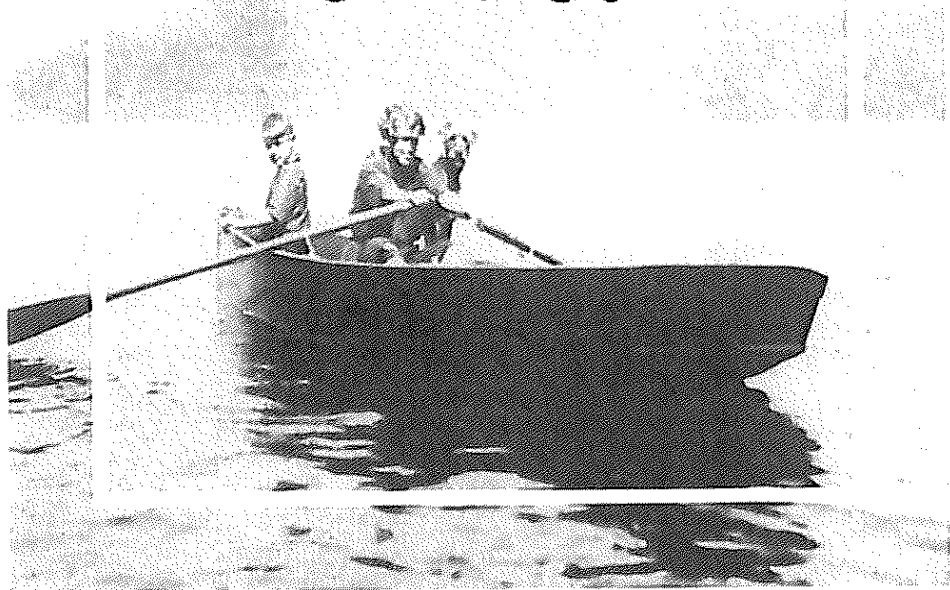


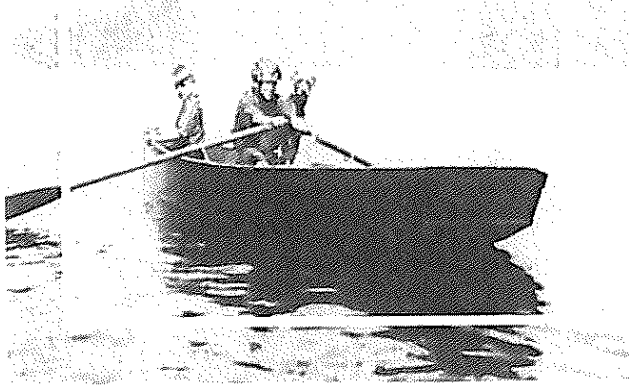
STILLWATER — COVES —



Design Review Guidelines

1/23/07

STILLWATER — COVES —



Design Review Guidelines

Stillwater Coves
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(4.17.17(rev))

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INTRODUCTION

These Design Guidelines have been drafted in order to establish criteria which will facilitate the creation of a cohesive neighborhood appropriate to the environment of Stillwater Coves ("the Community"), while preserving the natural features of the existing terrain. This will be done through preservation of its trees, through care in the siting of its homes and through the adoption of an architecture that is authentic to the Southern Lowland Area. The Guidelines which follow define construction features and treatments deemed appropriate to create the character envisioned by the developer, and provide guidelines for landscape and site design.

The Design Guidelines provide the Design Review Committee (DRC) with the basis for making informed, consistent decisions about proposed construction and site development in its review and approval processes. The Guidelines help assure uniformity in the review process and therefore increase predictability. If they are followed carefully, they should help to prevent missteps and delays, thereby limiting the cost to develop an approvable design.

Each property owner is ultimately responsible for assuring that the work contemplated will comply with the guidelines, and should review the guidelines prior to beginning the design process. Although it has been our goal to write the design guidelines in language that can be understood by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of a competent architect or residential designer with experience in residential design of the character described herein.

These Design Guidelines have been adopted and published pursuant to the Declaration of Covenants, Conditions and Restrictions for Stillwater Coves ("Declaration"), to establish standards, rules and guidelines applicable to the dwellings and other improvements to be constructed or installed on lots in Stillwater Coves. These guidelines are to be implemented by the Stillwater Coves Design Review Committee (DRC) that is comprised of three (3), but no more than five (5), members. These Design Guidelines supplement and relate to Article 9 of the Declaration and are binding upon all Owners who acquire lots within Stillwater Coves and their respective architects, consultants, builders, and agents.

Compliance with the Design Guidelines does not guarantee approval. Decisions of the DRC may be based on aesthetics and therefore based on subjective factors. The DRC may with specific hardships created by the conditions of the particular lot. Approval by the DRC does not imply that the structure or improvements submitted for approval comply with applicable building codes or governmental requirements. Furthermore, the DRC does not review and shall not have any liability for the structural integrity or soundness of the approved construction.

Any and all construction or improvements, that impact the look or character of the property (visible from outside of the home or structure) must be designed, documented and submitted for review and approval. This includes new construction and subsequent exterior changes. When in doubt concerning any planned or intended improvement, the property owner shall submit documentation defining the intended improvements to the DRC for review and approval.

**DESIGN GUIDELINES
FOR STILLWATER COVES
LINCOLNTON (LINCOLN COUNTY), GEORGIA
September 25, 2006**

ARCHITECTURAL GUIDELINES

Dear Property Owner;

The primary goal of the Master Plan and Architectural Guidelines developed for **Stillwater Coves** has been to achieve an uncommon, visually pleasing blend of natural beauty and man-made improvements. Residential activity and active recreational areas have been successfully integrated within a park-like setting. The developers of Stillwater Coves have implemented a carefully researched and appropriate plan, which they, in great part, administer through the Design Review Committee (DRC).

Environmentally sensitive design can only be achieved through a careful, well thought-out response to the configuration, the vegetation and topography of the building site. These issues need to be addressed by your team of design professionals and carefully incorporated into the plans for your custom home in Stillwater Coves.

These guidelines are intended to serve as your benchmark in the often complex process of planning a new home. While this document can prove to be a helpful tool in planning homes at Stillwater Coves, it can neither provide every answer nor guarantee ideal solutions for every situation. Nevertheless, as questions arise concerning your building plans, our staff and the Design Review Committee itself will be most happy to help you. We encourage you to participate when possible in all presentations to the board as your architect, designer or builder makes them.

We hope you, your architect and your builder will find these guidelines helpful and we encourage your questions and comments. If we may be of any assistance whatsoever, please do not hesitate to call on us.

Sincerely,
Stillwater Coves Design Review Committee
Silverleaf Management Group, LLC
3755 Harrison Rd.
Suite 100
Loganville, GA 30052
Phone: (770) 554-3984
Fax: (770) 554-3984
www.silverleafmanagement.com

C. DESIGN REVIEW PROCESS

ARTICLE 1 - DESIGN AND SUBMITTAL PROCESS

1.1 Architects, Professional Residential Designers and Landscape Architects

Architects, Professional Residential Designers and Landscape Architects must be used. The Association has a listing of Recognized Design Professionals who are familiar with these Design Guidelines. Use of Architects, Professional Residential Designers and Landscape Architects experienced in the design of character required by these Design Guidelines is recommended.

1.2 Stock Plans from Plan Books

Stock plans can be used if they meet, or can be adapted to meet, the Design Guidelines. Floor plans and elevations published in the Plan Book should be submitted for conceptual review and approval, prior to purchasing the construction documents from the Plan Book company. Modifications required to adapt a Plan Book design to the site constraints and/or the architectural requirements of the Design Guidelines, must be graphically represented and printed in the architectural drawings when submitted to the DRC.

