the Architectural Advisory

Committee to view these allotments as a "bank" of clearing and impervious surfaces. One lot may not need the full allotment and another lot may require more. Any lots found not to utilize all the clearing and impervious surface allotment, will return that difference in the amount to the 'bank". Please refer to lot contracts for detailed information.

All lots shall be strawed immediately following clearing and basement excavation.

Walk boards are encouraged during all stages of construction for easy access to your homes. Please keep your homes clean.

Street Cleaning

It is the builders responsibility to maintain silt free / gravel free road conditions.

Site Inspections

Weekly site inspections will be conducted by the property manager to check cleanliness of site (paper trash and construction debris), straw, mud in street, etc. All paper trash and construction debris must be contained. Notices of action to be taken on a site will be faxed to your office, allowing 48 hours to correct the item. If not corrected within that time, corrections will be made for you and deducted from your construction damage deposit at cost plus 20%.

Signs

Builder lot signs will be approved by ACC must be installed. No other signs will be permitted, unless otherwise approved ACC. Building permit signs must be on separate post from the builder lot sign.

Tree Save

Where tree save areas are required, tree save fencing shall be erected and maintained throughout construction. All tree save areas shall have 3" of mulch placed and maintained under the drop line of the tree save area.

ARCHITECTURAL ADVISORY COMMITTEE – REVIEW PROCESS

PLEASE NOTE: ***Any builder who commences construction, changes colors, or implements a landscape plan prior to approval will be fined $750 per occurrence. Fines will be deducted from the construction damage deposit.***

HOUSE PLAN REVIEW

The Architectural Advisory Committee has developed a standard method of arranging drawings submitted for review.

Contact the ACC to schedule a preliminary house plan review with the ACC. Bring to the meeting the following:

- Complete ACC review form along with one copy of the plan.
- Include with plan a footprint of home 1" = 20'. This footprint will be used during the preliminary plan review and then given to the engineer to produce your site plan.

Submittals for colors, elevation changes, final inspections, landscape plans, etc., are to be submitted.

The completeness and professional presentation of working drawings is essential. Incomplete or poorly executed drawings will he returned without being reviewed. *The plan should be submitted on a 24" x 36" maximum sheet size, with the application form completed, agent comments for specs and a footprint 1" = 20' scale.*

Note: The scale for all drawings is **1/4" = 1' 0",** except as noted in the following Interior
Lot side and rear elevations may be 1/8" = 1'
The site plan scale must be 1" = 20'
The landscape plan scale must be 1" = 10'

1/8" scale drawings may be enlarged to 1/4" scale at print shop in lieu of redrawing this type of drawing.

Basement Plan (Minimum Scale 1/4" —1' 0")

Walk-out basements must indicate windows, doors, patio areas, stoops, size and locations for deck columns, retaining walls and all interior spaces.

First Floor Plan (Minimum Scale 1/4" —1' 0")

Deck, patios, stoops, retaining walls, trash enclosures, air conditioning and utility screening, front entry steps with sizes, materials and finishes. All interior spaces shall be located and drawn to scale, including vaulted or trey ceilings.

Second Floor Plan (Minimum Scale 1/4" —1' 0")

Indicate and draw to scale lower roof projection, roof overhangs, chimney locations, typical overhangs and interior spaces, knee walls, vaulted ceilings, bonus rooms, and attic spaces.

Roof Plan (Minimum Scale 1/" —I'O")

a) Indicate all roof areas and corresponding slopes and chimney locations.

b) Label and locate all roof vents, projections, skylights and solar collectors. All roof vents, projections and other surface structures protruding from the roof surface shall be treated so as to appear the same color as the roof material. Skylights, roof vents, solar collectors or other roof mounted utility elements are not permitted when visible from the street highly visible locations.

Building Elevations

(Golf Course, Parkway, Corner or other visible area Elevations Minimum – Scale 1/4"-1' 0")

(Interior - Elevations Minimum Scale 1/8" = 1'O" — subject to ACC approval)

a) All elevations shall be noted and detailed to articulate material, window and door types, columns, railings, shutters, chimneys, decks, dormers, trims and fascia. Typical details may be used in place of repetitive notes.

b) The elevation shall indicate maximum height from first floor finished grade to the uppermost roof peak. The maximum height permitted is thirty-five (35) feet.

c) The elevations shall correspond with the floor plans.

d) The residence exterior finishes must be approved before a clearing inspection approval will be issued. The color scheme must be approved before framing starts. Finishes for each home will be specified on a case by case basis so that homes near each other use different finishes.

e) Similar exterior designs will not be permitted in close proximity to each other.

Site inspection, Clearing Approval, Pre-construction review

Once builder has received final approval on house plan and site plan, a meeting on site is to be scheduled to discuss clearing limits, tree save, erosion plan and conduct pre-construction review. The pre-construction review will address; sewer taps, storm drains, asphalt conditions, curb and gutter conditions, water meter boxes, corner staking and utilities. If construction begins on the lot prior to a pre construction review, the builder will be responsible for any issues that may arise related to the lot.

Golf course frontage homes, which are sited less than 60 feet from the rear property line, must be approved by the ACC.

