

DOGWOOD PLACE ARCHITECTURAL GUIDELINES

Dogwood Place is an upscale, exclusive neighborhood of single family homes. The Architectural Review Committee has the responsibility of approving building plans. The Committee does not seek to restrict individual creativity or preferences, but rather to maintain total continuity throughout the development. Prior to the commencement of any construction activity of any type on any lot, plans for approval must be submitted to the Architectural Review Committee. Details/Documents to be included for approval that are requested by the Committee are listed on the following pages as well as specific restrictions and requirements. Approval by the Committee must be received prior to the start of grading or construction.

The Dogwood Place Architectural Review Committee accepts no responsibility or liability for approval of plans. It is the Owner and/or his/her builder's responsibility to verify the correctness of said plans and to insure that they conform to these requirements and guidelines.

There shall be no duplications of design or architecture of any other residence in Dogwood Place. No more than three (3) basic wall materials nor more than four (4) colors to be used on front of residence unless approved in writing.

The following items are required to be submitted for approval to the Architectural Review Committee:

SITE PLAN:

1. Drawn to scale including all proposed structures, sidewalks, improvements, utility and drainage easements, and setbacks.
2. Owner's name, present address and telephone number.
3. Architect/Designer's name or Owner's representative's present address and telephone number.

ARCHITECTURAL PLANS:

1. One complete set of building plans showing front, rear and side elevations and square footage of structure.
2. Description of all exterior materials, roof materials and colors. Samples should be provided.
3. Builder's name, present address and telephone number.

LANDSCAPE PLANS:

1. Showing all proposed shrubs, plant species, ground covers and lawn areas.
2. All trees for removal to be marked for approval prior to removing.
3. Landscape Architect's name, present address and telephone number.

DESIGN CONSIDERATIONS

Building Site:

Lot and construction site to be properly maintained and free of garbage or trash. Port-o-lets are required on all construction sites. A temporary driveway is required during the construction period to prevent tracking of excessive mud and dirt. All construction personnel, trucks and equipment are required to use the Cooper Road entrance. **Lot Owners and/or their builders shall be responsible for and liable for any damage caused to the streets or surrounding properties as a result of construction of any improvements on a lot or parcel.**

Drainage:

Water runoff for each building site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. No structure or improvements can alter the natural drainage of the site to the degree that it negatively impacts the surrounding homesites. Drainage shall be handled by builder, owner and respective city inspector. Each Owner shall be required to maintain its lot in such a condition as to minimize off-site damage from erosion, sediment deposits and storm water.

Landscape:

No plants, shrubs, bushes, trees or other type greenery shall be planted at the intersection of streets that would cause hazardous traffic conditions or obstruct visibility. Each lot owner will be required to plant grass or otherwise landscape the portions of its lot lying within the road rights-of-way to the pavement line, including the maintaining of any ditches. Such landscaping shall not or any irrigation systems of lawns or plants shall not interfere with the Declarant's ability or others to clean the ditches. Any permanent improvements within the road rights-of-way must be first approved by the Declarant.

Building Setbacks:

<u>Phase I and II</u>		<u>Phase III</u>	
Front Setback	50'	Front Setback	45'
Side Setback	20'	Side Setback	15'
Rear Setback	30'	Rear Setback	30'

House Sizes:

Phase I: 2,750 sf minimum, heated and cooled living area

Phase II: 2,750 sf minimum, heated and cooled living area, with the exception of Lots 7-15 and 19 which have a 3,500 sf minimum and Lots 45-50 which have a 3,250 s.f. minimum.

Phase III: 3,000 sf minimum, heated and cooled living area

Walls/Fences:

Wall/Fence installation may be optional, except for Lots 1, 9, 10, 17, 18, 19, 20, 21, 22, 23 and 24 in Phase III which are required to have the same wood fence located at the back entrance on Cooper Road. Should you choose to fence, please see the Covenants and Restrictions of Dogwood Place for guidelines. All fences must be approved by the Declarant.

Garages:

All garages or carports must be attached to the dwelling. No entrance to any garage or carport shall face the street upon which the residence fronts. Any carport must be located to the rear of such residence and any garage facing the side of such residence must have a garage door which shall remain closed when not in use.

Mailboxes:

Specific mailboxes with gas lights are established for Phase III. (See attached sheet). These mailboxes are available for purchase and installation through Copper Sculptures.

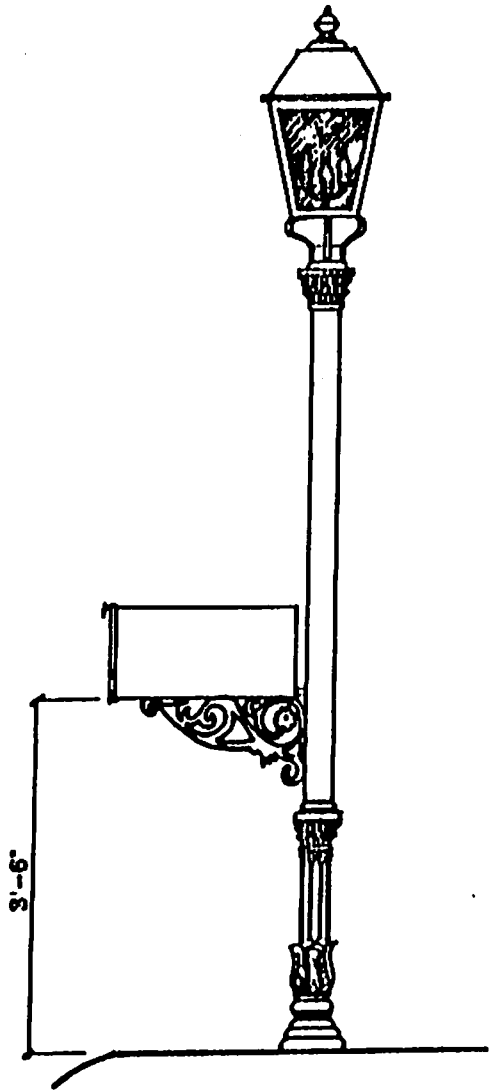
Driveways:

Asphalt driveways are prohibited, and all driveways must be constructed of concrete, bomanite or washed gravel, or of other materials approved in writing by the Declarant. Culverts under driveways must be of concrete or polymer coated pipes. Headwalls are required to be constructed on each side of the culvert or pipe or pipe under the driveways in Phase III, The headwalls must be constructed of brick or stone, similar to the materials used in the improvements on the lot or of materials approved in writing by the Declarant.

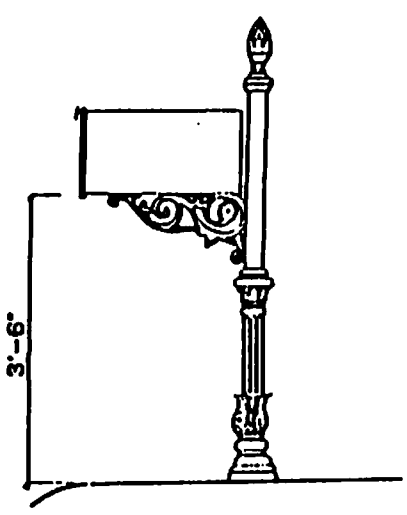
Special Provisions:

Property Owners Annual Assessment: \$500.00 per year

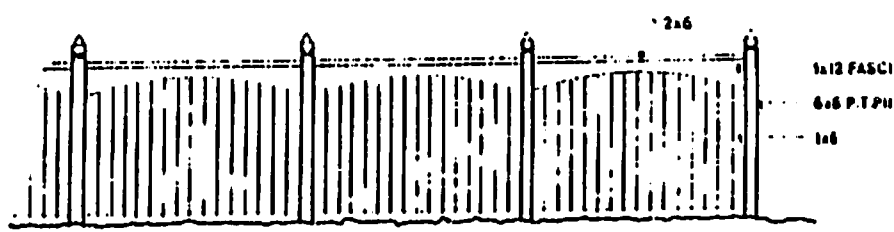
Disclaimer: The Board of Directors, the Architectural Review Committee, each director and each officer of the Association, each member of the Architectural Review Committee and the Association and, if applicable, the Declarant shall not be liable to any Owner or to any other Person on account of any claim, liability or expense suffered, incurred or paid by or threatened against such Owner or other Person arising or resulting from or in any way relation to the subject matter of any review, acceptances, inspections, permissions, consents or required approvals which must be obtained from the Architectural Review Committee or public authorities, whether given, granted or withheld. No approval of Plans and no publication of architectural standard or bulletins shall be construed either to represent, guarantee or imply that such Plans or architectural standard will result in a properly designed Dwelling or other improvement, or to represent, guarantee or imply that any Dwelling or other structure or improvement will be built or constructed in a good, workmanlike manner. Approval of any particular Plans shall not be construed as a waiver of the right of the Architectural Review Committee to disapprove all or any portion of the Plans if such Plans are subsequently submitted for use in any other instance.



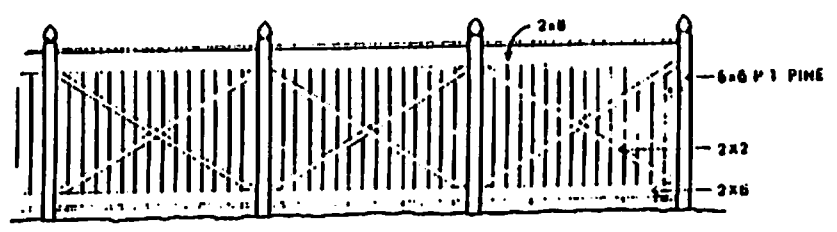
LIGHT/MAILBOX



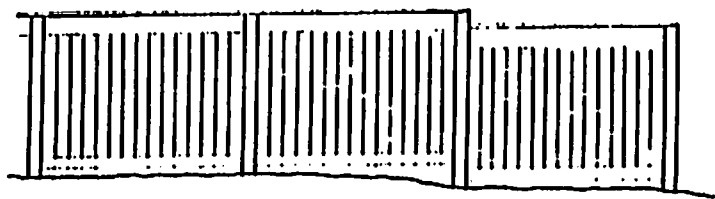
MAILBOX



TYPICAL 6 FT. WOOD PRIVACY FENCE
(REQUIRED FOR ALL LOTS ALONG COOPER RD.)



ALT. 1 6 FT. WOOD PRIVACY FENCE



ALT. 2 6 FT. PRIVACY WOOD FENCE

DOGWOOD PLACE ESTATES

Site Furnishings