All plans for the Community must also comply with requirements in the community's **CC&R's**,

1.3 Variances

The Application for Review must clearly identify any requirements of the Declaration or these Design Guidelines for which a variance is sought.

1.4 Optional Conceptual Reviews

Homeowners and their representatives are encouraged to submit Conceptual Plans for review prior to making a formal submittal. Potential variances should be discussed before commencing any portion of a design that will require a variance.

1.5 Submittal Requirements for Preliminary Review / Approval

All submittals to the Stillwater Coves Design Review Board should be sent to:

Silverleaf Management Group, LLC
3755 Harrison Rd.
Suite 100
Loganville, GA 30052
Phone: (770) 554-3984
Fax: (770) 554-3984
www.silverleafmanagement.com

A Preliminary Review is the initial review and the drawings submitted should be preliminary, not final. **Incomplete submittals cannot be approved and will be returned.** Submit the following drawings for review and approval:

Completed "**Application for Preliminary Review**" (see **Appendix B**) with two identical "Submittal Packages" including:

Site Analysis (1" = 20')

Site Plan (scale 1" = 20') showing existing conditions and all proposed improvements including but not limited to:

- Property lines, setbacks and easements
- Setback lines from wells and stream buffers
- Existing deciduous trees >8" in diameter
- Trees proposed for removal
- "Specimen" deciduous and evergreen trees
- Rock outcroppings
- Notable shrubs / vegetation
- Locations of tree protection fencing
- Existing and proposed grades
- Site retaining walls
- House, garages, outbuildings
- Driveways, parking
- Well(s)
- Underground propane tanks
- Patios, walkways and stoops
- Decks, porches, gazebos, bridges
- Fences, screen walls
- Pools, hot tubs, fountains
- Swing sets, basketball hoops, sports equipment
- Screened areas for trash receptacles and HVAC or other mechanical equipment
- Utility meters
- Antennas /satellite dishes
- Mailbox

Floor Plans: Foundation or Basement, First Floor and Second Floor (scale 1/4" = 1'-0")

Exterior Elevations: Front (scale 1/4" = 1'-0"), Sides and Rear (scale 1/8" = 1'-0")

Building Site Section showing building height and new and existing grades (scale 1/4" = 1'-0")

Roof Plan (scale 1/8" = 1'-0")

Wall Section - foundation through roof eave (scale 3/4" = 1'-0")

Exterior Building Materials

1.6 Submittal Requirements for Final Review / Approval

This submittal can only be made if the Preliminary Review was "Approved" or "Approved Subject to the Conditions" The drawings and specifications should be final and ready for construction. Resubmit two identical "Submittal Packages" including **all of the items called for in the Preliminary Review** revised if necessary to address the comments from the Preliminary Review. In addition submit the following:

- A. Completed "**Application for Final Review**" (see Appendix C) with two identical sets of Plans and Specifications with cut sheets including:
- B. Landscape Plan (scale 1" = 20') produced on a copy of the Site Plan to show all of the items required on the Site Plan
- C. Site Plan (scale 1" = 20')
- D. Construction Site Plan (scale 1"=20')
 Produced on a copy of the Site Plan adding proposed locations to be used for:
 - Where the site will be accessed from the road
 - Parking for construction personnel
 - Areas to be used for storage of construction materials & stockpiling topsoil
 - Trenches for underground utilities
 - Construction trailer and other temporary structures
 - Temporary toilets
 - Dumpster(s)
 - Fire extinguishers
 - Construction sign
 - Portable toilets
- E. Typical wall sections
- F. Dormer details
- G. Exterior trim details
- H. Window and door details or cut sheets
- I. Fences and screens wall details
- J. Screen / covered porch and deck sections and details
- K. Details, cut sheets or descriptions of all exterior architectural features including:
 piers, posts, brackets, shutters, railings chimney caps, gutters and downspouts
- L. Specifications
- M. Samples of the following materials including color:
 - Roof material
 - Exterior Wall and Foundation Cladding
 - Stone and mortar
 - Paint/stain color for stucco, siding, cedar shingles, front door, exterior trim, and shutters

1.7 DRC Response to Submittals

The DRC will return one of the "Submittal Packages" to the applicant marked with the response of the DRC, and will retain the other "Submittal Package" for the files of the DRC.

Responses shall be one of the following:

- Approved
- Approved Subject to the Conditions Noted

Resubmit with Additional Information
Denied with an Explanation

Approvals can only be issued in writing by the DRC. Verbal approval by an officer or member of the DRC, or the Association or the Association's manager does not constitute DRC approval.

1.8 Deemed Approval

If the DRC fails to respond in writing within 30 days after the DRC's actual receipt of a completed application and all required information, the applicant's "Submittal Package" is deemed to have been approved. The applicant may then proceed with the improvements, provided the Applicant adheres to the plans and specifications and does not violate the provisions of the "Design Guidelines" or the "Declaration of Covenants, Conditions and Restrictions". A deemed approval does not waive any other requirements for compliance in design, construction, inspections or any way. In exercising deemed approval, the burden is on the Applicant to document DRC receipt of the owner's application.

1.9 Government Approval

After approval of the Final Submittal by the DRC, the Applicant may apply to the appropriate governmental authority for the appropriate permits and approvals.

The Lincoln County Building Inspections Office is responsible for the enforcement of the building codes and Hood plain regulations. It is the responsibility of any individual who is building to obtain the appropriate permits before beginning construction. Drawings for single family dwellings shall be prepared in compliance with "The Georgia Residential Code" and "Trade Codes" and shall be submitted for a building permit to:

Building Office
PO Box 340
182 Humphrey Street
Lincolnton, GA 30817

Phone 706-359-5525
Fax 706-359-5831

1.10 Construction in Accordance with Plans

Dwellings and other construction shall be built in strict accordance with the plans and specifications approved by the DRC. Changes to the design that impact the exterior of the building or the site must be submitted for review and consideration of approval. Fees are charged for review of exterior design changes subsequent to the original approval. A penalty will be assessed to the owner for a project that is in non-compliance with approved plans, or damages Associations common areas.

ARTICLE 2 - CONSTRUCTION PROCESS

2.1 Builders

Builders must be appropriately licensed contractors or otherwise qualified, and insured. The HOA maintains a list of Recognized Builders which is available.

2.2 Construction Site Plan

The Builder shall abide by the detailed Construction Site Plan submitted prior to construction. Construction activities shall not cross over tree protection fencing shown on the site plan and shall be located out of the drip line of trees unless the incursion into these areas is specifically defined on an approved Construction Site Plan.

2.3 Permissible Hours and Days of Construction

If there are adjacent homes that can be adversely affected by the noise of construction activities, Construction shall be scheduled to minimize its impact. Construction activities shall occur between 7 AM and 7 PM on weekdays, and between 8 AM and 6 PM on Saturday. Construction activities shall not occur on Sunday or legal holidays.

2.4 Excavation /Grading

Excess excavation material shall not be placed in tree save areas or within the drip line of trees to be saved, or in common areas, roads or on other lots, except as approved by the DRC.

Builders are expressly prohibited, during backfill and final grading operations, from spreading excess debris or material over the remainder of the lot without prior written approval of the DRC.

2.5 Erosion Control

During any periods of soil disturbance, industry approved techniques for controlling erosion within the site and onto other sites shall be applied. Such methods include sedimentation basins, filtration materials such as hay bales or permeable geo textiles and slope stabilization fabrics. Proper re-vegetation shall begin as quickly as possible after soil disturbance. Site grades shall be maintained at all times so as to channel runoff away from other adjacent structures and properties.