Authorization to proceed with clearing and footing installation will be issued after the site inspection has been conducted,

Site plan (scale must be 1" = 20')

(a) Existing spot elevations and proposed finished spot elevations at site corners, driveway curb cut, and house corners, unique site features (i.e., rock outcroppings or creeks) and extreme site conditions must all be located and indicated on the plan. Existing tree save areas must be indicated. All drainage

swales and general drainage flow must be clearly indicated. Erosion plan will be reflected.

(b) First floor, basement floor, garage slab and curb cut elevations must be indicated with respect to site grades. When retaining walls are required, top and bottom of walls shall be noted.

(c) Driveway- Curb cut locations, sidewalks and patios are all to be located and drawn to scale.

(d) Indicate garage backup distance (minimum 28 feet) and allow 3 feet between edge of concrete and property line. These are preferred minimums although each home site will be evaluated on individual merits. When a retaining wall is needed, an allowance must be provided for landscape drainage considerations; allow 3 feet at top of wall with wall at least 3 feet off property line. Evergreen landscaping (5' tall) is required in between the driveway and property line along a turnaround area.

The plan should illustrate all proposed retaining walls, structures, improvements, fencing, building lines, easements (golf and utility), and setback lines. The minimum distance off the property line for any retaining wall is 4 feet. The standard setback lines are within the range below as follows:

Front.....35'
Side ..10' - sum of both sides 25'
Rear .....40'
Corner.. 35' front/ 35' side

Notwithstanding the general setbacks specified above, the exact setback required will be per zoning requirements.

Gwinnett County Department of Planning has established minimum standards for building setbacks. The setbacks required by Gwinnett County; however, are not to be

construed as acceptable by the ACC. The ACC has provided setback requirements, which when viewed in total, insure the community will be pleasing in appearance from views not only from the street, but also from the golf course. Each architect and designer should carefully consider the natural characteristics of the site and work within the review process to achieve the long-term aesthetic goal of the community.

Easement Note:

Retaining wall locations, size, height, design and finish must be indicated. Front stoops are to be stone, brick or stucco, as determined by the exterior finish of the home and approved by the ACC.

See Master Plan for location of sidewalks. Sidewalks are to be 2' from the back of curb and shall be constructed of 3,000 PSI Class "B" concrete. Minimum 4' wide and 4" thick.

The ACC shall consider each site independently, but shall give extensive consideration to each individual plan's impact upon adjacent homesites in view corridors. Care must be taken to locate each structure when possible in order to not infringe upon adjacent structures and homesites, view corridors and natural amenities of the immediate area: The house design shall be prepared for each lot individually.

FOUNDATION VERIFICATION INSPECTION

Once house plans and site plans have been approved, builder may proceed with clearing, grading and pour footings. Once footings have been poured, a foundation verification inspection is required by Travis Pruitt and Associates. At this inspection, the foundation location will be verified against the approved site plan. Clearing limits, tree save areas, erosion and siltation control and temporary sediment ponds (where applicable) will be inspected. If footing location is not as per the approved site plan, a foundation survey drawn by Travis Pruitt & Assoc. will be required at the builder's expense for submittal to the ACC. Builder may not move forward until sign-off by the ACC. If clearing limits are exceeded or tree save areas are disturbed, reforestation requirements will be implemented by the ACC.

Landscape Submittal Requirements

Landscape Plan - Scale 1" = 10.0'

The landscape plan must be submitted prior to drywall installation. The plan must show size, spacing, and quantity of plants drawn to scale. A plant list is required with the landscape plan. All mailboxes shall be placed on the left side of the driveway, unless otherwise approved by the ACC. All hardscape screening elements, such as entry walks and air conditioning, pool, irrigation and garbage enclosures, are to be located and approved by ACC. All drainage and drainage structures shall be indicated. Drainage shall comply with approved grading and site plan. Refer to Landscape Guidelines for minimum planting requirements based on lot types. It is the sole responsibility of the Builder to install these minimum quantities of planting without regard to a minimum dollar amount. All lots must be sodded on front, sides, and rear, unless otherwise approved due to specific site conditions. All drainage swales must be sodded. Landscape plans must be submitted and approved prior to implementation. Edinburgh is blessed with diverse areas of native plants and terrain to serve as guides and models. The community has been designed to utilize the natural elements to the greatest extent possible. It is the intent of the ACC to maintain landscape integrity. Emphasis shall be placed upon landscaping as a means of achieving a consistent beauty in the community. It will be required in all residences.

Landscape design and planning shall be integrated with the overall area design concept and not be considered merely as an afterthought. Toward this end, proposed landscaping schemes will be evaluated as to their relationship to the existing natural landscape, developed and other proposed landscape, including those on adjacent properties and street right-of-way and the building or buildings existing and proposed.

Fundamental to the design criteria is the need for landscape areas that harmonize with native vegetation and terrain, which ensures natural beauty throughout the community. Throughout the community, fine native specimen trees exist. In order to take a positive step in maintaining a natural habitat, the ACC requires approval to remove any tree on any homesite outside the approved clearing limits. Owners are encouraged to landscape

their home with plant material indigenous to help leave untouched as much of the existing vegetation and natural beauty.

