



SUBDIVISION

DESIGN STANDARDS

POLICIES, GUIDELINES, AND PROCEDURES

PREPARED FEBRUARY 3, 1992

PREAMBLE

Dwellings that are well proportioned, composed for maximum effect and set properly in a well planned development are an asset to the development community; and asset whose value is greater than it would be if it stood alone. Increased values, community pride, personal satisfaction are all driving influences behind the decision to establish the Architectural Review Committee (ARC) for BridgeWater.

It is normal for one to sometimes feel animosity toward a group charged with overview of his or her home design. As an attempt to express our cooperative attitude, ARC has adopted and approved these design standards, policies, guidelines, and procedures to aid everyone in working together, to accomplish high quality, planned, and orderly growth and we look forward to serving the BridgeWater Community in the best possible manner.

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1.01 INTRODUCTION TO THE ARCHITECTURAL REVIEW COMMITTEE

A. PURPOSE

One of the most effective methods of assuring the protection of the master land concept, community lifestyle, environment, and individual property values is through the establishment of high standards of design review. In order to accomplish this objective, the Architectural Review Committee (ARC) reviews Applications and Design Documents (as defined in this Manual) for all new construction, including landscaping. Each application is evaluated on its own merit with reasonable flexibility for design function and creativity.

B. AUTHORITY

The authority for the Architectural Review Committee is set forth in the Declaration of Covenants, which encumbers every lot or parcel within BridgeWater. The Architectural Review Committee (ARC) is responsible for carrying out its duties on behalf of all members of the Association for the benefit of the total community.

C. MEMBERS

The Architectural Review Committee shall include a minimum of three members appointed by the developer. Members will be selected to create a balance of lay people and professionals with experience in architecture, construction, and landscaping.

D. MAJORITY VOTE

Each member of the Architectural Review Committee shall have an equal vote, and the majority of all members of the ARC shall constitute a decision for approval or denial of an Application.

E. MEETINGS

The Architectural Review Committee shall meet as necessary to review Applications received within 15 days of receipt or if a longer period is needed, applicant will be informed within 10 days.

F. MODIFICATIONS

After completion of any new construction, any modifications, alterations, or additions will be reviewed and acted upon by Architectural Review Committee.

G. RESPONSIBILITIES

The Architectural Review Committee is empowered to perform the following services:

1. To establish architectural motifs and exterior design themes for all residential properties.
2. To establish design standards and guidelines for the protection of enduring property values and provide the best possible safeguards for continuing appreciation.
3. To review all Applications for compliance with design criteria and with the Declaration of Covenants.
4. To assure compatible architectural designs and harmonious relationships with neighboring properties and land uses.
5. To require high standards of design and quality construction.
6. To establish fees for the review of Applications as may be required.
7. To assure that all properties are properly maintained as prescribed by the Declaration.
8. To monitor violations of design criteria and take appropriate action to correct any violation.
9. To amend design criteria as may be required from time to time.
10. To contact Applicants whose plans and specifications have been disapproved and to provide reasonable assistance and recommendations for adjustments to bring Applications into compliance with criteria and covenants.
11. To maintain copies of Applications, design documents, and related records.
12. To inform members regarding activities of the Architectural Review Committee and changes in criteria as they may occur. This correspondence will be processed through and by Piedmont Financial Services.

1.02 ARCHITECTURAL REVIEW COMMITTEE POLICIES

A. POLICY STATEMENT:

Property in BridgeWater is subject to certain restrictions as further defined in the Declaration of Covenants (Exhibit A). Some interpretations have been rendered by the ARC regarding those covenants (Exhibit B).

The Architectural Review Committee does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh contrasts in the landscape and architectural themes of BridgeWater, and to foster thoughtful design so that there is harmony between neighboring residences. The ARC intends to be completely fair and objective in the design review process and maintain sensitivity to the individual aspects of each design and fairly interpret covenants and design guideline intent as those standards can be applied to and conformed to on each design.