2.6 Construction Trash and Debris

Construction sites shall be kept free of construction waste (trash, debris and leftover construction materials) at all times. Construction waste shall be disposed of in a commercial dumpster. Burning of construction waste is prohibited. Dumpster pickups shall be scheduled to ensure space is always available for construction waste. Dumpsters shall be situated on the lot so as not to interfere with construction traffic. All construction waste and soil "runoff which finds its way to any roads or ingress / egress points shall be removed daily by the contractor.

2.7 Construction Access

Provide gravel construction entrances at ingress/egress points to control the tracking of dirt onto paved roads. Keep all public and Community roads clean and free of mud and debris from jobsite.

2.8 Dust, Mud, Noise and Odor

The builder shall make a continual effort to control dust, mud, noise, and odor emitted from the construction site. Builder shall water areas where dust is a problem.

2.9 Temporary Toilets

Chemical toilets shall be provided by the builder on the first day work activity begins on the lot. Such toilets are to be placed in the least obtrusive area as possible while also being positioned on the road side of the lot yet as far away from the curb as possible. Chemical toilets are to be maintained in a sanitary condition at all times.

2.10 Duration of Construction

Construction shall be completed within fifteen (15) months of the commencement of work.

D. REQUIREMENTS

ARTICLE 3 - SITE REQUIREMENTS

Each site within The Community has its own unique qualities and characteristics. The DRC will be looking critically at individual Site Plans to determine whether existing features are respected and sensitively utilized. Plans that minimize disturbances of existing vegetation, rock formations, natural topography, and drainage patterns are preferred. Respect for adjacent development and construction is essential.

3.1 Setbacks

The development plan for The Community defines the minimum building setbacks from the property lines on each property. Setbacks are measured from the property line to the exterior face of the wall. In addition to the building setbacks, additional setbacks and undisturbed buffers may be established to protect wells, wetlands, streams and steeply sloped areas on each property.

3.2 Tree Protection

Every effort should be made to minimize the impact of construction activities on existing rock outcroppings, trees and vegetation. Houses, walks, patios, drainage fields and other site improvements shall be located in such a way as to preserve these natural features whenever feasible.

Deciduous trees >8" in diameter* are known as, "specimen" deciduous and evergreen trees, special shrubs / vegetation and rock outcroppings shall be flagged on the site and located on the Site Plan, Landscape Plan and Construction Site Plan.

Deciduous trees >4" in diameter*, evergreen trees >6" in diameter*, and shrubs, may not be removed outside the tree protection zone without the prior written approval of the DRC and applicable governmental agency.

^measured at a point 2' above ground level

A tree / vegetation protection fence (2' x 2' stakes with temporary construction fencing) shall be installed before any clearing or grading is done on the site and shall be maintained until the landscaping is installed. The fence shall be installed no further than 12' from the front and rear of the house, 8' from the sides of the house and 3' from driveways, walks, patios, septic tanks and drainage fields. If there are no trees / vegetation in these zones, the fence can be located further from the house and site improvements, as long as it is

outside of the drip line (root zone) of trees / vegetation to remain. This fence is not only intended to protect root zones from grading, but to also prevent construction activity (parking of construction vehicles, storage of construction materials, soils and debris, etc) from impacting or compacting the root zones. Construction activity shall not cross the fence lines without the approval of the DRC.

Should a Property Owner or Builder remove any tree or vegetation without approval, or negligently or intentionally damage any tree or vegetation, said Property Owner shall, after notice and opportunity to be heard, be liable for an penalty in an amount up to \$1,000 for each tree or other plant removed.

3.3 Site Grading

Site Plans should be designed to minimize the extent of grading required. Techniques for doing this include using partial basements to step the building down the slope, providing access across slopes instead of down them, and using low retaining walls where appropriate. Where grading is necessary, cut and fill slopes should be kept to a maximum of 2 in 1, with steeper slopes allowed (if permitted by soils engineer) when excessive disturbance of ground would otherwise result. Graded slopes should be rolled back into existing slopes so that no sharp contrast exists between existing and disturbed slopes.

Prior to rough grading, stock pile top soil in appropriate area (within limit of construction activity area and outside of drip line of trees to be saved).

No grading or clearing of any kind shall occur on site until the Site Plan has been submitted and approved.

3.4 Wells Wells on individual lots are not permitted. Wells are allowed for irrigation, with HOA written approval.

3.6 Drainage Swales / Streams / Wetland Areas

Slope of the yard should ensure that drainage of runoff is directed away from the home and into designated drainage areas (as indicated on the Community final design drawings and final plat for the lot). No plant or improvement shall be permitted on the lot line or in a drainage swale that will or could obstruct drainage.

Proposed culverts, structural channels, bridges, and grading/disruption/realignment of drainage swales, streams and wetland area on the lot shall be submitted on the Site Plan for approval of the DRC. These plans shall describe how the area will be restored with plantings, rocks, mulch, and other natural erosion control measures to blend in with the natural environment and to allow water to flow without erosion.

No pond shall be constructed, nor shall the course of any stream be changed, nor any culverts installed in any stream without prior written approval of the applicable controlling state and federal agencies. Naturally occurring streams are protected by regulatory agencies by mandatory buffer zones.

3.7 Pools, Hot Tubs and Other Site Features with HOA written approval

In-ground swimming pools shall be reviewed and approved by the DRC. Above ground swimming pools are prohibited.

Hot tubs not exceeding 10' x 10' in area are allowed and may be above ground or in-ground. Hot tubs must be visually screened from view from other lots and residences, and covered securely when not in use.

Pools and hot tubs must be located within the building setbacks. They shall be located to rear of the house, or to the side of the house only if they will not be visible from the road. Pool equipment shall be screened from view and located where the noise will not impact neighbors.

Swing sets and similar sports / play structures and equipment must be located in the rear or in a side yard where they will not be visible from the road. Tennis courts and courts for other sporting activities are prohibited. They shall be reviewed and approved by the DRC.

Basketball hoops, sculptures, birdbaths, birdhouses, fountains, flamingos and other decorative features visible from any road must be reviewed and approved by the DRC, prior to installation.

3.8 Fences and Screen Walls

The location, design and materials for fences and screen walls shall be located and defined on the Site Plan and Landscape Plan for review and approval by the DRC. Fences and walls defining the boundaries of the property are prohibited. Fences and walls may be used to screen utilities, trash receptacles and other undesirable items, or when required by building codes, such as enclosing a swimming pool. When fences and screen walls are deemed to be desirable or necessary, they shall be designed to relate to the character, materials and colors of the exterior materials of the house. They shall be no more than 6' in height and shall be integrated into the site with landscaping. Chain link fences are specifically prohibited.

3.9 Trash Receptacles

Areas used for storage of solid waste shall be kept in trash receptacles that are screened from views using fences, screen walls and/or landscaping. Except on days designated for trash pick-up, trash receptacles shall be kept within the designated screened area.

3.10 Exterior lighting

All exterior lighting must be approved by the DRC. The selection and placement of light fixtures will be approved, based on avoiding bright concentrated sources of light which will be incongruous with the natural landscape. In general, fixtures should be functional and limited to the porches, garages and outbuildings and be designed to minimize the impact on adjacent properties. Subtle lighting of porches, walkways, driveways, patios and low-level lighting of landscaping is the only lighting that is allowed. All light sources shall be shielded or enclosed so that the light source (bulb) is not visible from the road or adjacent properties.

