

**THE DESIGN GUIDELINES
FOR
CURRAHEE CLUB**



Currahee
LAKE • MOUNTAIN • GOLF

TABLE OF CONTENTS

	<u>Page</u>
PART ONE: INTRODUCTION TO THE VISION.....	1
Chapter 1 Introduction to Design Review.....	2
1.1 Purpose of Design Guidelines.....	2
1.2 Governmental Permits.....	2
1.3 Preparer.....	2
1.4 Applicability of Design Review.....	2
1.5 Review Structure.....	3
1.6 Approved Builders.....	4
1.7 Review Fees.....	4
PART TWO: SITE GUIDELINES.....	5
CHAPTER 2 EXISTING CONDITIONS.....	5
2.1. Soils Report.....	5
2.1. Topographic Survey.....	5
2.3. Tree Survey.....	5
CHAPTER 3 CONTEXT.....	5
3.1. Existing Homes.....	5
3.2. Golf Course.....	6
3.3. Roadways.....	6
3.4. Lake Front.....	6
CHAPTER 4 BUILDING SITE.....	6
4.1. Setbacks.....	6
4.2. Elevation.....	6
4.3. Grading and Drainage.....	6
4.4. Building Orientation.....	7
CHAPTER 5 ANCILLARY STRUCTURES.....	7
5.1. Driveways.....	7
5.2. Walkways.....	7
5.3. Garage.....	7
5.4. Swimming Pool.....	8
5.5. Fences, Gateposts and Walls.....	8
5.6. Decks, Terraces and Patios.....	9
5.7. Service Yards.....	9
5.8. Docks and Bulkheads.....	9
5.9. Tennis Courts.....	10
5.10. Miscellaneous.....	10
PART THREE: ARCHITECTURAL DESIGN.....	10
CHAPTER 6 GENERAL OVERVIEW.....	10
CHAPTER 7 BUILDING SIZE.....	11
7.1. Single Story.....	11
7.2. Multi Story.....	11
7.3. Building Height.....	11
CHAPTER 8 EXTERIOR DESIGN.....	11
8.1. Siding Materials.....	11
8.2. Roofs.....	11
8.3. Color Choices.....	12
8.4. Windows, Skylights and Doors.....	12
CHAPTER 9 BUILDING DETAILS.....	13

TABLE OF CONTENTS

(continued)

	Page
9.1. Foundations.....	13
9.2. Porch Supports and Railings.....	13
9.3. Cornices and Roof / Wall Junctures.....	13
9.4. Shutters.....	13
9.5. Dormers.....	14
9.6. Chimneys and Fireplaces.....	14
9.7. Solar Applications.....	14
9.8. Antennas / Satellite Dishes.....	14
PART FOUR: LANDSCAPE DESIGN.....	16
CHAPTER 10 MASTER LANDSCAPE PROGRAM.....	16
CHAPTER 11 TREE PROTECTION.....	16
CHAPTER 12 PLANTING DESIGN.....	16
CHAPTER 13 SPECIES VEGETATION.....	17
CHAPTER 14 LANDSCAPE LIGHTING.....	21
CHAPTER 15 IRRIGATION.....	22
PART FIVE: UTILITIES AND WELLS.....	22
PART SIX: DESIGN REVIEW PROCESS.....	22
CHAPTER 16 MEETING SCHEDULE.....	24
CHAPTER 17 DESIGN REVIEW PROCEDURE.....	24
CHAPTER 18 SUBMISSION REQUIREMENTS.....	24
CHAPTER 19 PLAN REVIEWS.....	24
19.1. Preliminary Meeting.....	24
19.2. Formal Meeting.....	25
19.3. Modification Meeting.....	27
19.4. Exterior Color Samples / Materials.....	27
19.5. Variance Requests.....	28
CHAPTER 20 FINAL SITE INSPECTION.....	28
CHAPTER 21 PLAN APPROVAL.....	29
CHAPTER 22 COMPLIANCE ASSURANCE.....	29
CHAPTER 23 CHANGES AND ADDITIONS.....	30
CHAPTER 24 INSPECTION OF COMPLETED PROJECT.....	30
PART SEVEN: CONSTRUCTION GUIDELINES.....	31
1. Pre-Construction Conference.....	31
2. Governing Authority.....	31
3. Construction Trailers, Portable Field Offices, Etc.....	31
4. Debris and Trash Removal.....	32
5. Sanitary Facilities.....	32
6. Vehicles and Parking Areas.....	32
7. Blasting.....	33

TABLE OF CONTENTS

(continued)

	<u>Page</u>
8. <i>Excavation Materials</i>	33
9. <i>Building Envelope Fencing</i>	33
10. <i>Restoration or Repair of Other Property Damages</i>	33
11. <i>Miscellaneous and General Practices</i>	34
12. <i>Construction Access</i>	35
13. <i>Dust, Mud and Noise</i>	35
14. <i>Daily Operation</i>	35
PART EIGHT: MISCELLANEOUS	35
CHAPTER 25 MAILBOXES	35
CHAPTER 26 HOUSE NUMBERS	36
CHAPTER 27 CONSTRUCTION SIGNS	36
CHAPTER 28 UNDEVELOPED LOTS	36
PART NINE: EXISTING HOME GUIDELINES	36
CHAPTER 29 REPAINTING / RESTAINING	36
CHAPTER 30 IMPROVEMENTS	36
CHAPTER 31 REBUILDING	36
PART TEN: RIGHTS AND ORGANIZATION	37
1. <i>Incorporation</i>	37
2. <i>Enforcement</i>	37
3. <i>Non-Liability for Approval of Plans</i>	37
4. <i>Changes and Amendments to the Design Guidelines</i>	37
5. <i>Right of Waiver</i>	38
6. <i>Severability</i>	38

I. Introduction

A. Introduction to the Vision

Great southern towns and neighborhoods share a sense of community that is developed from careful planning, a rich natural environment, and responsible architectural models. At the Currahee Club simple truths are regarded as requirements to create a new community with traditional southern charm. For a community to evolve from a naturally beautiful piece of land adds to the character of the place in an immeasurable way. This provides great challenges and opportunities for the developers, owners, planners, builders, and architects to be met with creativity and compassion. It is their duty to create a significant community through careful planning, design, and attention to detail, which will thrive harmoniously with various social and individual activities.

Creating a new destination creates the opportunity to reflect on historical examples of community to refine a model of relaxed living. We study the social tendencies of today's environment to create a new model. Our vision is a comfortable community. This community will be a haven for those seeking refuge from the confines of the city while retaining the social qualities of a well designed and well appointed neighborhood.

We have all visited places where we have appreciated the quality of life that exists within the balance of the natural landscape, open fields, and aesthetically cohesive architecture. We revisit these images to create a community that will evoke the feeling of place that will beckon to the user to return for the simple pleasures of a slower pace.

The goal in outlining the design of the residences is to capture the qualities of fitting architectural forms and materials. While the residential architecture of Currahee Club will fit into various architectural styles, it must all be similar in character. The architectural style to be found at the Currahee Club will recall the quaint aesthetics of refined country and small town living that can be labeled as timeless. There will, of course, be variations of home sizes; however, each will be required to be designed with the neighbor in mind to insure that no home is overshadowed. Thus each home, regardless of size, will evoke the same casual elegance.

Removed from the constraints of a strict urban plan, we will achieve unity through the careful arrangement of homes along winding streets, between wooded sanctuaries, waterfronts, a golf course and expansive views. The backdrop of the mountains, golf, lake, and forest set the stage for a community nestled in its surroundings.

Country living has evolved from the most remote rural settings into what is now a cultural identity centered on leisure activities, dress, and state of mind. This

mindset can be found within small towns, pockets of cities, and is almost always set around a country club. What brings this lifestyle to fruition is ultimately the design intent on which it is founded. We all strive to provide such a place with amenities that will truly set Currahee Club apart.

The goal is to enhance the quality of life where architecture and planning are instruments used to promote a truly exceptional social environment.

B. INTRODUCTION TO DESIGN REVIEW

1. Purpose of Design Guidelines. The Design Guidelines provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These standards have been developed to assist in the planning, constructing, landscaping, and modifying of Residences and Units within Currahee Club. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage and lighting. In addition, the Design Guidelines establish a process for review of proposed construction and modifications to Units to ensure that all sites within Currahee Club are developed with the consistency and quality that attracted you to this development.
2. Governmental Permits. To the extent that Stephens County, Georgia ordinances, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or the Community Charter for Currahee Club (the "Charter"), the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Charter and the Design Guidelines (in that order) shall prevail.
3. Preparer. These initial Design Guidelines have been prepared by Real Property Holding Toccoa, GA LLC (the "Founder") and adopted by the Founder pursuant to the Charter. The Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Charter and in these Design Guidelines.
4. Applicability of Design Review. These Design Guidelines govern all property which is subject to the Charter and any additional property which may be subject to the Charter in accordance with Chapter 17 of the Charter. Unless otherwise specifically stated in Chapter 5 of the Charter or in these Design Guidelines, all plans and materials for new construction or exterior modifications of improvements on a Unit must be approved before any construction activity begins. Unless otherwise specifically stated in these Design Guidelines, no structure may be erected upon any Unit and no improvements, including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting or

removal of landscaping materials (“Work”) shall take place without receiving the prior written approval of the appropriate Reviewer as described below. Where these Design Guidelines specifically allow an Owner to proceed without advance approval, such allowance shall only be effective so long as the Owner complies with the requirements of the stated guideline.