The landscape plan must include all proposed site structures including drives, turnarounds, walks, patios, decks, fences, pools, spas, fountains, benches, exterior lighting fixtures, fences and any other site features. All items of the landscape are to be selected, not only for their functional value, but also for their aesthetic value and must compliment the whole. Utility, trash, air conditioning and other visual screens must also be shown. Existing vegetation to remain should be specifically located and described. All plantings including type, quality, and an accurate description on the plan of the location is important.

A complete plant list is required indicating the size, quality and spacing of the proposed plantings. Phase planting is only permitted after the initial requirements are met. Areas to be mulched must also be shown. Mulching, preferably with pine straw is required for all planted areas (minimum 3" thick). Mulching is to extend into all natural or naturalized areas a minimum of 15'. The mulched areas help provide a smooth transition to natural or existing natural areas. In general, trees should be planted no closer than 10' to property lines with the exception of street trees.

The landscape plan should take into consideration the plant quality and hardiness as well as the proper distance from in relation to the back drop. Evergreen landscaping is required between the driveway and property line and along a turnaround area at least 5' in height.

Landscaping should continue to the curb including easements and rights of way. Evergreens shall conceal transformers, utility meters, and any utility, trash and other areas if they are not screened by a portion of the home structure. All utility elements such as exhaust vents, utility boxes, meter boxes, disconnect switches, electrical conduits, telephone boxes or any similar utility device must be painted the same color as the adjacent wall when not adequately screened by landscaping.

All dead or diseased trees and limbs are to be removed by the builder. Even after approval of the landscape plan, the ACC reserves the right to request additional or replacement plantings if deemed necessary during the final field review. The ACC will

take into consideration all elements of the individual landscape plan and plant materials selected in the approval process.

LANDSCAPE MINIMUM LOT STANDARDS

	Size & Spacing	Interior Lot	Corner Lot	Golf Lot
Street Trees - see street tree plan. Master Street Tree plan shall govern Quantities.	2 ½" to 3 1/2" cal.	*2 (min.)*	*4 (min.)*	2 (min.)
Flowering / Accent Trees	2" cal. / 5' – 6' ht. Min.	2	4	4
Evergreen Shrubs	4' – 5' ht. Min. garage screening	7	7	7
Shrubs				
Large Shrubs	7 gal. / 4" o.c. max.	6	10	10
Medium Shrubs	5 gal. / 4" o.c. max.	12	15	15
Small Shrubs	3 gal. / 4" o.c. max.	37	40	50
Seasonal Color	4" pot / 8" o.c.	150 s.f.	150 s.f.	150 s.f.
Sod - Bermuda or Zoysia		front, sides, rear	front, sides, rear	front, sides, rear
Irrigation		front, sides, rear	front, sides, rear	front, sides, rear

*** Additional landscaping shall be required for retaining walls, pool equipment, steep slopes and other lot features as determined by the AAC.

LANDSCAPE PLANTING LOCATION GUIDELINES

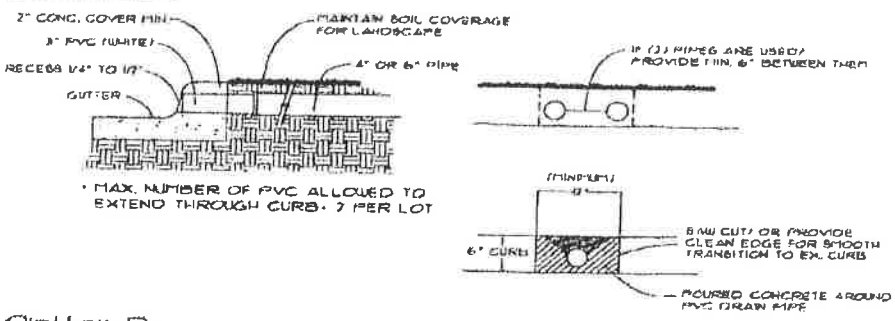
Planting Location	Required Installation
Utility Boxes (Evergreen Shrubs) 1. Electric transformers, phone cable boxes 2. Screen boxes from street view	(3 - 6) 5 gal. min./ 3' - 4' o.c.
A/C Units (Evergreen Shrubs) 1. Must be screened from street / adjacent home	(4 - 6) 5 gal. min./ 3' - 4' o.c.
Garage Doors (Evergreen Shrubs) 1. Must be screened from street / adjacent home	(7) 5 gal. min. / 4' - 5' o.c.
Slopes 1. Slopes that are mowable (3:1 or less) shall be sodded. 2. Slopes that exceed 3:1 must be stabilized with plat material and textile matts. 3. Pine Straw is not an exceptable ground cover.	
4. Steep slopes visible from street or golf course:	1 gal. Shrubs / 3' - 4' o.c. or 3 gal. Shrubs / 5' o.c. plus jute mesh depending on slope
5. Slopes not visible from street or golf course:	May be hydroseeded with erosion control grasses or plant 1 gal. Shrubs 3' - 4' o.c. or 1 gal. Groundcover 3' - 4' o.c. plus jute mesh
Drainage 1. Critical drainage areas and swales must be sodded 2. Dry creek bed using river rock is an alternate. 3. Follow drainage pattern from approved site plan.	
Mulch 1. Natural areas must have 15 mulch strip. 2. Large empty plant beds are not acceptable. All mulched areas bordered by sod shall be planted.	
Adjacent Lots 1. Sod must tie into adjacent lots wherever possible. 2. Avoid long empty beds along property lines.	
Non-wooded Lots - not included in minimum requirements	
1. Lots that do not contain quality existing trees will require additional planting.	(3) 2 1/2" - 3" cal. Hardwood shade tree or approved trees of equal value
Reforestation If existing quality trees are removed due to siting of the house, driveway or grading the lot, the lot shall be classified as a reforestation lot and shall require a minimum of (3) 2 1/2" - 3" cal. Hardwood shade trees.	