Security lighting not complying with the above requirements is allowed if activated by a motion sensor which limits the duration of its use.

Colored lights are prohibited except during holiday seasons, but must be removed as soon as the holiday passes.

3.11 Mailboxes / Address Numbers

Mailboxes with address numbers shall be constructed / purchased according to the approved community mailbox design.

3.12 Utilities

Air conditioning equipment, gas meters, and electrical meters/disconnects, and other utilitarian features are permitted in rear yards, or in side yards if setback a minimum of 20' from the front corners of the house. They shall be screened from view with landscaping.

Electric and telephone lines shall be installed underground. The proposed location of trenches for electrical, telephone, water, and propane gas shall be shown on the Site Plan and Landscape Plan. Trenches shall be routed outside of tree save areas and the drip line of trees to be saved. When appropriate, utilities should be installed in a common trench where permissible. Backfill of trenches shall be properly compacted.

Propane tanks if desired shall be placed underground with visible valves screened by landscaping.

3.13 Antennas and Satellite Dishes

Antennas and satellite dishes may be installed only for the purposes of:

- receiving direct broadcast satellite service, including direct-to-home satellite service
- receiving video programming services via broadband radio service (wireless cable)
- receiving local television broadcast signals,
- receiving or transmitting fixed wireless signals

as provided for in FCC Rule 47 C.F.R. Section 1.4000. Nothing in this section is intended to conflict with this Rule. Antennas and satellite dishes not provided for by the FCC Rule are prohibited.

Antennas and satellite dishes may be mounted to the rear wall of the dwelling (not projecting beyond the sidelines of the dwelling), or installed free standing to the rear of the dwelling. Free standing antennas and satellite dishes shall be located outside of the side and rear setbacks and shall be screened by landscaping so as not to be easily visible from roads.

Antennas shall not be mounted to the front or side walls of the dwelling, to any portion of the roof, or free standing in areas other than to the rear of the dwelling, unless documentation is provided to the Design Review Committee that a signal cannot be received in other less visible locations.

Antennas and satellite dishes shall be no larger, than necessary for reception of an acceptable quality signal. Satellite dishes larger than one meter (39.37") in diameter (or diagonal measurement) are prohibited.

Antennas and satellite dishes may be mounted on "masts" to reach the height needed to establish line-of-sight contact with the transmitter, but shall be installed no higher than necessary for reception of an acceptable quality signal. Antennas and satellite shall be located in areas that will minimize height of a mast and in locations where the antennas and/or satellite dish is least visible from roads and adjacent properties.

No more than one external antenna device may be installed on any lot.

Antennas and satellite dishes shall be maintained in a good repair and in an attractive condition.

Upon the removal of an antenna or satellite dish, the installation location shall be restored to its original condition.

The Association has the right to erect, construct, and maintain central or common antennas and/or satellite dishes and restrict the installation of individual antennas and satellite dishes

3.14 Easements

Easements for installation and maintenance of utilities, roadways, drainage, and other purposes shall be kept open and free of improvements that could affect the use, service, and maintenance of the intended easement.

3.15 Prohibited Improvements

The following improvements shall not be permitted:

- Signs not in compliance with the CC&R's
- Clotheslines
- Animal pens
- Satellite dishes over one meter (39.37") in diameter

- Window air conditioning units
- Freestanding flagpoles

3.16 Docks

Any dock proposed to be built in or attached to the Stillwater Coves community shall be required to follow the guidelines for general use of J. Storm Thurmond Lake Public Lands of the United State Army Corps of Engineers

ARTICLE 4 - HOUSE REQUIREMENTS

4.1 Architectural Style

The goal of Stillwater Coves is to develop a community of **Southern Camp Houses & Summer Homes** that have a look and feel of the homes that were indigenous to the region in the 1920's.

The theme and feeling of Stillwater Coves will be one of a relaxed, comfortable and "unstructured" enclave of houses reminiscent of early 20th century retreats in the South. Some of the houses will appear as if they have developed over time with additions displaying subtle changes of materials. The overall feeling would be natural, woodsy and not over developed, (over done). Siting should encourage building back from the road, and tucked into the trees wherever possible. Pine straw walks lined with felled tree trunks and the use of other indigenous materials would be utilized promoting lower upkeep and maintenance with regard to the homes as well as the site. The character of Stillwater Coves would foster a relaxed environment encouraging recreation, retreat and family time.

In general, **Southern Houses & Summer Homes** have an informal demeanor. Historically, these homes were typically second residences built with simple materials. As time went by this basic home often received numerous additions; the resulting overall composition of these homes is never overly formal and may or may not be symmetrical, although individual parts often exhibit symmetrical qualities. There may be homes of a relatively larger single mass, as well as several modestly scaled massing elements around a dominant building form. The homes at Stillwater Coves should emulate these qualities and features.

The houses should be somewhat varied in design style, while adhering to a defined criteria of design guidelines. The feel is of a serendipitous accumulation of houses with varied design distinctions, including color, materials, architectural details and siting. This will lead to individuality and a community with unique appeal, setting Stillwater Coves apart from typical cookie cutter developments. .

4.2 Dwelling Area

Dwelling area shall be in general proportion to the size of the lot.

MINIMUM square footage requirements:

Heated and cooled on main level	1300 SF
---------------------------------	---------

MAXIMUM square footage requirements:

Heated square feet	5,800 SF
--------------------	----------

Area of a dwelling shall be calculated from the outside of the exterior wall

Variations will be considered based on site constraints.

Daylight basements can be developed to add additional living space.

The maximum number of stories above a basement is two stories plus an attic. The heated living area of the attic space shall be within a roof form bearing at (or below) the third floor level. The area of an attic shall not exceed 60% of the area of the second floor.

4.3 Dwelling Height

Finish floor elevation of the First Floor shall be a minimum of 2' above grade.

Buildings shall not exceed 35' in height from the lowest natural grade level at the perimeter of the house to the highest roof rafter bearing height (the point where roof rafters sit on the wall or floor system).

The intent of these height regulations is to minimize house forms that tower over their neighbors. To comply with this regulation, houses on steeply sloped lots can be designed such that the roof on the downhill portion of the lot bears at a lower elevation (i.e. the ceiling of the first floor), with roofs on the uphill portion of the lot bearing at a higher elevation (i.e. the ceiling of the second floor). Daylight basements can be developed with additional living space to meet these requirements without building excessively tall structures.

Lots may have height restrictions placed on them during design review. Lower buildings are generally more appropriate on more exposed sites (tops of hills and areas without trees) where a tall building would tend to stand out. Taller buildings are more appropriate on sites that are less visible and/or more protected (valleys and forested areas) where the height of the adjacent vegetation and or grade would reduce the impact of the building in the area.

4.4 Garages

Garage door openings shall face the side or rear yard, unless deemed unfeasible by conditions on the site. If site conditions require garage door openings to face the road, the garage shall be set back from the primary face of the house by a minimum of 20'. The intent is to prevent vehicles parked in front of the garage from intruding into the front yard, and limiting the visibility of vehicles as viewed from areas down the road.

Garages shall accommodate a minimum of two and a maximum of four vehicles. Additional interior vehicular parking can occur in the basement if approved by the DRC. The impact of grading of the driveway to the basement, and the visibility of the garage doors and driveway from off site will be important considerations.

Garage Doors facing a road shall be individual doors and a maximum of 9' in width and 8' feet in height. Taller doors can be provided to accommodate RV doors if they do not face the street.