Owners are responsible for ensuring compliance with all standards and procedures within these Design Guidelines. Owners are also governed by the requirements and restrictions set forth in the Charter and any applicable Supplement. In particular, Unit Owners should review and become familiar with the Rules applicable to Currahee Club set forth in Chapter 7 of the Charter, which address restricted and prohibited activities and conditions within the community.

5. Review Structure. Architectural control and design review for Currahee Club is handled by either (i) the Founder or its designee or (ii) the Architectural Review Board or “ARB”. The term "Reviewer," as used in these Design Guidelines, shall refer to the appropriate reviewing entity.

- a. Founder. The Founder has exclusive jurisdiction over all matters relating to architecture and landscaping, as set forth in Chapter 5 of the Charter, until the later of the termination of the Founder Control Period or the Development and Sale Period and so long as Founder has not terminated such rights by written instrument executed by Founder and recorded (the period during which the Founder exercises architectural control will hereinafter be referred to as the "Founder Review Period"). During the Founder Review Period, the Founder shall review plans and specifications for and shall have jurisdiction over all construction and landscaping on any Unit, shall be the conclusive interpreter of these Design Guidelines, shall monitor the effectiveness of these Design Guidelines, and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

The Founder may from time to time, but shall not be obligated to, delegate in writing all or a portion of its rights under Chapter 5 to (i) the ARB appointed by the Board of Directors, or (ii) to such Persons which are architects or engineers who may or may not be Members of the Association. In the event of such delegation, the designee's jurisdiction shall be limited to such matters as are specifically delegated by the Founder. In addition, any such delegation shall be subject to (i) the right of Founder to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated; and (ii) the right of Founder to veto any

decision which Founder determines, in its sole discretion, to be inappropriate or inadvisable for any reason.

- b. Reviewer. The Review Committee has jurisdiction over those responsibilities delegated to it by the Founder during the Founder Review Period. Following the Founder Review Period, the ARB has jurisdiction over all matters relating to architecture and landscaping of residential properties, as set forth in Chapter 5 of the Charter. Following the Founder Review Period, the ARB shall review plans and specifications for all construction and landscaping on any Unit, shall have jurisdiction over all construction and landscaping on any Unit, shall be the conclusive interpreter of these Design Guidelines, shall monitor the effectiveness of these Design Guidelines, and may promulgate additional design standards and review procedures consistent with these Design Guidelines. Members of the ARB will be appointed by the Board.
6. Approved Builders. The Founder has created a list of builders who have been approved to provide construction services for all Residences constructed in Currahee Club (the "Panel of Preferred Builders Program"). The members of the Preferred Builders Program have been selected based on their reputation and experience in the field and upon building a spec home in the community. Additions to the Preferred Builders Program will be considered on the basis of their reputation, references and review by the Founder. A fee will be required payable to the Founder for all Builders that are granted by the Reviewer a one-time approval to build in Currahee who are outside of the Panel of Preferred Builders Program. Such fee will be set by the Founder and will be amended from time to time.
7. Review Fees. When an Owner or his or her builder (hereafter collectively referred to as "Applicant") submits plans to the Reviewer for approval, the submission shall include a nonrefundable "Review Fee." The Founder may set reasonable review fees in its sole discretion. The Founder may also require an additional review fee for changes to, or resubmission of approved or unapproved plans.

The Currahee Charter, in section 5.2 (d) states that the Founder may require a design review fee and a construction deposit. The construction deposit will be refunded within 30 days of successful completion of the property, including all landscaping, and upon presentation of a certificate of occupancy from the County and Certificate of Compliance from the Reviewer. Any fines, or liens required will if applicable be deducted from the deposit, and some, any or all of the deposit can be used by the Founder to bring the property into compliance with the plans that were submitted and approved by the Reviewer, not limited to, but including the approved landscaping plan.

The amount of the design review fee is set forth in the purchase contract [section 8(a)]. The amount of the construction deposit and the conditions on which it will be refunded is set forth in the purchase contract [section 8(e)].

II. Site Guidelines

In planned residential communities throughout the Southeast you will find an underlying framework which supports a variety of design features. Homes, gardens, lawns, parks, lakes, and golf courses blend together harmoniously in a nearly seamless environment. The community areas throughout Currahee Club have been designed to provide views from each site while maintaining a streetscape of neighborhood homes. The varying topographic features make this site unique and each lot distinctive. The entrance through the gatehouse will set the tone, offering expanding views of the golf course, cottage sites, and neighborhood streetscapes. The neighborhoods will be defined by the orientation of individual homes in regard to its context. The Reviewer will specifically address this important aspect of the design process with the owner and designer.

A. Existing Conditions

1. Soils Report
Soils report may be required for specific lots if designated by the Founder and the Reviewer
2. Topographic Survey
A certified/sealed topographic map is required of the proposed building site based on an on-ground survey. Scale will be a minimum of 1"=30'-0". Additional topographic information could be required offsite for drainage design.
3. Tree Survey
An on-ground survey showing the location and type of trees 6" and larger in diameter measuring 4' above existing grade, indicating trees to be removed is required. This drawing should be combined with the topographic map.

B. Context

1. Existing Homes:
The applicant must incorporate adjacent lot building footprints into the site plan to best locate the home within its context. Care must be taken to locate each adjacent structure, whenever possible, so as not to infringe upon view

corridors of existing and future homes as well as the natural amenities of the area.

2. Golf Course:

Homes located on a course must specifically address the course as well as adjacent structures. No home shall be designed that will compete with the clubhouse situated on the golf course adjacent to the community in terms of visual dominance or size. Homes located on golf holes leading to and away from the clubhouse shall be of complimentary style to the clubhouse.

Accessory structures such as playhouses, basketball backboards, tool sheds, doghouses, dog runs, fire pits, summer kitchens, detached decks, water features, boats, or any such accessory structure, are not permitted adjacent to the golf course without specific written approval of the Reviewer. If approved, these structures must be screened from view from the golf course.

3. Roadways:

Homes do not have to be placed square with the street or setback lines. Minor variations in building setbacks from roadways can be incorporated in order to avoid a regimented and monotonous streetscape. Staggering the facades of the roadway elevation will also achieve this effect.

4. Lake Front:

Homes built on these lots will be visible from both roadway and lake. Therefore the homes should be designed to address both situations. Features such as screened porches open decks, and elevated foundations should be incorporated.

C. **Building Site**

1. Setbacks

Setbacks for lots vary due to the variations of lot configurations and locations. Certain lots will be deemed as pinnacle viewpoints and will be required to maintain sensitivity to the conditions that surround it.

2. Elevation

Due to the natural grade variations found throughout the property grading will be necessary to provide a suitable home site. However, wholesale leveling of lots is not permitted unless approved by the Reviewer. The building structure shall be set at an elevation that will cause the least amount of disturbance to the natural grade. It is our goal to maintain as much of the natural beauty of the site as possible.

3. Grading and Drainage:

Site grading shall be kept to a minimum to maintain existing drainage patterns of the land. The areas of the lot that may be filled are limited to the area immediately under and around the house and the driveway. This fill

area shall transition down to existing grade as soon as possible once beyond the building line. It should be anticipated that natural low-lying areas are to be preserved and that these areas may retain water for several days following a heavy rainfall.

Grading and drainage shall be designed to ensure no storm water or roof water runoff is directed toward adjacent properties, including the golf course and natural areas. Runoff shall be directed into existing natural swales when possible.

Cuts and fills shall be designed to complement the natural topography. Grading shall produce graceful contours, not sharp angles. A smooth transition shall be provided at the crest and base of the slope.

4. Building Orientation:

Homes should be oriented to best take advantage of views and open space. Care must be taken to locate each structure, whenever possible, so as not to infringe upon view corridors of existing and future adjacent homes as well as the natural amenities of the area.

D. **Ancillary Structures**

1. Driveways:

Driveways shall be designed to smoothly transition the architecture to the roadway. Broad expanses of concrete are not permitted and should be broken up with brick dividers, especially at the entrance. Long driveways should be curved when possible. Circular drives shall have a minimum diameter of 45 ft. A stone inlay that matches the exterior stone on the house, rectangular in shape with a width of 30 inches or more and 18 inches of concrete on each side is standard. A variance request will be required for a driveway apron that does not meet the specifications of the standard. Single driveways are required unless the street property line is greater than 120 ft. Access to corner lots shall be from the least traveled street. Driveway width shall be no greater than 12 ft wide at the road and located at least 15 feet from the side property line, if possible.

2. Walkways

Walkways shall be of materials consistent with the design of the house. Excessive amounts of paving are not permitted. Brick, stone pavers, and pervious materials such as gravel are recommended. Use of pervious materials will require edging to maintain dimensions.