B. LIMITATION OF RESPONSIBILITIES:

The primary goal of the ARC is to review applications, plans, specifications, materials, and samples submitted, to determine if the proposed structure conforms in appearance and construction criteria with the standards and policy as set forth by the ARC. The ARC does not assume responsibility for other criteria including the following:

1. The structural adequacy, capacity, or safety features of the proposed improvement or structure.
2. Soil erosion, non-compactable or unstable soil conditions.
3. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or quality of work of any contractor.

C. TIME LIMITATIONS:

After the initial and major review and approval by the ARC, and final plat approval and development approvals from all agencies, the Participating Builder must begin construction within ninety (90) days from the date of approval, or forfeit all approvals. In that event, a new application must be submitted and approval obtained before commencement of construction.

D. APPLICATION WITHDRAWAL:

An application for withdrawal may be made without prejudice provided the request for withdrawal is made in writing and filed with the ARC prior to the review and/or action on the application.

E. APPEAL:

If an application has been denied, or the approval is subject to conditions which the Participating Builder feels are harsh, the Participating Builder may request a hearing before the full ARC to justify his position. After the hearing the ARC will review their decision and notify the Participating Builder of their final decision within ten (10) days of the hearing.

F. VARIANCES:

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

G. CONSTRUCTION INSPECTIONS:

Periodic inspections may be made by the ARC while construction is in progress to determine compliance with the approved design documents. The ARC is empowered to enforce its policy, as set forth in the Declaration and this Manual, by any action, including an action in a court of law, to insure compliance.

H. JOB SITE CONDITIONS:

1. All job sites will be kept in a neat and orderly condition. Burial of building materials is prohibited on individual lots. This act is in violation of Fulton County as well as Environmental Protection Agency (EPA) laws. All building materials must be removed from the site. Burial of stumps will be approved on an individual basis at an on-site meeting with a BridgeWater representative.
2. For security purposes, the Participating Builder may be required to furnish a list of all contractors, subcontractors, and employees who are permitted entry into BridgeWater.
3. Infractions of the published construction rules may be cause of a \$500 fine per infraction and/or the suspension of a builder's subcontractor from the project.
4. Construction hours are subject to rules and regulations as published by the ARC from time to time.
5. All builders are required to post and keep on record with the developer a 24-hour emergency phone number.
6. All builders are required to provide Portable toilet facilities on all job sites or as approved by the ARC.

7. All builders are required to provide at least one trash dumpster for every home under construction, or as approved by the ARC.
8. No flags, banners, or signs will be permitted unless approved by the developer.

1.03 DESIGN PROCEDURES: SINGLE FAMILY:

The following is an outline of the procedures for plan submission for Single Family homes in BridgeWater.

These plan submission requirements are for all homes. The deadline for plan submittal will be 12:00 noon on Monday for review by the Committee on Thursday. Plan will be stamped as received in the office with date and time. Plan review is on first-come basis.

A. STEP ONE: INITIAL REVIEW:

Participating Builder must submit the Architectural Review Committee Plan Submittal Form and preliminary plans (three sets) consisting of the following:

1. Architectural Review Committee Plan Submittal Form
2. Preliminary Site Plan at scale 1" = 50'
3. Preliminary Floor Plans
4. Preliminary Exterior Elevations (all sides)
5. Preliminary Landscape Design including side and rear yard

The ARC will review the Plan Submittal Form and Design Documents within fifteen (15) days and respond with their comments.

B. STEP TWO: MAJOR REVIEW:

The Participating Builder must submit the final construction plans and specifications (three sets), material samples, and color chips, as follows:

1. Approved Preliminary Site Plan
2. Final Exterior Elevations: specifications, materials, color chips
3. Roofs: structure, materials, product photos
4. Fascia and Trim: section details, materials, color chips
5. Exterior Doors and Garage Doors: specifications, materials, product photos, color chips
6. Patios, Decks, Balconies, Porches: specifications, materials, color chips

7. Fences/Walls: design details, materials, color chips
8. Screen Enclosures: structure, materials, colors
9. Mechanical Equipment: location, screening details
10. Rough Stake-Out (if required)
11. Tree Location Plan: Specimen trees indicating species, spacing and/or special protection planting requirements.