4.5 Driveways and Parking

Driveways shall be a minimum of 10' wide and be set back a minimum of 3' from the side property line. Driveways shall be constructed so as not to interfere with any drainage How

or to create any additional erosion to the property. Driveways shall be constructed using the following materials:

Asphalt

Gravel of specified types and sizes. Gravel drives shall be bordered in order to contain the gravel w/ a stone border. Apron @ street required.

Concrete tinted with an integral, dark, natural (grey/black, tan/brown) color (dark aggregate and 50 lbs of colorant per yard of concrete)

Pavers

Driveways shall intersect the road at only one location to limit site disturbance. On large lots, a second driveway intersection at the road may be permitted (allowing for circular driveways) provided the resulting driveway does not have significant impact on desirable site features through additional pavement and/or grading. Driveways should intersect the road at an angle of approximately 90 degrees and should be located to maximize visibility for traffic safety. The width of the driveway when it crosses the right-of-way (front property line) shall be 12'. Driveway flares can increase the driveway width to 18' at the intersection with the road. The apron (portion of the driveway from the right-of-way to the road) shall be paved with asphalt to match the road.

Where practical, driveways approaching garages shall enter the lot in a direction that faces the house and curve in the direction of the garage, so that views down a driveway from the road arc of houses and landscaping not garage doors or parking areas. Parking areas should be located out of major sight lines. Garage doors and parking areas shall be screened from view to the extent possible by grading and landscaping.

The maximum desirable driveway slope is 25%. Slopes greater than 25% are difficult to construct and maintain, and are difficult to use once constructed. Slopes greater than 12% must be paved. Slopes greater than 18% must be paved prior to construction to avoid erosion.

The surface of driveways and walkways should be level with, or slightly depressed, relative to the grade/landscaping surrounding them. The grade/landscaping should taper / roll down to the sidewalk or driveway. This will make the driveway / walk way feel more integral to the terrain. As an example the area in which a concrete driveway / walk will be constructed must be excavated prior to being formed then the edges backfilled. Concrete driveway / walks shall not be poured on top of the existing grade. Adequate turn around area to allow cars to maneuver when backing out of garage shall be provided. Informal, gently curving driveways are preferable to straight ones. Careful attention needs to be given to vertical transitions, as the driveway gets close to both the street and the garage.

4.6 Outbuildings

Storage sheds, green houses, gazebos, constructed or installed on a lot, shall adhere to ALL applicable guidelines for buildings and site planning, it is important that the massing and scale, as well as forms, materials, and other detailing, relate to the design of the main structure but at a diminished scale.

Prefabricated buildings are prohibited unless they meet all of these requirements. Metal and vinyl clad prefabricated structures are specifically prohibited. Auxiliary buildings may be on slab.

Outbuildings will be approved through the design review committee and permitted with written approval.

4.7 First Floor Elevation relative to grade

Finish floor elevation of the First Floor shall be a minimum of 2' above grade, First Floor shall be over a crawl space. Slab on grade is not allowed except at auxiliary buildings, garages and some "walk out" basements.

4.8 Foundation/Basement walls

Differentiation of foundation/basement wall veneer from the exterior house cladding is required. Foundation walls will be either old brick or brick that looks old, used brick or stone (granite or fieldstone). Mortar joint shall be either rough tooled, "sack joint" or "sack joint". The materials should not look like the current "new product on the market", but be classic and timeless. There will be an intentional look of crudeness and imperfection supporting an old and established sensibility. Grout colors to be either light gray or buff. In approved instances where landscape will mask the majority of the wall, cement stucco over block or poured concrete wall will be accepted. This will be considered only on walls which are not visible from the street and on a case by case basis.

Foundation cladding shall extend from grade to the bottom of the First Floor framing. Step-downs in foundation veneer are not allowed.

4.9 Site Retaining Walls

Siting the house and site improvements should be manipulated to minimize the need for significant changes in site elevations. Use of landscaped slopes is recommended in lieu of retaining walls. Slopes over 2 to 1 are not recommended unless the soil contains rock or clay that will allow the steeper slope to hold. Steeper slopes should be reviewed and approved by a soils engineer.

If the severity of slope on a lot dictates that site retaining walls will be required, they shall be located inside the building setbacks. They should be as low as possible to a maximum of 4 feet. If a retaining wall of higher than 4 feet is necessary, retaining walls should be terraced so that no single wall exceeds a maximum height of 4 feet to minimize impact. Exception: Walls that cannot be seen from the road or adjacent property can be 8 feet maximum high. Retaining walls above 4' in height shall be designed by a structural engineer.

Stone walls shall be gravity type.

Concrete and concrete block site retaining walls shall be reinforced cantilevered type with stone veneer.

Use of stacked and battered rock boulders is also acceptable to retain earth.

The use of modular block walls must be specifically approved. Modular walls, if allowed, must be the colors of natural stone (buff, tan, brown). Gray and unnatural colors are not allowed. Wall systems that have a variety of block sizes and a mix of colors to simulate natural stone are required (i.e. Versa-Lok - Mosaic-Weathered). Battered walls are preferred to vertical walls.

Landscaping shall be planted on the downhill side of retaining walls to screen them from view. Dense landscaping or a railing / fence shall be installed at the top side of retaining walls as required by code to prevent people from approaching / falling over the walls.

4.10 Piers and Arches at the Basement Level

Piers shall be no less than 16"x16"; arches shall be no less than 12" thick

4.11 Posts and Brackets

Posts supporting decks shall be 6x6's (5 1/2" x 5 1/4") minimum, 8x8's are preferred. Cantilevered balconies (that are not supported by posts) shall have 6x6 minimum brackets or other exposed structural elements to provide visual support. Posts and brackets shall be made of solid wood or a synthetic material that simulates solid wood.

4.12 Columns

All columns will be square and made of either wood, stone or brick. Columns will range from rough sawn 6 x 6 to larger wood or stone. Columns will have simple capitals - no crown capitals, brackets or plain tops in appropriate.

4.13 Porches, Decks, Guardrails & Fences

Outdoor living areas connected to and/or coordinated with the main residence are encouraged. Privacy walls and fences should be of the same materials used in the home and should be the same color as the particular building to which they are appurtenant. All fences and screening including materials and colors, must be approved. Perimeter fencing emphasizing property lines are prohibited.

Decks should be limited to areas only where construction is dictated by terrain and located only at the rear or at a side of the house and not visible from the street. They should be stained or painted as extensions of the main house.

Porch ceilings to be wood tongue and groove. Styles may be bead board or v joint. Accents of Pecky Cypress, used on ceilings and porch walls are appropriate. Front porches shall be a minimum of 8' deep.

Guardrails shall be 36" high with simple profiles w/ 2 x 2 pickets. The use or replication of old newel posts, brackets or other simple trim is encouraged. Pickets shall be centered between the top and bottom rails. The space between the bottom rail and the walking surface shall not exceed 4". The space between pickets shall not exceed 4". Uninterrupted sections of railings between posts or newels should not exceed 8'-0". All railings must be in compliance with local codes and requirements.

4.14 Patios, Walkways and Stoops

Outdoor living areas connected to and/or relating to the main residential structure are encouraged. Fire pits, outdoor fireplaces, permanent grilles and outdoor kitchens are encouraged. Walks extending from outdoor living spaces to the remainder of the lot and /

or to the other common walks are desirable. These should be aligned to fit into the existing terrain and vegetation and should be constructed of brick, stone or gravel with a confining border. Patios and terraces should be constructed of the same.

Stoops shall be made of stone or brick.