Installed landscaping shall be based on adhering to these guidelines and the minimum lot standards.

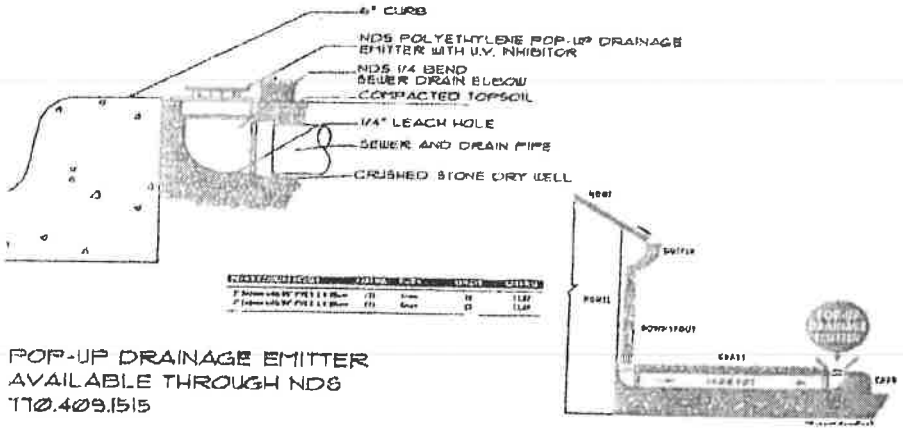
The required shrubs listed on this page are included in the minimum lot standards.

CURB CUT DETAIL - (Option B preferred):

Option A.



Option B.



POP-UP DRAINAGE EMITTER
AVAILABLE THROUGH NDS
770.409.1515

FINAL INSPECTION

Builder will request final field review no later than within 30 days prior to closing or as soon as landscape is installed. The ACC will then conduct a final field review, sending a completed Final Inspection Review Form to the builder listing any changes required to bring the home into compliance with the approved plans. If home has not reached 100% completion status within 30 days, the builder will be on probation status and not be eligible to purchase additional lots until sign-off is completed. For home to reach 100% completion status, the ACC shall have signed-off on home and landscape final inspection, received a copy of the NPDES 'NOT" form and received a copy of the Structured Wiring Certification.

Any subsequent follow-up inspections after the first follow-up inspection will be at the expense of the builder.

BK51026 PG0851

EDINBURGH

GUIDELINES AND REVIEW PROCEDURES FOR MODIFICATION SUBMITTALS

MAY 2011

DESIGN GUIDELINES REVIEW PROCEDURES FOR MODIFICATIONS
EDINBURGH HOMEOWNERS' ASSOCIATION

1.0 INTRODUCTION

The Edinburgh Architectural Control Committee's purpose is to provide direction to Edinburgh's residents in the preparation of modifying homes in this community. It is the intent of these guidelines to maintain the established design standards for homes within Edinburgh. It is not the intent of these guidelines to restrict or inhibit design creativity. Rather, the goal is to achieve a harmonious and pleasing neighborhood environment through thoughtful exterior design with consideration for proper scale, proportion, massing, details and the careful planning of exterior materials and colors. Continuity of design and details is required. The Edinburgh Homeowners Association, Inc. reserves the right to change or modify these guidelines as they deem in the best interest of the community.

The following guidelines provide the basis for a common understanding of the design objectives and standard by all those involved in creating this community and most importantly by the present and future residents. These procedures will be used by the Architectural Control Committee of the Edinburgh Homeowners' Association to review plans and specifications pursuant to the provisions of the applicable Declaration of Covenants, Conditions, Restrictions (CCR's) and the modifications Architectural Guidelines and Standards of Edinburgh. The Architectural Control Committee intends to be fair and objective in the design review and impartial and understanding of individual goals.

1.1 DEFINITION OF MODIFICATIONS

A modification is defined as any alteration, addition or deletion to the following:

1. Structures
2. Exterior Doors
3. Exterior materials (i.e., paint, etc.)
4. Fences, decks, terraces, walls, drives, turn-arounds and walks

5. Exterior lighting
6. Play equipment
7. Landscaping
8. Swimming and decorative pools, fountains and ponds
9. Landscape structures
10. Birdhouse, feeders, baths
11. Sports equipment (basketball goals), swing sets, playhouses
12. Animal houses

And any other exterior items related to but not specifically mentioned on this list.