3. Garage:

Detached garages are permitted as long as they are connected by a covered breezeway or passageway to the main house and are compatible in style, material and color. Porte-cocheres are permitted. Carports are not

permitted. Garage doors shall not face the street unless specifically approved on a case by case basis by the Reviewer. A side or rear loading garage is preferred. . If a garage faces an adjacent structure, a landscape buffer will be required. Garages shall not face the golf course. Garages shall be designed to accommodate all vehicles (including golf cart) that are operated by the owner. A minimum two-car garage is required, unless in a section where the Founder has approved no garages are mandated. Garages shall have finished interior walls. Boats, trailers, recreational vehicles, and similar vehicles shall be stored in an enclosed garage and not be exposed to view. The Reviewer reserves the right to allow small houses to have a front loaded garage, and small villas to have golf cart storage only and no garages.

In addition, two off street guest parking spaces are required, if possible.

4. Swimming Pool:

Pools shall be designed in such a manner so the least amount of existing vegetation is disturbed. The pool shall be located inside the setback lines and building envelope. Pool locations on the street side of the property are not permitted. Only "in ground" pools are permitted. The top edge of the pool may not be greater than 2 ft. above existing grade and it must be integrated into any terrace or deck construction. All pool equipment shall be placed within an enclosed area that is located inside the setback lines and, should be attached to the house. For safety concerns, a fence is required to fully enclose the pool and must be approved by the Reviewer.

Inflatable pool covers and/or any pool screen enclosures are prohibited.

Significant landscaping will be required around pools and pool decks to screen adjacent properties and views from the golf course, especially around greens and tees.

You may be required to obtain a County permit for the pool from the Health department and if so this must be presented to the Reviewer along with the rest of your application.

5. Fences, Gateposts, and Walls:

Fences, gateposts, and walls are permitted only for the following purposes:

- to enclose and screen a service yard
- to define an entrance space or courtyard
- to provide privacy to rear patios and decks

Deer fences are not permitted. Owners should be aware, when selecting plant materials for their landscaping, that deer are common at Currahee.

Exterior walls shall be brick, wood, stone, or stucco. Concrete block walls must have a stone, brick, or stucco veneer. Plywood composite materials or metal siding are not permitted. Architectural treatment and detailing of the exterior is required to break up the massiveness of wall designs. Use of some Hardiboard that is painted to an acceptable finish may be permitted on homes if the architectural design is blended with other acceptable materials.

All walls, fences, and gateposts shall be located within the setbacks and building envelope and be constructed using materials and colors that are architecturally compatible with the house.

6. Decks, Terraces, and Patios:

The scale, detail and material of the decks, terraces, and patios shall be consistent with the architecture of the house. They should be considered an extension of interior space, while providing a transition from the residence to the landscape.

7. Service Yards:

All garbage containers, pool equipment, HVAC compressors, and other mechanical equipment shall be located in an enclosed service yard. The walls of the service yard shall be constructed high enough to screen all equipment and wall mounted meters from view. The walls shall be designed to blend with the architecture of the home. A minimum wall height of 5½' ft. is required. The service yard must be located within the setback lines of either the side or rear yard, and attached to the house.

8. Docks and Bulkheads:

All Dock and Bulkhead construction require a U.S. Corps of Engineer and Stephens County, Georgia permit as well as approval of Reviewer. Refer to Currahee Club Dock Guidelines in addition to all applicable governmental agencies.

Dock construction shall be the same as those currently established in Currahee. They are to extend approximately from the center of the rear property line. Dock walkways shall not exceed 4 ft in width. All dock floats and or mooring piles shall be constructed so that the overall length that runs parallel to the property line does not exceed 20% of the lot's waterfront frontage. The primary float shall not exceed 10 ft in width. If a protector float is added, it shall not exceed 6 ft in width. The maximum pierhead size is 16 ft x 16ft.

Excessive lighting on a dock is not permitted. Dock lights must be subdued. Timers or motion detectors shall be installed to limit light usage to times when the dock is being used.

Access to the dock walkway shall be designed in compliance with Corps of Engineer requirements in addition to the requirements set forth in the Currahee Club Dock Guidelines so that minimum disruption to vegetation in the setback takes place.

9. Tennis Courts:

No tennis courts are permitted on individual lots.

10. Miscellaneous:

Tool sheds, basketball backboards, playhouses, kennels, or any other similar type structures require screening and must be approved by the Reviewer. These structures should be of complimentary design to the main house.

All playground equipment must be located in the rear yard and within the building envelope and not be multiple colors. Green is the preferred color for slides and accessories on wooden frames. Play equipment should be no higher than 8' tall.

Statuary elements require Reviewer approval and must be located within the building envelope. Bright or glimmering objects will require screening.

Flagpoles no greater than 30 ft in height are permitted in the rear of the lot; however they must be located within the building envelope property setback lines. Flagpoles are not permitted on lots adjacent to the golf course.

Exposed clotheslines are not permitted.

Closed loop water source heat pump systems are allowed in Currahee provided the holes bored for the loop are no deeper than 60' below natural existing grade and shall be drilled by a Georgia licensed well driller.

III. Architectural Design

A. General Overview

In nearly any small town throughout the Southeast, you will find a main street with a downtown that breaks down characteristically into neighborhoods. These neighborhoods consist of individual homes layered over the course of many years. There are certain qualities which tie the individual buildings together to create the fabric of a neighborhood. Front porches, sidewalks, and verdant lawns provide an inviting ingress from the street. Appropriate scale, materials, and colors provide the synthesis that makes each home part of the greater community. Careful attention to detail and quality of construction is not only necessary to ensure the quality for the individual home, but also to the neighborhood as a whole. At Currahee Club, we envision a community where each home design

compliments its contextual relationships, and reflects the building principles of traditional southern architecture.

B. **Building Size**

1. Single Story:

A single story home shall have a minimum of 2,300 square feet of enclosed dwelling space unless the Reviewer approves specific sections within Currahee to build smaller homes.

2. Multi Story:

Two story homes shall have a minimum of 2,300 square feet of enclosed dwelling area with at least 1,500 square feet being on the first level. Utilization of the second story within the roofline of the first story is encouraged.

The term “enclosed dwelling area” shall mean the total square footage of a dwelling (excluding the garage) that is heated and air-conditioned.

3. Building Height:

The overall height shall not exceed 35 feet above the finished first floor level. If a third story is to be constructed it must fit within the rooflines of the first two stories.

C. **Exterior Design**

While it is important that the overall form be of similar scale and relationship to its neighbor, it is also important that the design professional use a great deal of care and judgment when selecting materials and creating details which will significantly affect the unity of the entire project.

1. Siding Materials:

The selection of the material for the siding of the house shall be related to the homes overall design. Attention should be paid to neighboring houses in order to compliment rather than compete with existing structures. Materials such as horizontal plank siding, brick, hardi board, stone, and wood shingle are required. Stucco may be used also in combination with other materials. The rear façade of the structure shall have the same material quality as the rest of the structure. Vinyl siding, exterior plywood sheathing, asphalt siding, metal siding, log siding, and simulated materials (stone, brick, etc.) are not permitted unless samples are provided and subsequently approved on a case by case basis by the Reviewer.

2. Roofs:

Architectural grade roofing materials such as slate, tile, copper, wood, and tern metal are required. Fiberglass shingles are also permitted. Colors and configurations shall be chosen which do not call attention to the roof. Exaggerated roof slopes, both high and low, are not permitted.

a. Slope:

Roof slope shall not be exceptionally steep or basically shallow. The slope shall not exceed 12/12 or be less than 2/12. Small areas of flat roof may be acceptable for a particular design, but a flat roof should not be the primary form of the home and are prohibited.

b. Materials:

Due to the extensive variations in the existing grade of the property, the roofing materials will have a significant visual effect on the landscape of neighbors at higher elevations. Roof materials shall be chosen to complement the siding materials and the overall style of the home. Roofing colors shall not be the dominant element of the house. Wood shingle and shakes, synthetic and natural slate, and high-grade metal roofing are required. High-grade asphalt shingles will be permitted on a limited basis. Highly reflective metal surfaces are not permitted.

c. Accessories:

Plumbing vents, gutters, skylights or any other roof mounted feature shall be finished so as to blend in with the roof's appearance and shall not be located on the street side of the house.

3. Color Choices:

Colors must be specifically chosen to compliment the design of the home. Color choice shall compliment the natural landscape as well as the surrounding buildings. The use of natural and warm earth tones as well as historical colors are recommended for the exterior of the home. Vibrant hues and pastels are not permitted. Final color selection must be approved by the Reviewer. Please refer to color board and palates for guidance and further information.

4. Windows, Skylights, and Doors:

a. Window patterns shall not dominate the façade. Large areas of glass are not permitted on the front and sides of the house in relation to neighboring homes. Divided lights are suggested when they agree with the style of the home. Excessively ornate window patterns are not permitted. Highly reflective glazing materials and reflective sun screening films are prohibited for use on windows, glazed doors, and skylights or for other exterior applications. Exterior glass block is

considered out of character for the Currahee Club and shall not be permitted. Removable vinyl strips between glass are not permitted as a means to achieve a divided light effect. Skylights are prohibited on street side elevations.