4.15 Exterior Wall Materials

Exterior finish of basement/foundation walls, piers and arches below the level of the First Floor shall be:

- Natural stone
- Brick
- Hard coat stucco (in approved instances only)

The following exterior wall materials are approved for use above the level of the First Floor:

- Natural stone
 - All stone work to be a minimum of 6" veneer. Randomness and imperfection shall be sought in its' execution. Varying size of stone and mixture of different stones is encouraged. Grout colors to be light gray or buff.
 - Brick to be either old brick or to look old.

- Hard coat stucco
 - Smooth or troweled. Heavy texture is not permitted.

Natural wood siding w/ exposed surface of 4" to 10". All siding to be the same color:

- Wood clapboard
- Board and batten
- Cedar shingles
- Exposed Natural Edge wood siding
- Fiber cement siding (Hardi-plank or acceptable alternative - smooth finish)

Materials used in the construction of the exterior of a home shall be installed in a consistent manner within that home.

Exterior walls of any individual building may be clad with no more than two materials in addition to the foundation material. Transitions between exterior wall materials shall occur ONLY at inside corners and/or at floor bands or projecting roof ledges. Transitions at outside corners or mid-wall arc prohibited. The intention of this requirement is to make the building appear to be constructed "of the material, and to prevent exterior materials from appearing to be "applied" like wallpaper.

Heavier materials shall be located below the lighter materials - siding above stucco, stucco above stone, etc. All colors shall be harmonious.

Various decorative elements such as cupola, weathervanes and gable vent details are encouraged to add identity and uniqueness, but not as prerequisite design elements.

Lattice shall be installed between supports when necessary, vertically and horizontally. Diagonal lattice is prohibited. Lattice to be painted a dark color. As an alternative to lattice, horizontal boards with a spacing of 14" to 1" should be considered.

4.16 Prohibited materials

The following exterior materials are specifically prohibited:

- Particleboard
- Masonite (hard board)
- Aluminum columns or siding
- log siding of any type
- Vinyl siding and columns
- Exterior Insulation and Finish System (EIFS)
- Turned (Victorian type) posts, spindles and balusters

4.17 Log Homes

Log homes will be considered by design review committee

4.18 Roof Forms

The form of the roof and the materials used on it create a significant part of the visual impact of a structure and will be carefully reviewed.

Principal roofs shall be a symmetrical gable or hip with a minimum slope of 8 in 12 and a maximum slope of 12 in 12. A-frame roofs are not acceptable.

Ancillary roofs and porch roofs shall be symmetrical gable, hip or sheds with a minimum slope of 3 in 12, a minimum slope of 4 in 12 is preferred.

Flat roofs, shall be permitted only when they can be occupied (used as a balcony) and are accessible from an interior room. Flat roofs shall have a perimeter guardrail.

Eaves shall have an overhang (from the face of the exterior wall material) of between 12" to 30". Within this range, shorter overhangs are appropriate for steeper roofs, longer overhangs are appropriate with lower sloped roofs. Exposed rafter tails are preferred in lieu of closed soffit. Rafter tails shall not exceed 8" in depth. Overhangs may encroach into building setbacks.

Rakes shall have an overhang (from the face of the exterior wall material) of between 8" to 16".

Dropping the bearing point of roof framing to below the top of the exterior wall framing is encouraged to reduce the apparent scale of the building. This technique also creates attic

like feel of the rooms where it occurs. Shed, gable and hip dormers that project thru the roof eaves can be used to add character.

4.19 Roof Materials and Features

Roofs shall be clad in one of the following materials, in its natural color:

- Fiberglass shingle roofing {30 year +, in approved colors)
- Wood shakes or shingles
- Galvanized steel (standing seam)
- Galvalume
- Copper
- Natural slate
- Artificial slate is acceptable if approved

Metal roofs shall 5 "v" crimp or standing seam. Corrugated roofing of any material is not allowed. Copper roofs shall be allowed to age naturally (not sealed). Painted metal roofs are prohibited.

Ridge vents and or louvered vents installed in the gables shall be used whenever practical in lieu of other types of roof mounted attic ventilation devices. Provide supplementary roof mounted attic vents only if required to provide adequate ventilation (if ridge vents and gable vents do not provide sufficient ventilation area).

Roof penetrations (plumbing vents, attic ventilation devices, flues, etc.), except stucco or stone chimneys, shall be placed on the rear slope of the roof so as not to be easily visible from the road. Multiple plumbing vents should be joined into a single vent when feasible to minimize penetrations. Roof penetrations shall be painted to match the color of the roof.

Skylights shall be flat (not bubble type), parallel with the plane of the roof and mounted only on the rear slope of the roof so as not to be easily visible from roads.

Solar panels, if desired, must be mounted flat, parallel to the plane of the roof on which is placed, and as close to the actual plane of the roof as possible. It is preferred that they be mounted on the rear slope of the roof so as not to be easily visible from roads.

4.20 Chimneys and Flues

Chimneys shall be clad in masonry or brick. No wood siding or similar material shall be used. Varying caps bonnets, brick and stone detail is encouraged. Fireplace enclosures and chimneys shall extend to grade (no cantilevers). The plan of chimneys should have a proportion of width to depth of approximately 2 to 1. Pre-fabricated fireplace components are permitted if imperceptible from the exterior and capped to conceal spark arresters. Flues and chimneys shall be no taller than required by the building code.

Exposed metal flues are allowed only if treated as an architectural feature complimenting the design.

4.21 Dormers

Dormers shall have symmetrical gable, hipped or shed roofs. The slope of gable and hipped dormers shall meet or exceed the slope of the principle structure. Shed roofs on

dormers shall have a minimum slope of 3 in 12; a minimum slope of 4 in 12 is preferred and roof should be metal.

The main face of a dormer should have limited wall area around the windows. Dormers should be no wider or taller than necessary to accommodate the window(s), interior casing and the wall framing of the dormer. This should require no more than 6" to 8" from the head to the eave, from the jamb to the dormer edge and from the sill to the roof. This requirement is not intended to limit the size of dormers - large dormers can be created by using multiple ganged windows.

The area adjacent to the window on the main face of a dormer should be clad with painted or stained trim; not siding, stucco or stone.

Windows in dormers shall meet the guidelines for windows.

Dormers shall be spaced a minimum of 3' from other dormers or building walls, unless they actually abut a building wall.

4.22 Gutters, Downspouts and Flashing

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper-coated), anodized or pre-finished aluminum. Gutters shall be 6" half-round. Downspouts shall be 4" round or appropriately sized to carry the roof run off.

Splash blocks shall be made of concrete, stone or gravel. In the absence of gutters, stone or gravel shall be placed at the drip line.

Galvanized or aluminum flashing and gutters shall be painted to blend with surrounding materials.

Flashing shall be copper, lead or darkly anodized aluminum and shall be finished to match or complement adjacent material when appropriate.

Copper Flashing, Gutters and Downspouts shall be allowed to age naturally (not painted or sealed).

4.23 Garage Doors

All garage doors are to be electrically operational and carriage house style, constructed of solid wood, MDO board or pre-approved synthetic material that simulates solid wood. Window lites can be located in the top panel of the garage door. Garage doors shall be painted or stained to match exterior door or shutter color.

4.24 Doors

Exterior Front Doors, including the side entry doors facing the road shall be constructed of solid wood or pre-approved synthetic material that simulates solid wood (smooth finish). The use of old doors is encouraged. All doors shall be hinged. They shall be constructed of planks, or be stile and rail type, with recessed or raised panels, to express the construction technique. Three quarter glass doors are preferred over half glass doors. Flush doors with applied trim are not allowed.

Storm doors, screen doors and security doors shall be constructed of solid wood or pre-approved synthetic material that simulates solid wood. Stiles (sides) and rails (top and bottom) of these doors shall be 3 ½" minimum.