After a new house has been completed according to the approved plans and architectural guidelines and standards, the Architectural Control Committee becomes responsible for reviewing all changes to the exterior and visible to the exterior of the structure and site. The Architectural Control Committee consists of members appointed by the Board of Directors of the Association.

1.2 WHO IS SUBJECT TO THE APPROVAL PROCESS?

All property owners are responsible for obtaining the necessary review and approvals to comply with the terms of the CCR's. The builder is responsible for new construction and homeowners are responsible for anything that is a modification or deviation from the original house and/or landscape plans. There are no exemptions or automatic approvals. Each application is reviewed on an individual basis.

1.3 WHO ADMINISTERS THE APPROVAL PROCESS?

The final authority for administration of the approval process lies with the Architectural Control Committee. Submittals for modifications are made to the Homeowners' Association Property Management Company for review by the Architectural Control Committee. Every review and approval document, including plans and drawings, shall be included in the file for that address.

1.4 APPLICATION FOR REVIEW

Applications for modifications must be made on the form included in this package. Submit all modification requests to:

Edinburgh Homeowners' Association
Attn: Property Manager

Applications must be submitted with a check for the applicable review and deposit fees. A written decision of the Architectural Control Committee will be rendered and mailed no later than 30 days after the Committee meeting in which it was discussed. The Committee's decision may be:

1. Approval as noted
2. Conditional approval with stipulations
3. Disapproval
4. Deferral pending submission of more information or deferral to a specific date pending on-site review within 10 days by the Architectural Control Committee.

Within 14 days after a decision has been rendered, the applicant may file a written appeal with the Architectural Control Committee.

2.1 MODIFICATIONS REVIEW

All applications for modifications must be submitted to the Architectural Control Committee in accordance with the procedures outlined below prior to making modifications.

STEP 1

The applicant must submit an application and two (2) sets of plans drawn to scale indicating the extent of the proposed improvement in sufficient detail to allow review. One copy is to remain in the community files. This must include drawings of the exterior building, elevation changes, material, finish and color, schedules and construction details. The landscape plan must show placement, number, species and size of proposed plant

materials as well as document the removal of any existing plants. Any modification other than a color change requires a site plan (1" = 20') for architectural modifications and (1" – 10') for landscape modifications. The drawings must include the following:

1. Property Lines
2. Setbacks and Easements
3. Footprint of house and driveway, sidewalks, decks, patio, retaining walls, etc.
4. Existing trees and landscaping.
5. All proposed improvements dimensioned to properly locate them from the house or property line.
6. Detail drawings of architectural items: retaining walls, decks, patios, swimming pools, fences, etc. Each detail should include dimensions as well as building material.

Submit check(s) and all documents to the community manager.

STEP 2

Within thirty (30) days of your review, you will be notified of the committee's decision.

STEP 3

Upon completion of the modification, the Property Manager should be notified so that an on-site review can be conducted to verify conformance with the approved submittals. Notifying the Property Manager as to the completion will be the responsibility of the applicant. A member of the ACC will contact you to schedule a time to review your modifications. The modification deposit will be returned when the ACC is satisfied that the modifications have been completed as submitted.

2.3 PROCESSING FEE

A processing fee and deposit will be charged with each submittal. Applications will not be accepted without fees and in the event the Architectural Control Committee denies the modification request, the fee is non-refundable. Checks should be made payable to the

Edinburgh Homeowners Association.

Modification Fee Structure:

$50 non-refundable application fee

$200 deposit that will be returned when the modifications have passed inspection by the Architectural Committee

2.3 REGULATORY COMPLIANCE

Plans submitted for modifications review must comply with all applicable building codes, zoning regulations and the requirements of the agencies having jurisdiction over the project. It is the responsibility of the Applicant to obtain all necessary permits, inspections, etc., associated with the modification. Regulatory approvals do not preclude the authority and responsibility of the Architectural Control Committee and vice versa.

2.4 FINAL APPROVAL

The committee's final approval constitutes a binding agreement between the Applicant and the Association. Any deviation from the approved plans must be resubmitted to the committee for approval.

The committee decision is based on a simple majority and shall not be capricious. The committee may, at its discretion, assist the applicant by suggesting alternative design solutions.

2.5 APPEALS

Any decision reached by the Architectural Control Committee may be appealed back to the Committee for reconsideration. Technical design information supporting the appeal request must be included with the request. All appeals will be reviewed on a case-by-case basis, and the granting of an appeal for one residence for a particular situation does not imply or warrant that a similar appeal would be granted on another residence. Each case will be reviewed on its own design merits, and in keeping with the overall objectives of the Declaration of Covenants, Conditions, and Restrictions (CCR's).

3.1 ENFORCEMENT

The provisions for enforcement of the Declaration of Covenants, Conditions, and Restrictions (CCR's) shall apply to the enforcement of these Design Review Procedures and guidelines in addition to any other available remedies.

3.2 WAIVER, AMENDMENT AND THIRD PARTY BENEFIT

The Architectural Control Committee maintains the right from time to time at their sole discretion to waive, amend or modify these procedures and guidelines. Any waiver, amendment or modification must have ACC and/or VDL, LLC approval as long as they own lots in the neighborhood. Neither the Architectural Control Committee nor its agents, representatives or employees shall be liable for failure to follow the Procedures and Guidelines herein defined. These procedures and guidelines confer no third party benefit or rights upon any entity, person or applicant.