- b. Exterior doors shall be complimentary to the home design. The use of multiple doors in lieu of a single large door allows the designer to break up the overall mass of the garage. Garage doors shall be wood, wood composition, insulated panel, or heavy-gauge metal panel. Lightweight hollow metal overhead doors are not allowed. Garage doors shall be pre-finished, painted or stained to blend appropriately with the approved color scheme of the residence. Doors shall be scaled appropriately. Sliding glass doors are not permitted. Hardware shall be appropriate to the size and style of the door. One large garage door for a two car garage is not permitted. Unless permitted on a case by case basis by the Reviewer.

D. **Building Details**

1. Foundations:

Raised foundations are generally considered to be appropriate to the styles of architecture within Currahee Club. A minimum foundation height of 28" showing above finish grade is required unless approved by the Reviewer on a case by case basis. A more substantial foundation may become necessary to accommodate existing grades. High foundation walls require treatment such as accents, indentations, or landscaping. Pier foundations are permitted as long as piers are in scale with the rest of the design. Openings between piers shall be treated with lattice or louvered partitions.

2. Porch Supports and Railings:

Porch supports and railing shall be of the same architectural style of the home design. To create the desired community ambience, front porches are strongly encouraged.

3. Cornices and Roof/ Wall Junctures:

Cornices shall be detailed to match the design intent of the house. Historical designs shall have detailing that reflects traditional architectural elements. Attention shall be paid to roof and wall junctures to provide an overall cohesiveness to the design.

4. Shutters:

Louvered, bevel board, and panel shutters are permitted. In the bevel board style, the joints between boards and the crosspieces shall be understated to avoid a rustic look. A very small "V" groove shall be used between boards, and all edges of the crosspieces shall be chamfered. All shutters shall be operable using traditional hardware, pivots and latches. Louvered shutters shall not be allowed to tilt from the top. The installation of shutters should

be done in the historical manner. For example, louver blades shall angle with the outer edge downward when the shutters are closed from of the window so that they block the sunlight. All shutters must be sized to fit the window, and must be wood or approved authentic wood-looking materials.

5. Dormers:

The use of dormers is encouraged since it is an effective way to break down the scale of large expanses of roof and to allow the roof form to house the second floor. The style of the dormer shall reflect the overall design of the house. A change of material from the main roof to the dormer is permitted as it helps to break up the monotony of a single material and give definition to the dormer. Roof pitch should be greater than 2/12.

6. Chimneys and Fireplaces:

Chimneys, along with other projections above roofing surfaces, play a dominant role in depicting the character desired. Chimney dimensions shall be compatible in scale to the structure; however, the minimum shall be two feet, six inches deep by four feet, six inches wide unless approved by the Reviewer on a case by case basis. All exposed surfaces of chimney should be of masonry or stucco with a preference for covered flue endings. Wood shall not be used on chimneys. Prefabricated metal chimneys are also not permitted.

Two types of fireplaces are permitted. A fireplace which will burn combustible material that requires ventilation outside of the house shall require a chimney composed entirely of brick, concrete block or other solid masonry material. A fireplace which will use a gas log appliance that does not require outside ventilation does not require a masonry chimney.

7. Solar Applications:

The use of solar energy producing devices (active and/or passive) require approval, but, if approved, shall be removed from view from the street, and golf course

8. Antennas / Satellite Dishes:

No television and radio antennae, solar energy-related systems, satellite or microwave dishes or similar improvements shall be made to the roof or exterior walls of any building on any Unit or otherwise placed or maintained on any Unit, unless such attachments or devices are approved in advance in writing by the Reviewer. Notwithstanding the above, the following "**Permitted Devices**" may be installed on a Unit without prior approval, provided they are installed in strict compliance with this section:

- antennae or satellite dishes designed to receive direct broadcast satellite service which measure one meter or less in diameter;

- antennae or satellite dishes designed to receive video programming services via multi-point distribution services which are one meter or less in diameter or diagonal measurement; or
- antennae or satellite dishes designed to receive television broadcast signals.

A Permitted Device shall be installed only in that location on the Unit from which an acceptable quality signal can be obtained which is least visible from the street, any golf course, from other Units, and from public view. In order of preference, the locations considered to be least visible are:

- In the rear yard, on the ground or elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent , any golf course, and the street with landscape improvements or other materials acceptable to the Reviewer; then
- In the side yard, on the ground or elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent , any golf course nits and the street with landscape improvements or other materials acceptable to the Reviewer; then
- Attached to the rear of the Unit, with no part of the Permitted Device any higher than the lowest point of the roofline and screened from view of adjacent any golf course and the street with landscape improvements or other materials acceptable to the Reviewer; then
- Attached to the side of the Unit, with no part of the Permitted Device any higher than the lowest point of the roofline and screened from view of adjacent any golf course and the street with landscape improvements or other materials acceptable to the Reviewer.

Mast height may be no higher than absolutely necessary to receive an acceptable quality signal. For safety reasons, the location of any mast that must extend more than 12 feet above the ground is subject to application and prior approval of the Reviewer. Any such application must include a detailed description of the structure and anchorage of the antenna and the mast. If this installation will pose a safety hazard to residents of adjacent properties, then the Association may prohibit such installation. The notice of rejection shall specify these safety risks.

Masts must be installed by a licensed and insured contractor. Masts must be painted the appropriate color to match their surroundings.

In order to minimize hazards to persons and property if the mast were to fall during a storm or from other causes, masts shall not be installed nearer to the Unit boundary line than the total height of the mast and antenna and any structure on which it is mounted.

IV. Landscape Design

A. **The Master Landscape Program** for Currahee is to provide, enhance and create a special wooded enclave which blends with and strengthens the natural environment. Careful attention to preserving the maximum amount of existing trees should be undertaken throughout the home design and site planning of each home site. Individual home site may derive special significance within the overall development. Significant elements such as distant vistas, locations of significant visual impact to surrounding lots, existing significant trees, etc., will be identified by the Reviewer. Landscape architectural solutions including siting and landscape design shall address any such criteria. All plans must show the type of plant, and size.

B. Tree Protection

1. No clearing is permitted without the prior written approval of Reviewer. Only clearing specifically permitted by the Reviewer is allowed. Tree preservation is ultimately the Owner's responsibility; however, during the term of the construction project, a joint effort shall be made by all parties to protect trees and vegetation.
2. Trees that have been identified on the site plan as having significant value will require a protective barrier that must be erected prior to the lot being cleared. Tree barriers shall be constructed strong enough to remain in place for the length of the project. They shall be 4 ft. in height and either screened with heavy duty orange plastic mesh or built with removable split rails. Where practical, the barrier shall be placed under the drip line of the tree. At a minimum, the barrier must be erected 3 ft. from the tree trunk. It is incumbent upon the Builder to maintain these barriers at all times.
3. Trees and vegetation along the lakefront are important to the ecological stability of this area. Minor trimming and pruning will be allowed. Any significant clearing is prohibited and will cause restoration work to be initiated at the Owner's expense.

C. Planting Design

1. All planting must be approved by the Reviewer prior to installation.

2. General landscape treatments are to reinforce the natural wooded program for Currahee. Strict hedges and straight-line plantings are to be avoided in favor of naturalized massings and curved bed lines.
3. Each lot shall strive to create the maximum tree cover possible. Tree species shall be derived from the list of approved species contained herein.
4. A minimum of forty percent (40%) of trees planted shall be evergreen species.
5. Lawn areas shall be kept to a minimum to preserve water and maintain a mountain appeal to the landscaping
6. In addition to tree planting, each landscape shall contain understory, shrub and groundcover plantings massed to create a layering effect.
7. Home foundation and foreground plantings shall complement the style and character of the house.
8. The landscape design for the home site shall take into consideration adjacent home sites.
9. Elements such as air-conditioning units, electrical transformers, trash receptacles shall be screened from all roadways, any golf course and adjacent lots. See section 5.7
10. Outdoor sculpture and garden ornaments must be approved by the Reviewer. Any approval or new approval of such elements will be made with respect to size, color, location and compatibility with the intended overall character of Currahee.

D. Species of Vegetation

The purpose of the following recommended plant list is to guide the homeowners in the design of their landscape, to harmonize with the setting of Currahee, and to provide a unifying character within the neighborhood.

The suggested palette is comprised primarily of broadleaf and evergreen plant material suitable for blending with the existing vegetation and enhancing the natural environment with a lush understated character. Other suitable plants can be discussed directly with Currahee’s Landscape Manager.

