

ARCHITECTURAL AND CONSTRUCTION REQUIREMENTS ESTATES OF SPRING MILL

The purpose of this document is to provide each lot Owner with a general outline of responsibilities to facilitate the construction process while ensuring design compatibility. Refer to the Declaration of Covenants, Conditions and Restrictions for additional requirements, as this document is not a complete listing of requirements.

It will be the Owner's responsibility to ensure that the architect and contractor etc. adhere to the Declaration of Covenants, Conditions and Restrictions and the approved plans and specifications. It is the Owners responsibility to employ a builder who is cooperative, capable of quality work, and who will abide by the Architectural Committee guidelines.

All initial designs, later additions or alterations of any home, structure, wall, fence, or exterior elements including pools, gazebos, garages, etc. are subject to these requirements.

Review Procedure

Final approval will not be given until a full set of plans (final working drawings) showing the full nature and impact of the proposed home or improvement has been submitted as required, appropriately reviewed, and approved by the Architectural Committee. The Architectural Committee may charge a fee for the review of the plans and 30 days advance notice is required

The Committee requires the following plans:

1. Preliminary Draft or Rendering— This plan does not need to be highly detailed but should supply the information to access the design implications of the proposed structure and weed out any plan that will not be approved.
2. Final – Final Working drawings to be submitted for building permits must be reviewed and approved by the Architectural Committee prior to application for a building permit. This plan should incorporate any changes the Committee has requested from the Sketches. All exterior elevations and floor plans as well as exterior materials and colors are to be included.

All plans must contain the following information:

1. Lot number, street address, owner's address, present address, telephone numbers and date.
2. Builders name, with address, 24-hour telephone number and contact person name.
3. Scale for each drawing.

Construction Inspections

1. Owners must adhere to all state and local codes and inspections.
2. After foundation staking but prior to pouring concrete an engineer must certify that all setback and square footage requirements have been met.

Building Requirements

1. Architectural style to be consistent with traditional styles. Architectural Committee may withhold approval of inconsistent styles such as contemporary, Spanish, southwestern or other inconsistent elevations.
2. Front elevations (corner lots have two front elevations) shall have true divided light windows (unless the style of the residence, as determined by the architect and with the approval in writing of the Architectural Committee), determines that this requirement should be waived.
3. Masonry headwalls shall match the masonry utilized on residence. Concrete culverts required (no galvanized metal pipe or plastic pipe shall be approved for use in side ditches). Any poured in place concrete or block walls shall be covered with masonry or plastered.
4. Quoins are prohibited unless determined by Architectural Committee to be appropriately consistent with the architectural style.
5. Dormers shall be appropriately scaled and detailed and shall in no event contain diagonal or vertical siding.
6. Any garage which is visible from a public street or other residences shall be screened with appropriate evergreen landscape material as per approved landscape plan.
7. Playground equipment and recreational areas shall not be located within 30 feet of the equestrian trail.
8. Privacy fencing shall not be located in front of the building setback of the residence and if utilized in a side or rear yard shall be at least 30 feet from the equestrian trail.
9. Fencing along the equestrian trail, the street right of way or in front of the building setback shall be 4 rail white fences as approved by Architectural Committee.
10. Fencing for any purpose must be approved by the Architectural Committee before installation.
11. The use of brick as opposed to stucco or dryvit is preferred and the use of two colors on the masonry portion of a stucco, dryvit or painted brick home shall not be permitted.
12. Only one cornice color is permitted. A second exterior paint color may be used on homes with shutters or similar accent trim.
13. The use of siding on residences which are primarily brick is discouraged and shall only be approved for use in areas which are, for structural reasons, unable to accommodate brick (such as on dormers or above the roofing material). Areas such as end gables shall be bricked up to the cornice.
14. Roof area and pitch shall be proportionate to the scale of the residence
15. The front elevation should be designed in order to permit the location of the front entry to be readily and immediately discernable.
16. The use of washed concrete is preferred for driveways.
17. The minimum building setback is 125 feet from the rights of way (which ends 25 feet from the center of the pavement on a 50-foot ROW) except for Walnut Grove ROW, which has a minimum 60' setback. Measurement of setback from the side ditch is not a reliable measurement. Building locations are to be flagged for inspection by Architectural Committee prior to placement of concrete.

Construction Requirements:

1. Each lot must have a dumpster on site prior to any construction and emptied prior to overflow.
2. Each lot must have a Port-A-John on site prior to any construction.
3. Each lot must have a gravel drive prior to any construction - gravel spread a minimum of 25 feet wide, 75 feet long and 2 inches thick to prevent mud from accumulating on public streets. Any mud brought onto the street must be cleaned prior to leaving for the day. Muddied streets will not be tolerated.
4. Each site must be cleaned of debris and blowing trash.
5. Construction material must be kept out of the right-of-way at all times.
6. Construction working hours are from 7:00am until 7:00pm.
7. Loud noise or music will not be permitted.
8. Absolutely no dumping of excess concrete or any other materials within the Estates of Spring Mills will be permitted.
9. Each Builder and Owner is responsible for establishing property corners and construction staking. Only a licensed Engineer should survey the property and locate proposed improvements.
10. Each Builder and Owner is responsible for protecting all Common Area infrastructures, walls, fencing and other Common Improvements to and within the subject property.
11. Any damage to a neighbor's property will be repaired within two weeks
12. The posted speed limit within the Estates of Spring Mill is 30 mph. Violators work privileges will be permanently revoked.

Any deviation from the above will result in fines and necessitate immediate corrective measures at the Owner's expense and expose the Owner to additional liabilities. Note, the Owner will be held responsible for any and all builder related issues.

Violations of the Covenants and Restrictions will not be tolerated. The Architectural Committee and the Homeowners Association have the right to impose on the owner an initial fine up to \$500.00* per occurrence, and a fine of \$200.00* per day for continued or uncorrected violations, the payment of any attorney fees and any corrective costs involved.

* Subject to change without notice