The ARC will review all Design Documents and return the Plan Submittal Form to the Participation Builder within fifteen (15) days with the appropriate comments.

C. STEP THREE: SUBMISSION OF PLANS TO BUILDING DEPARTMENT

Following Major Review, Participating Builder may submit approved plans to the Building Department, or other such agencies, having jurisdiction for required permits.

D. STEP FOUR: CONSTRUCTION COMMENCEMENT

Upon receipt of Major Review approval and building permits, the builder can commence construction.

E. STEP FIVE: FINAL REVIEW:

The Participating Builder must submit three sets of the following for Final Review 90 days after start of construction:

1. Final Landscape Review Plan

The ARC will review all design documents and return one set of plans to the Participating Builder within thirty (30) days with the appropriate comments.

F. STEP SIX: SURVEY

Upon completion of construction, the following will be submitted to the ARC:

1. Final Survey - Certified by Builders Engineer/Surveyor

G. DESIGN DOCUMENT CHANGES

The Participating Builder must notify the ARC prior to making any changes on the approved plans. A letter with applicable support data (as required) must be submitted to the ARC for the file. Any major deviations (as solely determined by the ARC) may require full ARC approval prior to commencement of changes.

1.04 INSTRUCTION SHEET/DESIGN DOCUMENTS

SINGLE FAMILY

In order to provide a systematic and Uniform review of the proposed construction, specific Design Documents are required. Please refer to Design Procedures: Single Family in this Manual to determine whether the Design Documents, as outlined below, are required for Initial Review, Major Review or Final Review.

A. SITE PLAN

Scale 1" = 50'

Property Lines

Easements and right-of-ways

Foundation outline, indicating distances to property lines

Pools, decks, patios

Existing grade/finished floor elevations

Driveway layout, to be kept 5' from property line when possible

Walls (if applicable)

B. FLOOR PLANS

Scale 1/4" = 1' 0"

(Square footage is needed on all plans)

C. EXTERIOR ELEVATIONS

Scale 1/4" = 1' 0" (front elevation mandatory at this scale). All sides and rear allowable at 1/8" = 1' 0" minimum scale. Existing grade-fill, finished elevation. Must be contract documents rather than renderings. Roof pitch must be indicated on elevations.

D. EXTERIOR COLORS/FINISHES/MATERIALS

Product samples/photos

Color chips

E. LANDSCAPE PLANS

Scale 1/8" = 1' 0" or 1" = 10'

Drainage Patterns (All drainage swales must be sod.)

Easements and right-of-ways (Sod is required in all streets R/W, unless approved by ARC)

Tree Survey

Plant material (Indicate quantity and size of material.)

Surface material

All areas will use Bermuda sod or as approved by ARC

F. FINAL SURVEY

Lot corners

Dwelling corners

Pools, decks, patios

Fences

Easements and right-of-ways

Elevations for ground floor, sidewalks, swales and driveway aprons

Driveways

1.05 KEY DESIGN GUIDELINES

SINGLE FAMILY

The following list summarizes those design elements which the ARC requires, recommends, and/or encourages:

1. Preservation of the natural character of the site.
2. Use of certified professionals qualified in the fields of planning, architecture, engineering, and surveying.
3. Emphasis on the aesthetics of exterior architectural theme/detailing and landscape design.
4. Overall, high-grade, superior quality construction with the use of accents of materials, such as wood, brick and stone.
5. Compliance with all deed restrictions as found in the Declaration of Covenants and the requirements of this manual.
6. Landscaping of lots that meet or exceed the minimum requirements in Section 10 "Landscape", of the Deign Standards and Criteria, with the use of plant materials per the "Acceptable Landscape Materials" list and approval by the ARC.
7. Planting of streetscape in conformance with the landscape plan, which must be approved by the ARC.
8. A minimum of 2,300 air-conditioned square feet for any one story house and 2,600 air-conditioned square feet on any multi-level home each being exclusive of any garage area. If a multi-level home is built, the maximum height is two and one-half stories above the natural grade up to 50 feet.
9. Strict signage control.
10. Use of concrete driveways or other surface material approved by ARC.
11. Requirement for each home to be pre-wired for cable TV and telephone.
12. Minimum of an 18' driveway for front-entry garage and 23' for side entry, and a two-car garage at least 22' by 20'. Single garage doors must be minimum 18', and double doors must be minimum 8' 7" each.