Botanical Name	Common Name	Recommended Cultivars
<u>Overstory Trees</u>		
Acer barbatum	Southern Sugar Maple	
Acer rubrum	Red Maple	October glory, Red Sunset, Bowhall
Acer x freemanii	Hybrid maple	Autumn Flame, Scarlet Sentinal

Acer saccharum	Sugar Maple	Legacy
Fagus grandifolia	American Beech	
Fraxinus pennsylvanica	Green Ash	Urbanite
Ginkgo biloba	Gingko	
Liriodendron Tulipifera	Tulip Poplar	
Nyssa sylvatica	Black Gum	
Quercus alba	White Oak	
Quercus coccinea	Scarlet Oak	
Quercus lyrata	Overcup Oak	
Quercus nuttallii	Nuttall Oak	
Quercus phellos	Willow Oak	
Quercus rubra	Northern Red Oak	
Quercus shumardii	Shumard Oak	
Ulmus americana	American Elm	Princeton
Ulmus parvifolia	Lacebark Elm	Alee, Athena, Bosque
<u>Ornamental Trees</u>		
Acer buergerianum	Trident Maple	
Acer griseum	Paperbark Maple	
Acer palmatum	japanese maple	Seiryu, Bloodgood, Sango Kaku, Viridis, Red Dragon, Emperor I
Betula nigra	River Birch	Dura-heat, Heritage
Carpinus caroliniana	American Hornbeam	
Magnolia macrophylla	Bigleaf Magnolia	
Metasequoia glyptostroboides	Dawn Redwood	
Pistachia chinensis	Chinese Pistache	
Taxodium disticum	Bald Cypress	
<u>Evergreen Trees</u>		
Cedrus deodora	Deodor Cedar	
Chamaecyparis obtusa	Hinoki Cypress	Filicioides, Cripsii
Cryptomeria japonica	Cryptomeria	Yoshino, Radicans, Ben Franklin
Ilex x attenuata	Native hybrid Holly	Savannah, Foster, East Palatka, Eagleston
Ilex cornuta	Chinese Holly	Burford, Fineline
Ilex opaca	American Holly	Carolina #2, Greenleaf
Ilex hybrid	Hybrid Holly	Nellie Stevens Holly, Emily Brunner, Oakleaf, Wirt L. Winn
Ilex vomitoria	Yaupon Holly	Shadow's Female, Pride of Houston, Dodd's Cranberry
Juniperus virginiana	Eastern Red Cedar	Burkii, Brodie, Emerald Sentinel
Magnolia grandiflora	Southern Magnolia	Alta, Bracken Brown Beauty, Claudia Wannamaker, D.D. Blanchard, Green Giant, Greenback
Magnolia virginiana	Sweetbay Magnolia	Australis
Osmanthus fragrans	Fragrant Tea Olive	
Pinus taeda	Loblolly Pine	

Pinus virginiana	Virginia Pine	
Thuja occidentalis	American Arborvitae	Emerald
Tsuga canadensis	Canadian Hemlock	
Prunus Caroliniana	Cherry Laurel	
<u>Flowering Trees</u>		
Amelanchier x grandiflora	Serviceberry	Autumn Brilliance
Cercus canadensis	Eastern Redbud	
Cercis reniformis	Texas Redbud	Oklahoma
Chionanthus retusus	Chinese Fringetree	
Chionanthus virginicus	American Fringetree	
Cladrastis kentukea	Yellowwood	
Cornus florida	Flowering Dogwood	Cherokee Princess, Cherokee Chief, Rubra
Cornus kousa	Kousa Dogwood	
Crataegus phaenopyrum	Washington Hawthorn	
Crataegus viridis	Green Hawthorn	Winter King
Koelreuteria bipinnata	Chinese Flame Tree	
Koelreuteria paniculata	Goldenrain tree	
Lagerstroemia hybrid	Hybrid Crape Myrtle	Biloxi, Miami, Natchez, Muscookee, Tuskegee, Tuscarora, Lipan, Choctaw, Sioux, Sarah's Favorite, Tonto
Magnolia x loebneri	Loebner Magnolia	Merrill, Leonard Messel
Magnolia x soulangiana	Saucer Magnolia	Alexandrina, Rustica Rubra
Magnolia hybrids	Hybrid Deciduous Magnolia	Galaxy, Jane, Butterflies, Elizabeth, Yellow Bird
Mauls species	Flowering Crabapple	Floribunda, Zuni
Oxydendrum aboreum	Sourwood	
Prunus yedoensis	Yoshino Cherry	
Prunus okame	Okame Cherry	
Prunus subhirtella	Higan Cherry	Autumnalis, Pendula
<u>Evergreen Shrubs</u>		
Abelia x grandiflora	Glossy Abelia	
Agarista populifolia	Florida Leucothoe	
Aucuba japonica	Japanese Aucuba	Rozannie, Serratifolia
Buxus microphylla	Japanese Boxwood	Wintergreen, Winter Gem
Buxus sempervirens	English Boxwood	
Camellia japonica	Japonica Camellia	Pro. Sargent, Mathotiana, R.L. Wheeler, Dr. Tinsley
Camellia sasanqua	Sasanqua Camellia	Maiden's Blus, Mine-no-yuki, Pink Snow, Shishi-gashira, Rosea, Yuletide
Cephalotaxus harringtonia	Chinese Plum Yew	Prostrata, Drupacea, Duke Gardens
Cotoneaster Lacteus	Red Clusterberry	
Daphne odora	Winter Daphne	Alba, Aueomarginata
Gardenia jasminoides	Gardenia	August Beauty, Daisy

Ilex cornuta	Chinese Holly	Burford, Needlepoint, Dwarf Burford, Carissa, Rotunda
Ilex crenata	Japanese Holly	Compacta, Helli, Green Lustre
Ilex glabra	Inkberry	Nigra, Compacta, Densa, Shamrock
Illicium parviflorum	Ocala Anise	
Kalmia latifolia	Mountain Laurel	Pristine, Elf
Leucothoe axillaris	Coastal Leucothoe	Margie Jenkins
Loropetalum chinense	Chinese Fringeflower	Burgundy, Ruby, Razzleberri, Plum Delight, Blush, Zhurhou Fuscia
Myrica cerifera	Waxmyrtle	Fairfax
Nandina domestica	Nandina	Gulf Stream, Moon Bay, Nana Purpurea
Osmanthus fortunei	Fortune's Osmanthus	
Pieris japonica	Jananese Pieris	Mt. Fire, Variegata, Valley Valentine
Prunus laurocerasus	English Laurel	Otto Luyken, Zabel, Schip
Raphiolepis indica	Indian Hawthorn	Gulf Green, Clara
Rhododendron hybrids	Hybrid Rhododendron	Maximum Roseum, English Roseum, Anah Krusche, Vulcan, Scintillation,- Olga Mezitt
Rhododendron hybrids	Hybrid Azaleas	all
Ternstroemia gymnathera	Cleyera	
Viburnum awabuki	Awabuki Viburnum	Chindo
<u>Deciduous Shrubs</u>		
Abelia hybrid	Edward Goucher Abelia	Edward Goucher
Aesculus parviflora	Bottlebrush Buckeye	
Berberis thunbergiana	Barberry	Crimson Pygmy
Buddleia hybrid	Butterfly Bush species	Pink Delight, Black Night, White Profusion, Lochinch, Nanho Purple
Callicarpa americana	American Beautyberry	
Clethra alnifolia	Summersweet	Hummingbird, Sixteen Candles, Ruby Spice
Euonymus alatus	Burning Bush	Compactus
Fothergilla hybrid	Fothergilla	Mt. Airy, Blue Mist
Hydrangea arborescens	Mountain Hydrangea	Annabelle
Hydrangea macrophylla	Garden Hydrangea	Bluebird, Nikko Blue, Grayswood, Preziosa, Tokyo Delight
Hydrangea quercifolia	Oakleaf Hydrangea	Snowflake, Alice, Pee Wee
Itea virginica	Virginia Sweetspire	Henry's Garnet, Merlot, Little Henry
Jasminum nudiflorum	Winter Jasmine	
Rhododendron austrinum	Florida Flame Azalea	
Rhododendron canescens	Piedmont Azelea	
Rosa polyantha	Polyantha Rose	Nearly Wild
Spirea x bumalda	Anthony Waterer Spirea	Anthony Waterer
Viburnum bracteatum	Bracted Viburnum	Emerald Lustre
Viburnum tomentosum	Doublefile Viburnum	Shasta, Mariesii
Viburnum Macrocephalum	Chinese Snowball Viburnum	Sterile
Viburnum Hybrids	Hybrid Viburnum	Mowhawk, Mohican, Carlesii

Viburnum nudum	Possumhaw Viburnum	Winterthur
----------------	--------------------	------------

Groundcover

Cotoneaster salicifolius	Willowleaf Cotoneaster	Repens, Scarlet Leader
Hedera helix	English Ivy	Green Ripple, Glacier, Anne Marie
Helleborus orientalis	Lenten Rose	
Juniperus horizontalis	Creeping Juniper	Blue Rug, Bar Harbor
Liriope muscari	Liriope	Big Blue, Monroe's White
Liriope Spicata	Creeping Lily Turf	
Ophiopogon japonicus	Mondo Grass	
Pachysandra terminalis	Japanese Spurge	
Rubus calycinoideis	Creeping Raspberry	
Hypericum calycinum	St. John's Wort	
Vinca major	Large Periwinkle	Variegata

Ornamental Grasses

Chasmanthium latifolium	River Oats	
Miscanthus sinensis	Maiden Grass	Gracillimus, Cabaret, Gracillimus Nana, Strictus, Variegatus, Morning Light
Muhlenbergia capillaris	Gulf Muhly Grass	
Panicum virgatum	Switch Grass	Heavy Metal, Hahns Haerms
Pennisetum alopecuroides	Fountain Grass	Hameln, Little Bunny
Pennisetum orientale	Oriental Fountain Grass	
Schizachyrium scoparium	Little Bluestem	The Blues

PERENNIALS

The use of perennials and grasses should be restricted to appropriate locations to enhance the broadleaf, evergreen foundation planting. Appropriate material includes but is not restricted to the following; Hostas, Ferns, Daylilies, Crocus, Phlox, Black Eyed Susan, Daisies, Fountain Grass and Maiden Grass.