3.3 NON-LIABILITY OF THE ARCHITECTURAL ADVISORY SCHEDULE

Neither the Architectural Control Committee nor its respective members, Secretary, successors, assigns, agents, representatives, or employees shall be liable for damages to anyone submitting plans to it for approval. They are not liable for a mistake in judgment, or negligence of non-feasance, arising out of any submission, or for failure to follow these procedures or guidelines. The role of the Architectural Control Committee is directed toward review and approval of site planning, appearance, architectural vocabulary and aesthetics. The Architectural Control Committee assumes no responsibility with regard to design or construction, including without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction, or technical suitability of materials.

3.4 ACCURACY OF INFORMATION

Any person submitting plans to the Architectural Control Committee shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, setbacks, easements, grades, elevations, utility locations and other pertinent features of the site or plans.

3.5 APPLICANT REPRESENTATION

The applicant represents by the act of entering into the review process with the Architectural Control Committee that all representatives of applicant, including, but not limited to, applicant's architect, engineer, contractors subcontractors, and their agents and employees shall be made aware by the applicant of all applicable requirements of the Architectural Control Committee and shall abide by these procedures, guidelines and CCR's with respect to approval of modifications.

4.0 MODIFICATION ARCHITECTURAL GUIDELINES AND STANDARDS

The Edinburgh Architectural Control Committee's purpose is to provide direction to Edinburgh's residents in the preparation of modifying homes in this community. It is the intent of these guidelines to maintain the established design standards for homes within Edinburgh. It is not the intent of these guidelines to restrict or inhibit design creativity. Rather, the goal is to achieve a harmonious and pleasing neighborhood environment through thoughtful exterior design with consideration for proper scale, proportion, massing, details and the careful planning of exterior materials and colors. Continuity of design and details is required. The Edinburgh Homeowners Association, Inc. or VDL, LLC. reserves the right to change or modify these guidelines as they deem in the best interest of the community.

Work will be subject to these guidelines, and the authority and approval of the Architectural Control Committee (ACC). As such, plans must be submitted to the ACC for approval prior to commencement of any work, including construction grading or even the clearing of a lot.

Failure to comply with any procedure required by the ACC or any provision of these guidelines is a serious violation and will result in enforcement under the powers of the Declaration of Restrictive Covenants. Any design element that does not conform to those guidelines must be specifically noted and required to be reviewed and approved by the ACC.

4.1 RETAINING WALLS

All retaining walls shall be shown on the site plan and approved prior to construction. All retaining walls located within the front building line shall require approval relative to height, materials and location on the property. Treated timbers and modular blocks shall not be used within the front yard or otherwise when visible from the street or golf course. Creosote railroad ties are not permitted. Walls in front of homes shall be constructed of the same materials as the home.

Retaining walls located on or within 30" of a property line and exceeding 3'0" in height must be constructed with the same materials used to build the home if the wall faces adjoining property. Modular block walls are only permitted in back yards. If modular block is approved for use, it must be of rough texture. Permitted colors are buff, beige, tan or custom color to match wall, gray will not be permitted. Railings (as required by the building code) on top of retaining walls are to be constructed of wrought iron powder coated steel or aluminum, unless otherwise approved by the ACC. Walls which attach to the residence, must utilize the same materials as the wall that they adjoin. Landscaping is required to screen the wall.

The builder who disrupts an existing grade either by cutting or filling shall be responsible for the construction and costs required to meet existing grade. Cutting and filling outside the legal boundaries of the lot is prohibited.

4.2 FENCES AND WALLS

Fences and walls should be considered extensions of the architecture of the residence and the transition of the architectural mass to the natural areas of the site.

All fences and walls must be designed to be compatible with the total surrounding area and not block views of natural and golf course areas. This is especially important on golf course home sites. Special consideration should be given to the design placement impacting views of the fence or the wall from neighboring home sites and golf course. Fences or walls that restrict or impair golf course or other amenity features will not be approved. Fences and walls should be considered design elements to enclose and define

private spaces such as courtyards, pools and to provide security. All fence and wall details, materials, dimensions and locations must be approved by the ACC prior to installation. All retaining walls over 4 feet high shall be engineered and have Gwinnett county approval and permits. A copy of the permit shall be submitted to the ACC. It is recommended that walls be constructed of solid masonry and fences shall be decorative aluminum or metal. The maximum wall height is 5' and the maximum fence height is 6' with a minimum fence height of 5'. The use of decorative columns (materials to match home) at gate locations is acceptable. Fences are not permitted within the golf maintenance easements. A final survey is required prior to final inspection for any home with fencing on golf course lots.

As previously stated, retaining walls which attach to the residence should utilize the same materials as the walls they adjoin. Cross-tie timber walls may only be used if they set apart more than 20' from the residence and only in the rear yard. Cross-tie timbers are not allowed on golf course lots and highly visible lots unless appropriate landscape screening is provided.