13. Requirement for a minimum 9 to 12 roof pitch. Front elevation pitch less than 9 to 12 needs prior ARC approval.
14. Conformance with required setbacks.
15. All colors must be approved by the ARC.

1.06 DESIGN STANDARDS AND CRITERIA

SINGLE FAMILY

A. GRADING AND DRAINAGE

All buildings will be completed at a finished floor elevation as specified by the ARC.

Paved areas shall be designed so that surface waters shall be collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding in paved or swale areas. There is a master drainage plan and all participating builders are required to adhere to its requirements. Approval of each lot drainage plan must be received from the ARC.

B. SIZE OF RESIDENCE AND SETBACK CRITERIA

No foundation for a building shall be placed, nor shall construction commence in any manner or respect, until the layout for the building is approved by the ARC. It is the purpose of this approval to assure that the home is placed on the lot in its most advantageous position.

There shall be no less than 14' between residences;

1. Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and style. The overall intent is to maintain a feeling of open green space between units.
2. Minimum setbacks are as follows:
 - a. Front Line 35'. See Page xx covenants.
 - b. Rear Line 30' or 20% of lot depth, whichever is less, but not less than 20'.
 - c. Side Yard (interior) 7'.
 - d. Side Yard (exterior) 15', corner lot side yard 20'.
 - e. Minimum total per lot 15'
3. Maximum Lot Coverage, 45% of lot area (princ. bldg)
4. Minimum Roof Pitch: 9 to 12 (front elevation)
5. Maximum Bldg Height (Top of roof): 2 1/2 stories above natural grade.
6. Minimum Driveway Width: 18' (Refer to "Key Design Guidelines").

C. ELEVATIONS

BridgeWater is designed for traditional living in a country estate setting. Natural flowing streets, trees, and flowers will blend with residences of rich nature and fine detailing.

The community architecture and ambience puts together such materials as wood, natural stone, brick and colorful smooth stucco. Accents of durable woods will also blend in good taste.

1. All elevation treatments shall follow the common architectural design of the residence as nearly as possible with no windowless elevations unless approved specifically by ARC.
2. Elevations that are similar in appearance must be at least six (6) lots apart on the same street, cannot be across from another or on a cul-de-sac.
3. Elevation approval shall consist of review of front, sides, and rear elevations.

D. EXTERIOR MATERIALS AND COLORS

1. Exterior artificial, simulated, or imitation materials shall not be permitted without the approval of the ARC.
2. The use of the following items are appropriate:
 - a. Stucco -- some texture is desirable but needs to be reasonably smooth.
 - b. Masonry -- brick, ceramic, stone
 - c. Metals -- factory finished in durable anodized or baked-on enamel, wrought iron, or copper.
 - d. Wood -- Cornice work, real wood siding.

Side elevation material is to be same as front material. When stucco or dryvit is used, three sides must be same material.

3. Exterior colors that, in the opinion of the ARC, would be inharmonious, discordant and/or incongruous shall not be permitted. The rear elevation should be harmonious with remaining sides.
4. The ARC shall have final approval of all exterior colors plans and each Participating Builder must submit to the ARC prior to initial construction and development on any lot, a color plan showing color of the roof, exterior walls, trims, etc. If a color board is not available at this time, the minimum requirement is submission within 30 days prior to start of construction. The ARC shall consider the extent to which the color plan conforms to the natural scheme of and for BridgeWater.