The Recommended plant list is a guide. Plant material of similar character not listed may be utilized in addition to the listed material, with specific approval of the Reviewer.

E. Landscape Lighting

1. All exterior lighting including landscape lighting shall be approved by the Reviewer prior to installation. Light fixture locations shall be indicated on the site plan and cut sheets showing size and detail of the fixtures must be provided.
2. Exterior lights must be installed such that neighboring properties and street traffic are unaffected by the glare. Lighting fixtures that are recessed in overhangs are required. Spot/flood lights mounted to eaves must be directed straight downwards.

3. Driveway and walkway illumination must be subdued (low wattage), directed downward, and where possible, concealed into steps, walls, bollards, or handrails.
4. Landscape lighting shall also be subdued. If uplighting is used, care should be taken to avoid creating a halo or glow in the night sky. Downlighting shall be focused on specific landscape objects and not used for general illumination purposes. No lighting may be located within 20 ft. of the front or rear lot lines, nor within 10 ft. of side lot lines. Lampposts are permitted; however, they must be located within the building envelope unless approved by the Reviewer on a case by case basis.
5. Colored lighting is not permitted.

F. Irrigation

Irrigation systems shall be designed to minimize water usage. Rain sensors are required. All fixtures as well as their field of spray must be kept within the property lines. All fixtures must be “pop up” type.

V. Utilities and Wells

- A. All potable water, sewer, electrical, telephone, and cable TV lines must be underground.
- B. No private water well used to supply drinking or irrigation water may be drilled on a residential lot.

VI. Design Review Process

The design review process has been developed to provide adequate checkpoints in an effort to minimize time spent on concepts which do not adhere to the Design Guidelines. An attempt has been made to streamline this process and eliminate excessive delays. Nevertheless, each Owner is responsible for complying with the Design Guidelines, and all other applicable provisions of the Charter, as well as all the rules and regulations of any governmental authority, in order to bring the design review process to a prompt and satisfactory conclusion.

While the Design Guidelines are intended to provide a framework for construction and modifications, the Design Guidelines are not all-inclusive. In its review process, the Reviewer may consider the quality of workmanship and design, harmony of external design with existing

structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. Reviewer decisions may be based on purely aesthetic considerations. However, no Reviewer shall grant approval for proposed construction that is inconsistent with the Design Guidelines, unless such Reviewer grants a variance.

The Reviewer will conduct reviews of proposed Units during its regular meetings or at such other times as the Reviewer deems appropriate. Owners, architects, or builders have the right to make a presentation at any of these meetings provided they request to do so in writing. The Reviewer will respond in writing in 21 calendar days or less after a submittal is received. Results of the review will not be discussed over the telephone. Any responses an Owner may wish to make in reference to issues contained in the Reviewer's notice following review of submittals must be addressed to the Reviewer in writing.

Each project submitted to the Reviewer will be reviewed toward:

1. Ensuring that any development, structure, or landscaping complies with the Charter and these Design Guidelines.
2. Preventing excessive or unsightly grading, indiscriminate clearing of property and removal of trees and vegetation which could cause disruption of natural watercourses or scar natural landforms.
3. Ensuring that the location and configuration of structures are visually harmonious with the terrain and vegetation of the residential lot and their surroundings and that new structures will not unnecessarily block scenic views of existing or future homes.
4. Ensuring that the landscaping plans provide visually pleasing settings for structures on the lot and blend harmoniously with the landscaping on adjacent lots.

Important considerations:

1. Owner should obtain professional design assistance in planning for your new home and that both you and your professional read and understand these guidelines. Owners will be required to sign a statement acknowledging their receipt and understanding of the Reviewer's guidelines and procedures.
2. Your home must be completed within eighteen months after you receive final approval of your plans. Failure to do so will result in loss of the deposit and requirement of another non refundable fee. Founder lots sold after November 1st 2012 must commence

construction within 60 months of purchase and be completed within additional 18 months after groundbreaking.

3. No clearing of your lot or commencement of vertical construction can take place without written approval by Reviewer.
4. Any changes to your plans after final approval has been obtained must be submitted for approval before the work is to begin.

A. Meeting Schedule

Reviewer will meet twice a month at a mutually agreeable time and location if there are applications to be reviewed.

B. Design Review Procedure

Owner shall request an initial meeting with Reviewer to review the unit, and address any questions about Currahee Club and the Design Guidelines. The design review process is divided into three phases.

1. Preliminary Review
2. Formal Review
3. Modification Review

Final Plans are reviewed for approval. This is done to avoid unnecessary expense or time delays for the owner. It is strongly recommend that the owner attend the Preliminary review.

C. Submission Requirements

1. Two sets of plans must be submitted to the Reviewer along with the appropriate application and fees at least 7 days prior to the scheduled meeting, including landscape plans.
2. The plans shall be blueprint formatted. Plan size and scale should be 24"x36" and 1/8"=1'-0" for the site plan and 1/4"=1'-0" for the building plans unless the size of the house requires a smaller scale or a larger sheet. All variances to the guidelines must be clearly noted and specifically requested in writing.
3. All building plans shall be stamped by a Georgia registered architect and all surveys must be signed and sealed by a licensed land surveyor.

D. Plan Reviews

1. Preliminary Meeting

The Site Design submission must include a site plan showing all required setbacks, building envelope, drainage patterns, the proposed footprint of the structure, footprints of all adjacent lots and structures, any proposed ancillary structures (including driveways), topographical information, and information from a tree survey showing all trees to scale and the foliage outline for all significant specimens. At the discretion of the applicant, an artist's rendition of the proposed structure may be included in order to help demonstrate a particular design's merits.

The Reviewer's intent at this juncture will be to examine the characteristics of the individual lot in relation to the proposed structure and its surroundings. **THE REVIEWER'S OPINION WILL BE STRICTLY NON-BINDING AND WILL BE OFFERED ONLY IN AN EFFORT TO SAVE THE APPLICANT TIME AND EXPENSE IN PURSUING A DESIGN THAT MIGHT ULTIMATELY BE DISAPPROVED.**

2. Formal Meeting

This submission demands the greatest level of detail. Upon approval, it will mean construction can begin. The final stakeout of the house and property must be completed 7 days prior to this review. If the submission fails to include all of the following required items it will not be placed on the meeting agenda.

- a. Site Plan at 1/8" equals 1'-0" scale showing:
 - 1) Topographical one foot contours, lot corners and center spot elevations of the original grade.
 - 2) Footprint of any adjacent homes.
 - 3) Location and type of trees 6" or over in diameter measured 4' above grade that are to be removed. All trees should be shown to scale, including foliage outline. Tree protection for all significant specimens must be indicated.
 - 4) Property lines and building setback lines.
 - 5) Perimeter of all vertical construction, dimensioned perpendicular to the property line at the closest point.

- 6) Roof plan accurately showing the extent of overhangs including roofs for covered decks and pools also roof drain exits and erosion control measures.
 - 7) Major features on adjacent properties within 25 feet of the property line (i.e. roads, paths, marsh, lagoons, swales, culverts, golf course, setback lines, decks, patios, driveways, and pools).
 - 8) All horizontal construction including driveways, parking areas, paths, walkways, pools, patios, etc.
 - 9) Grading and drainage plan indicating all planned changes from existing grade with 1'-0" contour lines showing runoff direction.
 - 10) Location of any service yard used to house meters, HVAC, and/or pool equipment.
 - 11) Finished floor elevations for all floors, garages, patios, and decks.
 - 12) Location of all water source bore holes.
 - 13) Location of all utility paths from street to house (i.e. electric, gas, water, sewer, and telephone).
 - 14) Planned location of port-a-lets, dumpsters, and material staging areas. These all must be screened during construction.
- b. Architectural Plan at ¼" equals 1'-0" scale showing:
- 1) Fully dimensioned floor plans, including decks, terraces, porches, pools, patios, etc.
 - 2) Computations of heated floor space for each floor and total heated area.
 - 3) Elevation drawings for all sides of the house. Non-rectangular designs may require more than four elevations.
 - 4) Typical construction details, wall sections, corner detail, privacy fence/wall detail, service court fence/wall detail, chimney cap detail, exterior steps and handrail details and

all other details necessary to explain the materials and finishes to be used on the exterior of the building. All details must be properly keyed to the elevations.

c. Landscape Plan at 1/8" equals 1'-0" scale:

- 1) The Landscape Plan must include an overlay of proposed plant materials for the entire site with particular focus on key elevations of the house (i.e. side entry garages, blank walls, high foundations, etc.).
- 2) For all plant materials, including trees, shrubs and ground covers, graphically depict each in a scale representation equal to its planted size and label each type/variety with a symbol. Provide a separate listing on the Landscape Plan that associates the plant symbol with its botanical and common name. Include quantity, and size (height and spread) for all plantings. Please highlight the 40% Evergreen trees in the plan.
- 3) The Reviewer, in its sole judgment, will determine at final inspection if the landscape plan is adequate, or if additional trees and/or plants are required. This holds particularly true for landscaping that is used to screen highly sensitive areas such as swimming pools, garages, service yards and driveways that are close to adjacent lots or any golf course

3. Modification Meeting

This submission is for modifications to building exterior and landscape plans. An Application for Plan or Design Modification along with the modified plans must be submitted to the Reviewer. Results will be given within 7 days of the meeting to review the application. A non refundable review fee may be required with this application.