4.25 French doors

Maximum width of French doors shall be 3'-4". Maximum height of French doors shall be 8'-0". When wider French door openings are desired they shall be made up of multiple units. When taller French door openings are desired transoms can be used.

French doors shall be made of primed wood (painted) or exterior anodized aluminum clad, and shall be glazed with clear, non reflective glass. See below for exterior trim requirements.

Stiles (sides) and rails (top and bottom) of French doors shall be 3 ½" minimum.

French doors shall be hinged or fixed. Sliding doors are not allowed on the front or side of the home.

4.26 Windows

Maximum window width shall be 3'-6". Maximum window height shall be 6'-6". When wider or taller windows are desired they shall be made up of multiple ganged window units.

No more than three windows may be located in the same rough opening. When a grouping of more than three windows is desired, double studs shall be used to separate the windows into symmetrical groups of three or less.

Muntins are required at all front and side facing windows and doors. Muntin patterns shall be historically based, but can be limited (i.e. one vertical and one horizontal in a cross shape) to minimize the obstruction of views. Panels created by the muntins shall be vertical or square (not horizontal) in proportion. Muntins shall take the form of simulated divided lites (muntins permanently affixed to the outside and inside of the glass) or true divided lites. Muntins of ganged windows and transoms shall align with adjacent windows. Muntin colors shall match the color of the window sash. Snap in grilles and strap muntins (on or between panes of glass) are not allowed.

Direct set windows (windows with no sash) are not allowed.

Windows shall be rectangular with vertical proportions. The ratio of height to width shall be no less than 1 1/2 to 1 and no more than 3 to 1 ; a height to width ratio approximating 2 to 1 is preferred.

Transoms and the tops of window tops may also be segmental arch (flat arched), half round, or elliptical in shape. Rectangular transoms may be horizontal in proportion. Small windows (less than 2'-4" in width and height) can be round, square or octagonal. Triangular, trapezoid, hexagonal and other polygon window shapes are not allowed. Gothic, Tudor and other pointed arch tops are not allowed.

Windows shall be double hung, casement, French casement, hopper or awning types. Sliding windows are not allowed.

Windows shall be made of primed wood (painted) or exterior clad in vinyl or aluminum. They shall be glazed with clear, non reflective glass. See below for exterior trim requirements.

Bay windows shall have a minimum of 3 sides and shall extend to the floor inside and to the ground outside or be structurally supported **by** brackets.

4.27 Exterior Trim

Exterior trim shall be solid wood or a synthetic material that simulates solid wood. Painted PVC and treated exterior composite trim (Miratec) are acceptable low maintenance substitutes for painted wood exterior trim.

Exterior trim to be flat 4" to 8" in width and may be used with or without a backhand, Minimum grade B lumber shall be used.

The fascia at rakes shall be a minimum of 8".

Trim shall be 3 1/2" to 5 1/2" in width at corner boards and around window and door openings, except at the front door, which may be other sizes (3 1/2" minimum) or configuration. The depth of the trim (or back band on trim) shall be sufficient to project beyond the face of the exterior wall material.

4.28 Shutters

Shutters, if specified, shall be operable. Size shutters in closed position to completely fill window opening.. Shutters shall be solid wood or a synthetic material that simulates solid wood (i.e. the products of Atlantic Premium Shutters or approved alternative). Finish of synthetic shutters shall be smooth (not textured). Shutters shall be installed using operable hardware, including appropriate shutter hinges and shutter dogs.

Shutter styles could be louvered or battened. Houses with shutters could have cut out designs to add uniqueness... acorns, pinecones, leaves, trees, crossed boat paddles, etc.

4.29 Exterior Colors

Exterior colors shall be limited to those that blend well with the subdued (not bright), earthy, natural colors prevalent in the area. Warm gray, brown, and muted greens with subdued white accents are example of colors that should be considered.

Exterior material and colors should not exhibit a high degree of contrast. Paint and stain colors selected should relate with the color of roofing without a high degree of contrast in color or value (darkness).

Employing a designer or architect to select the exterior colors can be invaluable in

enhancing the look of a building and associated parts.

No two houses within a four house distance, adjacent or across the street, shall be of the same color.

No bright or unfinished surfaces will be allowed on any exterior surfaces. Brushed metal accents and copper accents may be approved by the DRC.

An accent color for items such as the front door and shutters may be used.

Walls shall be one color per material used.

Porch ceilings may be stained or painted an accent color.

ARTICLE 5 - LANDSCAPING REQUIREMENTS (to be reviewed by landscape architect)

5.1 Landscape Plan

A detailed Landscape Plan must be submitted. In addition to all of the items on the Site Plan, the Landscape Plan shall illustrate (to scale) the trees, shrubs, ground cover, mulch, lawn and other landscape improvements proposed for the property.

5.2 Required Landscaping

Landscape allowance shall be a minimum of 3% of the sales price of the home. In addition to foundation plantings, trees and screening vegetation should be located in the areas between the rear / side yard setbacks and the property line. This will frame the view of the house from the road, define the yard as an identifiable space and enhance the privacy of the lot.

Except on lots where it is unfeasible due to the existing dense tree coverage, a minimum of seven trees shall be planted on each lot. These required trees shall have a minimum diameter of 2 1/2" at planting and shall be located as described above with emphasis given to infilling areas that lack existing tree coverage.

Foundation planting shall be planted around the entire perimeter of the house. Multiple shrubs of the same variety grouped together are preferred to individual shrubs each of a different variety.

5.3 Irrigation Systems

Use of native planting materials is recommended to reduce the need for an irrigation system. Water in the Community is derived from private wells and may need to be restricted or limited to domestic consumption in times of drought. An irrigation system if installed must be restricted to small accent landscape areas. It must automatically controlled, with rain sensors that automatically shutoff the system during wet weather,

5.4 Suggested Plant Material

The following is a list of plant materials that are generally accepted as compatible with the natural vegetation The list represents a core group of plants, which are mostly native to the

area and generally perform well in the Stillwater Coves area. The list is not exhaustive and many species not on the list are worthy of consideration. However, all plants should be evaluated for their potential to be invasive in this environment.

Deer resistance plants should be considered. Protection devices are not permitted.

Deciduous Trees

Oaks: Varieties to consider are Pin, Willow, Water, and Nuttall.

Maple: Varieties to consider are Red, Trident, and Japanese.

Birch: River birch (*hemla nigra*) is the only species that will thrive in this environment.

Dogwood: *Cornus florida* is a small tree native to the lake area. *Comas koitsa* may also be used.

Cypress: Bald Cypress (*Taxodium distichum*) is a large graceful native tree.

Eastern Redbud: Native to the area.

Evergreen Trees

Magnolia: Classic southern tree.

Pine: Loblolly can be used in landscape screens and planting islands.

Holly: Varieties to consider are Caroiina#2, Emily Brunner, and Nellie Stevens.

Shrubs

Azalea: Native to the lake area with several varieties, both deciduous and evergreen are available for landscaping.

Holly: Varieties to consider are Inkberry, Helli, Burford, and Yaupon.

Wax Myrtle: Useful for screening and naturalizing.

5.5 Prohibited Plant Material

Invasive Plant Materials

The plants in the following list are either known to be invasive in a variety of environments or are plants that are known to be invasive in some environments. The plants on this list should not be included in landscape plantings or plans. The introduction of additional invasive species in the lake environment has the potential to dramatically change the natural landscape, which is one of the attractive features of the community.