E. ROOFS

1. The minimum acceptable roof pitch is 9 to 12.
2. All roof stacks, flashings and chimney caps shall be painted or prefinished in approved to match the approved roof colors. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible.
3. All roof materials must be approved by the ARC.
4. Roof colors shall be an integral part of the exterior color scheme of the building.

F. MULTI-STORY BUILDING RESTRICTIONS

1. A multi-level residence cannot exceed 2 1/2 stories (50 ft) above the average natural grade.

G. WINDOWS, DOORS, SCREENED PORCHES, AND PATIOS

1. Bright-finished or bright plated metal exterior doors, windows, louvers, exterior trim or structural members shall not be permitted.
2. All screening and screen enclosures shall be mill finish and constructed utilizing anodized or electro-statically painted aluminum.
3. The use of reflective tinting or mirror finished on windows is prohibited.

H. GARAGE, DRIVEWAYS, WALKWAYS AND EXTERIOR LIGHTING

1. All buildings shall have a minimum of a two-car enclosed garage. Carports are not permitted. All garages shall be a minimum of twenty-two (22) feet deep by twenty-one (21) feet wide. Minimum driveway width is eighteen (18) feet for front-entry garage and twelve (12) feet for side entry. Driveway will be at least 5 feet from side property line (unless otherwise approved by the ARC).
2. No curbside parking areas may be created by extending any portion of the street pavement.
3. No exterior lighting shall be permitted which in the opinion of the ARC would create a nuisance to the adjoining property owners or be inconsistent with developments strict image.

4. All driveways and walkways will be constructed of concrete or traffic quality brick.

I. AWNINGS, FENCES, WALLS, AND CHIMNEYS

1. Awning and canopies shall not be permitted or affixed to the exterior of the residence without prior approval of the ARC.
2. All proposed fences or privacy fences must be approved by the ARC prior to installation. No fence can exceed six (6) feet in height and must be set back (1) foot from the side and rear lot lines.
3. Walls that are an integral part of the residential design are permitted. The height and setback restrictions are as per "b" above.
4. Fencing of the front yard areas is not permitted.
5. No chain-link fencing is allowed.
6. All chimneys or other fireplace structures on the exterior of the dwelling shall begin at ground level unless otherwise approved by the ARC. Cantilevered fireplaces are not allowed on front and side elevations. Cantilevered fireplaces are allowed on rear elevation only when wrapped by a deck.
7. Water softeners, trash containers, sprinkler controls, and other similar utilitarian devices permitted are to be fenced or walled, provided they do not extend into the setback and they are properly screened from view in a manner approved by the ARC.

J. LANDSCAPES

Design Guidelines

It is the purpose of this section to establish certain requirements and regulations that shall insure a minimum standard for functional and aesthetic landscape treatment for BridgeWater. This proposed treatment of the landscaping is composed of living and non-living elements which, properly and effectively combined, will greatly enhance the total man-made and natural environment.

Specifically, it is recognized that, among many benefits, the use of these landscape elements can most effectively provide shade and cooling, aid in channeling traffic, control and modulate views and at the same time contribute to air purification, oxygen regeneration, noise absorption, glare reduction, wind and heat abatement, and increased water absorption into the soil due to the reduction of water runoff.

The landscape treatment will achieve two highly desirable attributes in community development: the implementation of a high level of community aesthetics and the preservation of the best characteristics of the natural environment.

The requirements and regulations set forth in this section provide minimum standards and criteria for new landscape treatment.

K. ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES

The following plants are acceptable for use in BridgeWater. This list is not intended to be the sole source for selecting plant materials, but rather to serve as a guideline for use throughout BridgeWater.

The following plants have been selected for a number of reasons, including but not limited to, the following: shade, color, hardiness, native to the area, fast growing, and lower maintenance.

Shade Trees: Red Maples, Oak, Zelkovia, Sugar Maple, River Birch, Bald Cypress.