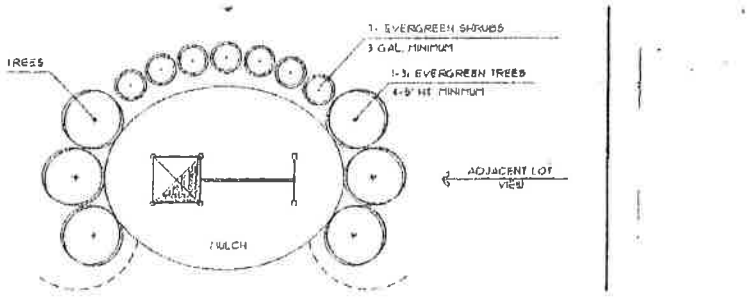
4.3 SCREENING

All visible air conditioning units shall be located on the side or rear of the house and screened behind an enclosure or with landscaping. Electric/gas meters should be located on the side or rear of the house and painted to match the wall and screened with landscaping. Utility boxes shall be screened with landscaping. Play structures and satellite dishes shall be screened. Compost must be located in the rear building envelope and be well screened in every direction.

4.4 PLAY STRUCTURES, ATHLETIC EQUIPMENT, SATELLITE DISHES

Play structures and similar recreational equipment shall be placed at the rear of the home. Swing sets are to be constructed of wood with solid color awnings (navy blue, hunter green or brown). Permanent and portable basketball goals are permitted provided the basketball goal is mounted perpendicular to the street, the backboard is clear without decals or advertisements and the pole and padding are black. The goal must be located in the driveway turn around and the required screening shall be determined by the ACC on a lot by lot basis. All outdoor basketball goals must be maintained in good condition. A

photo of the goal must be submitted for approval. Exposed satellite dishes shall be properly screened. ***The location, design, size, color and materials of all such structures must be submitted and approved by the ACC prior to installation or construction.***



4.5 Windows and Doors

The replacement of windows and or doors requires prior approval from the ACC. They must complement the architecture of the house as well as the style of the neighborhood.

Windows and doors should be made of wood, vinyl, vinyl-clad or aluminum-clad. Glazing must be clear. No tinted glazing is permitted. For solar consideration, "low E" glazing may be used. **Window grilles are required.** The use of "TDL" grilles or other fixed grilles are encouraged on all street and golf course elevations. Curtains visible from the street must have white or cream backing. Plantation shutters and blinds visible from the street must be uniform throughout the house.

4.6 Decks

Wood posts less than 12' tall must be a minimum of 6" x 6". Wood posts more than 12' tall must be a minimum of 8" x 8". Base and cap detail will be required. All deck posts, railings, stair stringers and floor bands are to be painted or stained to match the trim color.

4.7 POOLS AND SPAS

The location of swimming pools, therapy pools, and spas should consider the following:

1. Compatibility with surrounding elements
2. Setbacks
3. Views, both to and from the pool area
4. Wind and sun
5. Terrain (grading and excavation)
6. Fencing and privacy screening

No pools or decks are allowed outside the building setback areas. All hardscape improvements shall be within the rear yard building envelope as established by the building setbacks. Pool decks on non-golf course home sites may encroach into the setback area if at or within 2' of grade and no closer than 10' to any property line. On golf course home sites, no encroachment is permitted into the building setback or golf course maintenance easement area by pools or decks.

Pool and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail as well as screening. These enclosures shall be located so as not to disturb adjoining property owners because of noise of view. Equipment enclosures shall be 15'0" from side property liens and within the rear building envelope.

All pool improvements shall be staked in the field and approved by the ACC prior to any work beginning. A final survey is required prior to final inspection for a home with a pool on all lots.

4.8 EXTERIOR LIGHTING

Exterior lighting fixtures will be noted during final inspection and must be proportionate to the design of the home. Utility light fixtures (flood lights) are only permitted when attached to the soffit at the eaves and will only on the rear and sides of the home.

A landscape lighting plan shall be submitted for review prior to installation. The maximum wattage for fixtures and lamps should be 20 watts. All systems shall be low

voltage design. All fixtures shall be on grade, screened with landscaping and located within the building envelope as established by the building setbacks for each lot. The light shall be directed away from streets, golf course, adjoining lots and in general, not be visible from the street. Fixtures shall be black or bronze finish, bright or polished finishes are not permitted.

4.9 Fountains, Ponds, Waterfalls, Birdbaths and Yard Art

Water features are restricted to the rear yard. Fountains shall be located in the rear and shall not exceed 5'-0" in height. Small formal reflecting ponds, not exceeding 25 sq.ft. in size, are permissible in the front yard. Decorative sprays are not permitted in front yards.

Front yard "decorations" (yard art) are limited to a maximum of 3 items less than 4' in height, and each must be approved by the ACC prior to installation. No plastic items or items suspended from trees are allowed in the front yard.

Birdbaths and birdfeeders shall only be located in the rear yard and shall not exceed 4'-0" in height.

5.0 Landscape Submittal Requirements

Landscape Plan - Scale 1" = 10.0'

Edinburgh is blessed with diverse areas of native plants and terrain to serve as guides and models. The community has been designed to utilize the natural elements to the greatest extent possible. It is the intent of the ACC to maintain landscape integrity. Emphasis shall be placed upon landscaping as a means of achieving a consistent beauty in the community. Edinburgh is a street tree neighborhood. Homeowners shall maintain the street trees and replace them if necessary. Please check with community management to ensure tree replacements are the correct species for your street. It will be required in all residences.