4. Exterior Color Samples / Materials

a. Samples of Exterior Colors and Materials:

- 1) Samples of the color and finish for all significant exterior materials must be provided. These must include siding, trim, and roofing materials.

- 2) Color samples must be submitted on the actual materials proposed for use. They should be submitted on an 8" x 10" color board. If stucco is used on the main body of the house, a separate 8" x 10" color board for the stucco will need to be included. These samples are most important to both the Owner and Reviewer in evaluating the eventual appearance of the house since color chips vary greatly from actual applications.

5. Variance Requests:

If the proposed construction includes any variances from the Design Guidelines stated herein, they must be requested specifically on the application form. The Reviewer reserves the right to consult with affected property Owners in deciding the merit of any variance request. If a variance is discovered that was not requested on the application, the application may need to be resubmitted reflecting the appropriate resolution.

If a variance is not properly requested, any approvals previously granted may be voided. It is the Owner's responsibility to identify and request a variance. In general, a variance will be granted only when unique site conditions make compliance with the Design Guidelines impractical or undesirable.

E. **Final Site Inspection**

Prior to the commencement of any construction, a final site inspection by the Reviewer is required.

All proposed vertical and horizontal construction must be staked out in accordance with the final plan. The sides and rear property lines must also be strung. Property pins must stay marked until construction has been completed. Where property lines are adjacent to marsh, any golf course, river, lagoons, or existing homes, a 3-4 ft. high barrier fence must be erected and maintained to keep construction debris within the job site. Prior to starting construction a silt fence as delineated on the site plan, downstream side of the lot will be installed and maintained throughout the construction project.

All trees proposed for removal must be flagged in red with no other trees flagged except for the elevation benchmark tree. The appropriate tree protection barriers noted on the Site Plan must be in place.

The Contractor should notify the Reviewer Administrator once the stakeout is complete. The Contractor will be notified by phone when the Reviewer inspector has completed the final site inspection.

F. **Plan Approval**

If the plan is approved, the Reviewer will send the Owner within 7 days of the review meeting a Certificate of Plan Acceptance and Reviewer Permit. Before the Certificate of Plan Acceptance and the Reviewer Permit will be sent out, the Reviewer must have a copy of the County Building Permit and EPD Notice of Intent. Construction may commence after receipt of the Reviewer Permit and Certificate of Plan Acceptance. Construction on the lot must commence within 90 days of the date the final approval of the plans and specification is granted by the Reviewer. If construction does not commence within such 90 day period, the approval shall expire, and the owner must reapply for approval before commencing any activities unless the Reviewer, in its discretion, grants an extension in writing.

It is important to note that the Certificate of Plan Acceptance is not a building permit, and Plans that have been approved may not be transferred to another Owner or used on another lot without Reviewer approval.

If the plan is disapproved, a letter stating the reasons for disapproval will be sent to the Owner. Revised plans may be resubmitted with a letter explaining any corrections/modifications and a modification meeting may be requested.

G. **Compliance Assurance**

Although the Reviewer has no responsibility to monitor the Builder and assure the Owner that his plans are being executed properly, the Reviewer from time to time will review the progress of construction to assure that the Design Guidelines are being followed. To facilitate this process, the Reviewer requires that a copy of the approved plans be maintained at all times in a waterproof tube mounted to the construction sign at the job site along with the County Building Permit, Reviewer Permit, and EPD Notice of Intent.

It is the Owner's responsibility to make sure that all trenches for utility lines are dug according to the approved Site Plan. Errors in location resulting in damage to significant tree specimens will result in fines and/or assessments against the Owner of the Unit in accordance with the Charter.

A survey of the foundation by the Reviewer after it has been laid is required before any vertical construction takes place in order to ensure compliance with the approved plans.

The Reviewer, during the term of the project, will monitor the work site for unsightly conditions, proper tree protection, and maintenance of barrier

fences. Owners and their Builders will be notified in writing of any violations. If a violation is not corrected within seven (7) days of the mail date, the Owner will be subject to fines and/or assessments against the Owner of the Unit in accordance with the Charter which will be deducted from the Construction Deposit.

H. **Changes and Additions**

No external changes to the approved plan will be allowed without prior written approval by Reviewer. No work on such changes shall be performed until the Reviewer renders its decision on the proposed changes. Interior changes that do not affect the exterior of the building do not require approval.

I. **Inspection of Completed Project**

When the construction project is completed the Owner should submit the following information to the Reviewer to initiate the final inspection:

1. A letter of certification stating that all construction has been completed in accordance with the plans approved by the Reviewer
2. 8" x 10" color photographs of all building elevations including views of critical landscaping requirements.

All building materials, port-a-lets, dumpsters, and construction signs must be removed from the site prior to inspection.

If the Reviewer determines, through its inspection, that the construction and landscaping are in accordance with the approved plans, the Reviewer will issue a Certificate of Compliance.

If the Reviewer finds that the construction and/or landscaping has not been completed in accordance with the approved plans, the Owner will be notified in writing as to the reasons for non-compliance. The Owner must then correct the deficiencies and resubmit a new letter of certification together with a revised set of plans reflecting the changes that were made. If in its sole judgment, the Reviewer determines that the Owner has failed to satisfactorily rectify an issue of non-compliance, fines and/or assessments against the Owner of the Unit in accordance with the Charter may be imposed. No Residence may be occupied until the Reviewer has issued the Certificate of Compliance.

The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Stephens County or other governmental authorities. It is the

responsibility of Applicant to obtain all necessary permits and approvals and submit copies of all permits to Reviewer.

If Stephens County or any other governmental authority having jurisdiction requires that changes be made to final construction plans previously approved by the Reviewer, the Owner must notify the Reviewer of such changes and receive approval from the Reviewer prior to implementing such change.

VII. CONSTRUCTION GUIDELINES

In order to assure that the natural forest surroundings are not unduly damaged during construction, the following construction regulations ("Regulations") shall apply to any and all work performed on a Unit. All builders and Owners shall be bound by any Stephens County building codes, and any other applicable governing authority. Any violation of these regulations by a builder shall be deemed to be a violation by the Owner of the property.

1. Pre-Construction Conference. Prior to commencing construction, the builder shall meet with the Reviewer to review construction procedures and to coordinate construction activities.

The builder shall supply the construction gate guard with an up to date list of all employees, suppliers, subcontractors, and agents who will have access to and from the Unit during construction. All the aforementioned shall stop and register at the construction gate upon each visit to the site, and may be required to purchase a security decal or pass for a reasonable fee which will be determined from time to time by the Founder.

2. Governing Authority. All builders and Owners shall comply with the regulations of any governing authority, as well as all applicable Occupational Safety and Health Act regulations and guidelines (OSHA).
3. Construction Trailers, Portable Field Offices, Etc. Any Owner or builder who desires to bring a construction trailer, field office or like into Currahee Club shall first apply for and obtain written approval from the Reviewer. To obtain such approval, builder shall submit a copy of the architect's site plan with proposed locations of the construction trailer or field office, and the trash receptacle noted thereon, both within the Building Envelope. Such temporary structures shall be removed upon completion of construction. The trash receptacle shall be of an approved size.

4. Debris and Trash Removal. Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are required to retrieve promptly all trash and debris blown onto neighboring properties.

Builders are prohibited from dumping, burying, or burning trash anywhere within Currahee Club. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore of affecting other Units or any open space.

Mud and dirt from the construction site on the paved streets of Currahee Club whether caused by the builder or any of its subcontractors or suppliers shall be promptly removed and cleaned by the builder. Failure to comply with this section will result in a fine being levied by the Reviewer and/or the violation being remedied by the Reviewer. In either case, the fine or cost of remedying the violation shall be charged against the construction deposit if not promptly paid. No one is permitted to attach a hose or attempt to withdraw any water from any fire hydrant in Currahee.