The DRC recommends that all plant materials used in landscaping be obtained from a source that can provide accurate identification of the materials. This is important, as there

are situations where some varieties of a species are invasive and while others are not. If you elect to use a non-invasive cousin of an invasive plant, the planting should be carefully monitored for evidence of aggressive growth and spreading which may indicate the plant is not suitable for the surrounding landscape.

Aquatics

Eurasian watermilfoil (*Myriophyllum spicatum*): Although there are some milfoils that are not considered invasive, the use of any milfoil in a garden water feature is discouraged. Eurasian watermilfoil is a major problem in the lakes of New England. Diamond milfoil or parrot feather (*Myriophyllum aquaticum*) is another invasive variety of milfoil.

Herbs

The following specific herbs should be avoided:

Giant reed (*Arundo donax*): An evergreen, rhizomatous perennial grass, which can reach heights of 15 feet.

Chinese lespedeza (*Lespedeza cuneata*): Be sure the varieties of lespedeza available in garden centers are properly identified.

Lesser celandine (*Ranunculus ficaria*): The genus *ranunculus* is commonly known as buttercups. Some variants of this species are described in garden books as "extremely invasive." None of the variants of this species should be included in a landscape.

Vines

Most vines by nature tend to climb over other plants and structures in their habitat and rapidly develop an overgrown look if not pruned on a regular basis. Based on this characteristic alone, they are not particularly desirable plants for landscaping on the mountain as unmaintained plantings could readily spread into natural areas. The following specific vines should be avoided:

Oriental bittersweet (*Celastrus orbiculatus*): Invades open woods, thickets, and roadsides, overtopping native species. Has escaped from cultivation in 21 states from Maine to Georgia. Not quite as vigorous as kudzu, but with time, has the same ultimate impact on a natural area.

Climbing euonymus (*Euonymus fortunei*): Also known as wintercreeper. Recommended as a ground cover and described as a vigorous climber.

English Ivy (*Hedera helix*): If not properly pruned and maintained, could readily escape into natural areas abutting landscaped property.

Japanese honeysuckle (*Lonicera japonica*): Can readily escape into natural areas abutting landscaped property.

Kudzu (*Pueraria lobata*): This plant needs no further comment.

Shrubs

The following specific shrubs should be avoided:

Russian olive (*Elaeagnis angustifolia*). Not recommended due to its tendency to spread.

Bush honeysuckles, exotic (*Lonicera cultivars* and species): Since some species are invasive, the use of honeysuckles for landscaping is not recommended.

Common buckthorn (*Rhamnus cathartica*): Described as having become a weed in some areas.

Chinese privet (*Ligustrum sinense*): Readily infests stream banks and roadsides spreading into forests, thickets and overgrown fields.

Trees

The following specific trees should be avoided:

Tree-of-heaven (*Kilanthus altissima*): In addition to a tendency to be invasive, the male flowers are unpleasantly scented and the pollen may cause an allergic reaction.

Silk tree, mimosa (*Albizia julibrissin*): The numerous seedlings from this tree are a nuisance in a cultivated environment.

Princess tree (*Paulownia tomentosa*): Although described as naturalized in the eastern U.S., they are not presently.

Bradford Pear (*Pyrus calleryana*) A structurally weak tree.

Tallow Tree (*Triadica sebifera*) Trees invades both dry and wet areas.

Sliver Maple Trees tend to be structurally weak.

APPENDIX A

**SCHEDULE OF FEES FOR REVIEWS / SITE INSPECTIONS
BY THE DESIGN REVIEW COMMITTEE (DRC)**

Fees subject to change, fees below represent an estimated cost.

Preliminary Review Fee (See AppendixB)	\$250.00
Final Review Fee (See Appendix C30.00)	
Re-submittal - Major Design Change for Review	\$200.00
This fee is for reviewing a project that has been rejected in the Final Review and a change is required for the majority of the project,	
Re-submittal - Minor Design Change for Review	\$100.00
This fee is for reviewing a project that has been rejected in the Final Review and minor changes were required of the project.	
Compliance Deposit	\$2,000.00
This is a refundable deposit that will be returned to the Owner if the project stays within compliance with the approved design and development guidelines, and is completed within the specified time frame.	
Road Impact Fee	\$1,000.00
This fee covers the damage and repair that The Community must pay for the development roads during the construction process. This fee shall go into the HOA's Reserve Fund for future repair of the roads.	
Initial Site Inspection During Final Review	No Charge
Site Inspections Due to Deviation from Approved Plans	\$250.00 per visit
Penalties for Non-Compliance	Up to \$50.00 per day
A penalty will be assessed to the Owner for a project that is in non-compliance with approved plans. A letter of warning will be issued and the Owner will have ten (10) working days to show compliance. If compliance is not met, the fee listed above will be assessed until compliance is met.	

APPENDIX B

APPLICATION FOR PRELIMINARY REVIEW

The following documents and information are submitted for DRC approval for construction of improvements described herein. If all information is not available at time of initial application, Owner will update this application until all information is provided to the DRC.

1. Lot, Phase , Section

2. Owner:

Address:

Telephone:

Fax:

3. Architect:

License Number:

4. Builder:

Georgia License Number: Class

5. Submittals

Date Received

- Site Analysis (1"= 20')
- Septic Permit (NTS)
- Site Plan (20')
- Floor Plans (1/4"-1'0")
- Exterior Elevations (1/4"=1'0")
- Building Site Section (1/4"=1'0^M)
- Other:

6. Description of any variances sought:

7. Fees:

DRC Review: \$ 250.00

Paid:

FOR DRC USE

INTERIM ACTIONS AND APPROVALS

Lot, Phase, Section, Owner:

Date Comments or Action By: (Initial)

PRELIMINARY REVIEW APPROVAL
STILLWATER COVES DRC APPROVAL

BY:

DATE:

APPENDIX C

APPLICATION FOR FINAL REVIEW

The following documents and information are to be completed by the lot owner, or his/her designated representative. The submittal documents are for DRC approval for construction of proposed improvements described herein. If all information is not available at time of initial application, Owner will retain submittal and update this application until all information is provided to the DRC.

1. Lot _____ , Phase _____ , Section _____

2. Owner: _____
Address: _____
Telephone _____ : _____
Fax: _____
E-mail: _____ ^^ _____

3, Architect: _____

Architect Number _____
Telephone #: _____
E-mail: _____

4. Builder: _____

Telephone #: _____ : _____
E-mail: _____
Georgia License Number: _____ Class _____

5. Submittals Date Received

- () Final Stakeout _____
- () Color Samples _____
- () Site Plan (1" - 20') w/ trees & topography _____
- () Landscape Plan (1' - 20') _____,
- () Construction Site Plan (1" - 20') _____
- () Foundation & Framing Plans (1/4^M=1*0") _____
- () Floor Plans (1AT-rO") _____
- () Exterior Elevations (1/4"=1'0") _____
- () Building Sections (1/4^H=rO^H) _____
- () Details _____
- () Typical wall section _____
- () Exterior trim _____
- () Window and door details _____
- () Exterior wall, fences, or screens _____
- () Railings and/or seating _____

Signature of Landscape Architect

Date: _____

Signature of Builder

Date: _____

For DRC Use

Interim Actions and Approvals

Lot _____, Phase _____, Section _____, Owner:

Date	Comments or Action	By: (Initial)
_____	_____	_____
_____	_____	_____
_____	_____	_____

Conditions to be addressed prior to re-submittal:

- 2. _____
- 3. _____
- 4. _____
- 5.

FINAL APPROVAL

STILLWATER COVES DRC APPROVAL

BY:

DATE:

APPENDIX D