Fundamental to the design criteria is the need for landscape areas that harmonize with native vegetation and terrain, which ensures natural beauty throughout the community. In order to take a positive step in maintaining the existing natural habitat, the ACC

requires approval to remove any tree on any home site outside the approved clearing limits. Owners are encouraged to landscape their home with indigenous plant material to maintain the natural beauty and to replace what may have been destroyed during construction.

Landscape design and planning shall be integrated with the overall area design concept and not be considered merely as an afterthought. Toward this end, proposed landscape plans will be evaluated as to their relationship to the existing natural landscape, and other proposed landscapes, including those on adjacent properties, street right-of-ways and both existing and proposed buildings.

a. The plan must be drawn to scale and show: size, spacing, and quantity of plants drawn to scale. A complete plant list is required with the landscape plan. All hardscape screening elements, such as entry walks and air conditioning, pool, irrigation and garbage enclosures, are to be located and approved by the ACC. All drainage and drainage structures shall be indicated. Drainage shall comply with approved grading and site plan.

b. Refer to Landscape Guidelines for minimum planting requirements based on lot types. All lots must be sod on front, sides, and rear, unless otherwise approved due to specific site conditions. Sod is to cover no more than 2/3rds of a front yard or 2/3rds of a highly visible back yard. All drainage swales must be sod.

c. Landscape plans must be submitted and approved prior to implementation.

The landscape plan must include all proposed site structures including drives, turnarounds, walks, patios, decks, fences, pools, spas, fountains, benches, exterior lighting fixtures, fences and any other site features. All items of the landscape are to be selected, not only for their functional value, but also for their aesthetic value and must compliment the whole. Utility, trash, air conditioning and other visual screens must also be shown. Existing vegetation to remain should be specifically located and described. An accurate description the location of each plant must be described on the plan.

Phase planting is only permitted after the initial requirements are met. Areas to be mulched must also be shown. Mulching beds and natural areas with pine straw or natural cedar or pine chips, is required for all planted areas (minimum 3" thick). Mulching is to

extend into all natural or naturalized areas a minimum of 15'. The mulched areas help provide a smooth transition to natural areas. Mulch is to be replaced or refreshed by June 1st every year. In general, trees should be planted no closer to property lines than 10', the only exception being street trees. Bed lines may only be delineated with a "V" cut or commercial grade steel edging. No other edges are permitted.

Five foot tall evergreen plants are required between the garage and the property line. They are to be located in such a way as to hide the garage from the road and the adjacent property. Landscaping should continue to the curb including easements and right-of-ways. Evergreens shall be used to conceal transformers, utility meters, trash and other areas that are not screened by a portion of the home structure.

All dead or diseased trees and limbs are to be removed. Even after approval of the landscape plan, the ACC reserves the right to request additional or replacement plantings if deemed necessary during the final field review. The ACC will take into consideration all elements of the individual landscape plan and plant materials selected in the approval process.

The following plant materials are to be avoided because the deer enjoy eating them. Please note that deer will eat almost any plant given the need, this list includes only their favorites. Avoid installing the following plants.

DEER FAVORITES

Indian Hawthorne
Hydrangea
English Ivy
Autumn Joy Sedum
Hosta
Pittosporum
Arborvitae
Acuba
Japanese Euonymus
Burning Bush
Carissa Holly
Black-Eyed Susan
Pansies
Liriope
Daylilies
Roses



EDINBURGH

Edinburgh Homeowners Association, Inc.
P.O. Box 3189
Suwanee, GA 30024-0989

EDINBURGH HOMEOWNERS ASSOCIATION
APPLICATION FOR MODIFICATION

DATE_____**PROCESSING FEE $50/DEPOSIT $200**

$200 refundable_____ **(Two separate checks please)**

HOMEOWNER_____

ADDRESS_____

Phone #_____**Email address**_____

Modification request: (A brief description as to the nature and location of the modification (include a site plan of your property)**. Include drawings, pictures and samples if you are painting the home. The ACC has 30 days from submission to approve or deny the modification.**

If you are in the river corridor you must be in compliance with Gwinnett County regulations. If in the golf buffer you must have the golf clubs approval. If your modification alters the water flow to another property it is your responsibility to correct it. The modification must be completed within 120 days or be resubmitted. Permission is given to the ACC to enter your property to make reasonable inspections.

Upon completion and adherence to the guidelines, your deposit will be refunded minus $50.00.

Homeowner's signature_____Date_____

Date Received by ACC_____Signature_____

Approved_____

Disapproved_____

Upon completion the ACC will inspect the modification and refund the deposit.

Date inspected_____Refund Deposit_____

NOTES_____

You will receive written notice when your modification has been approved. Do not begin any project without first receiving the written approval and a project sign that is to be placed in the garage window closest to your driveway. Security will stop work at any home that does not have the sign in the window. Security will also check to make sure your sign matches the ACC approval for your modification.