5. Sanitary Facilities. Each builder shall be responsible for providing adequate sanitary facilities for builder's construction workers. Portable toilets shall be located only within the Building Envelope or in an area approved by the Reviewer. Construction workers are not permitted to use any of the Club bathrooms.
6. Vehicles and Parking Areas. Construction crews shall not park on or otherwise use, other Units or any open space unless given prior written approval from Founder. Private and construction vehicles and machinery shall be parked only within the Building Envelope or in areas designated by the Reviewer. All vehicles shall be parked so as not to inhibit traffic and only on one side of the road.

Each builder shall be responsible for assuring that the subcontractors and suppliers obey the speed limits posted with the development. Fines will be imposed against the builder for repeated violations. Adhering to the speed limits shall be a condition included in the contract between the builder and its subcontractors/suppliers. Repeat offenders will be denied future access to Currahee Club.

7. Blasting. If any blasting is to occur, Stephens County, and the Reviewer must be informed far enough in advance to make sure the Owner has obtained the advice of expert consultants that blasting may be accomplished safely. These consultants must so advise the Reviewer in writing. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the Reviewer, which shall be based upon such advice from a qualified consultant.

Applicable governmental regulations concerning blasting must be observed. The Reviewer's only responsibility is to require evidence of such consultant's expertise and shall have no liability for the blasting.

8. Excavation Materials. Excess excavation materials must be hauled away from Currahee Club and properly landfilled. Failure to do so shall result in the Reviewer removing the material and charging the expense against the Owner of the Unit.
9. Building Envelope Fencing. To protect the area outside the Building Envelope from damage due to construction operations, a temporary fence, approved by the Reviewer, shall be installed to completely enclose the Building Envelope as such is depicted on the Final Plans. Such fence shall follow the Building Envelope line and shall have a single entrance located at the driveway entrance and shall remain until completion of construction and then promptly removed.

The construction trailer, if any, sanitary facilities, construction material storage and trash receptacle must be contained within such fence. Under special circumstances, and with the prior approval of the Reviewer, construction materials may be stored outside such fence.

In the event it is necessary to conduct construction activities outside the Building Envelope, builder shall submit to the Reviewer a boundary description of the proposed encroachment. Such encroachment shall be returned to its original condition upon completion of construction.

10. Restoration or Repair of Other Property Damages. Damage and scarring of any property outside the Building Envelope, open space or any other Unit, including but not limited to roads, driveways, utilities, vegetation and/or other improvements, resulting from construction operations, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and any expense shall be borne by the builder. In the event builder fails to restore or repair the damaged area, the Reviewer may repair the area and

impose the expense as a charge against the Owner. In the event of default by the builder in meeting these obligations, Owner who has retained the builder shall be responsible and a lien may be recorded against the Unit until paid.

11. Miscellaneous and General Practices. All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors while in Currahee Club. The following practices are prohibited:

- Changing oil on any vehicle or equipment on the Unit itself or at any other location within Currahee Club other than at a location, if any, designated for that purpose by the Reviewer.
- Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but the location specifically designated for that purpose by the Reviewer. Such cleaning outside the designated area anywhere on the Unit is strictly prohibited. Violation of this provision will result in a \$500 fine per occurrence or the repayment of expense of repairing the damage, whichever is greater.
- Removing any rocks, plant material, topsoil, or similar items from any property of others within Currahee Club, including other construction sites.
- Carrying any type of firearms or weapons within Currahee Club.
- Using disposal methods or equipment other than those approved by the Reviewer.
- Careless disposition of cigarettes and other flammable material. At least three 10-pound ABC-rated dry chemical fire extinguishers shall be present and available in a conspicuous place on the construction site at all times.
- Smoking by construction workers outside the area designated for smoking. Such areas will be contained within the Building Envelope, and builder shall provide ash cans.
- Destruction or removal of protected plant materials or plants not previously approved by the Reviewer.
- As a general rule, Builder's pets are not permitted into Currahee. If occasionally pet dogs accompany Builders or owners to the work site, they must be kept on a leash at all

times and not be permitted off the property under construction. No pets are permitted into the Club House.

- Radios and other audio equipment which can be heard outside the construction site. Electronic equipment is recommended to have headphones.
- The use of horns by any catering trucks. Trash generated by the purchase of items shall be contained and disposed of properly. Repeated problems with these requirements will result in the catering trucks being denied admittance to Currahee Club.

12. Construction Access. The only approved construction access during the time a Unit or other improvement is under construction will be over the approved driveway for the Unit unless the Reviewer approves an alternative access point.

The location of the Currahee Club's main construction entrance will be determined from time to time by the Reviewer and each builder shall be responsible for assuring that only that entrance is used by its employees, suppliers, subcontractors and agents.

13. Dust, Mud and Noise. Each builder shall be responsible for controlling dust, mud and noise, including, without limitation, music from the construction site.

14. Daily Operation. Daily working hours for each construction site shall be as follows:

Monday – Friday7:30 am to 7:30 pm

Saturday8 a.m. to 5pm

Sunday and Designated Holidays only with Sunday Variance which will be considered for interior work that has no noise that can be heard from the street or as the Reviewer deems appropriate on a case by case basis.

Construction hours are subject to change and will be determined by Reviewer from time to time.

VIII. Miscellaneous

A. Mailboxes

Mail will be delivered to the Currahee Post Office. The Reviewer will provide details on obtaining one.

B. House Numbers

House numbers are only permitted on standard house markers selected by the Reviewer. The Reviewer will provide details on obtaining one as we require uniform house number designs to be used.

C. Construction Signs

The standard Currahee Club construction sign must be used. The sign will be limited to the names of the Owners, two design professionals, and the primary Contractor. (See Exhibit D for sign specifications and a sample of the detail required.

D. Undeveloped Lots

It is the Owner's responsibility to keep undeveloped lots free of excessive debris, such as fallen trees, limbs, and underbrush. If the lot becomes too unsightly, or unsafe, the Reviewer will take the necessary action to have it cleaned up at the Owner's expense.

IX. Existing Home Guidelines

A. Repainting / Restaining

Repainting or restaining does not require Reviewer approval if done in accordance with previously approved plans. Changing exterior materials requires Reviewer approval. Color samples must be submitted on the exact material to be painted or stained at the time of request.

B. Improvements

No building addition or alteration to the exterior, or modification of landscape screening that would affect the purpose thereof may take place without Reviewer approval. Requests for such improvements must follow the procedures outlined previously for new construction.

C. Rebuilding

In the event that a structure is damaged or destroyed, it can be rebuilt as previously approved by following the current Reviewer process and fee schedule. Certain changes/modifications may be required to bring the rebuilt structure in line with the current guidelines as well as compliance

with state or local laws. These changes could include but are not limited to: landscaping, lighting, window specifications, fireplace construction, dock size and location, etc.

X. RIGHTS AND ORGANIZATION

1. Incorporation. The provisions of the Charter applicable to design and landscape control are incorporated herein by reference, and control over provisions herein, in case of a conflict.
2. Enforcement. In the event of any violation of these Design Guidelines, the Founder or the Board may take any action set forth in the By-Laws or the Charter, including the levy of a specific assessment pursuant to Section 12.4 of the Charter. The Founder or the Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Founder or the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the Unit upon which such violation exists.
3. Non-Liability for Approval of Plans. Chapter 5 of the Charter contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE REVIEWER TO EXPLAIN IT TO YOU.**
4. Changes and Amendments to the Design Guidelines. These Design Guidelines may be amended as follows:
 - a. So long as Founder has review authority under the Charter, Founder may, in its sole discretion, amend these Design Guidelines, notwithstanding any delegation of reviewing authority to the ARB.
 - b. Thereafter, the ARB, upon the affirmative vote of a majority of the members of the ARB and the consent of the Board, may amend these Design Guidelines.
 - c. Such amendment shall be promptly posted in a prominent place within Currahee Club.
 - d. All amendments shall become effective upon adoption by the Founder, so long as Founder has the authority to amend these Design Guidelines or, if the Founder no longer has such authority, upon adoption by the ARB. Such amendments shall not be

retroactive so as to apply to previous Work or approved Work in progress.

- e. In no way shall any amendment to these Design Guidelines change, alter or modify any provision of the Charter or any Supplement.
5. Right of Waiver. The Reviewer reserves the right to waive or vary any of the procedures or standards set forth at its discretion, for good cause shown. However, any approval by the Reviewer of any drawings or specifications or Work done or proposed, or in connection with any other matter requiring such approval under the Design Guidelines or the Charter, including a waiver by the Reviewer, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the Reviewer may disapprove an item shown in the Final Plans review even though it may have been evident and could have been, but wasn't, disapproved at the Schematic Design Review.

Furthermore, should the Reviewer overlook or not be aware of any item of non-compliance at anytime during the review process, construction process or during its Final Site Inspection, the Reviewer in no way relieves the Owner from compliance with the Design Guidelines and all other applicable codes, ordinances and laws.

6. Severability. If any provisions of the Design Guidelines shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of the Design Guidelines to the extent that they can reasonably understood without the invalid portion(s).

The Design Guidelines have been approved and adopted as provided by the Charter this 1st day of December, 2012, and shall remain in full force and effect until revised as provided in the Charter or the Design Guidelines.