Medium Trees/Flowering Trees: Dogwood, Red Bud, Bradford Pear, Crepe Myrtle, Cherry Laurel, Saucer Magnolia, Crabapple, Japanese Maple, Holly Trees, Hemlock Pines, Wax Myrtle.

Shrubs: Azalea, Holly, Laurels, Privets, Junipers, Hydrangea, Viburnum, Rhododendron, Nandina, Euonymus, Forstia.

Ground Cover: Liriope Varieties, Ivy, Daylilies, Hosta Varieties, Vinca, Fern Varieties, Juniper.

Each of the above plant varieties requires knowledge as to planting in sun, partial shade, or full shade. If you are not familiar with the plant and its best growing conditions, please consult a professional who can assist you in making the proper plant selection for the proper place.

All plant material to be used shall be sound, healthy, vigorous plants equal to or better than "Grades and Standards for Nursery Plants", State of Georgia, Department of Agriculture. Shade trees should be planted at sizes no small than 3" caliper and at least twelve (12) feet in height. Small ornamental trees should be planted at sizes no smaller than 8' to 10' in height. All shrubs shall be a minimum full three (3) gallon plant, and spaced close enough to make a natural look rather than a sparse look.

We encourage the use of several varieties in the planting scheme, yet still maintaining the overall theme. Each residence must have a landscape plan that has been approved by the BridgeWater landscape consultant before any installation can proceed. A properly designed landscaped home will increase sales and assure values throughout BridgeWater.

All areas not in trees or planting beds shall be covered with sod (variety as specified for each area). Sod front and sides of the house and seed the rear.

L. AIR-CONDITIONERS, GARBAGE AND TRASH CONTAINERS

All air conditioning units shall be shielded and hidden so that they shall not be visible from any street or adjacent property.

Window and/or wall air conditioning units shall not be permitted.

All garbage and trash containers shall be placed in an enclosed or landscaped area as approved by ARC.

M. MAILBOXES, SIGNS, ANTENNAS, AND FLAGPOLES

The only mail box and/or paper holder authorized or permitted shall be that standard unit approved by the Developer for ARC.

No antennae or microwave and other receivers and transmitters (including those currently called satellite dishes) shall be erected or placed on any lot unless its design and placement are approved by Developer.

All signs, billboards, and advertising structures are prohibited on any lot except with the written permission of the ARC. The ARC shall determine size, color, content and location of any sign. No sign shall be nailed or attached to a tree.

N. SWIMMING POOLS, ACCESSORY STRUCTURES, PLAY EQUIPMENT, AND DECORATIVE OBJECTS

Swimming pools shall be permitted if approved by ARC. Swimming pools shall not be permitted on the street side of the residence. Pool screening and decks must be no closer than five (5) feet from the property lines.

Accessory structures, such as playhouses, tool sheds or doghouses may be permitted but must receive specific written approval of the ARC before installation.

All playground equipment shall be placed to the rear of the residence and only with the approval of the ARC.

No decorative objects such as sculpture, birdbaths, fountains, and the like shall be placed or installed on the street side of any lot without approval of the ARC.

O. CABLE TELEVISION/TELEPHONE

Every home must be prewired for two-way Cable T.V. and telephone.

P. UTILITIES

All electric, water, gas, cable television, telephone or other service lines or pipes must be underground.

1.07 LIMITING CONDITIONS

This manual is for information purposes only. It does not constitute an offer to sell, or a listing with any broker to sell any portion of BridgeWater. Any offer or agreement to sell or purchase, or list to sell any portion of BridgeWater must be in writing and signed by a duly authorized officer of BridgeWater.

No brokerage or other fee or compensation of any type will be paid except in accordance with a written agreement signed by such officer. Nothing contained in this manual shall be deemed a representation of warranty of any type. Representation or warranties, if any, shall be set forth in written agreement executed in accordance with the foregoing.

1.08 ARCHITECTURAL REVIEW COMMITTEE PLAN SUBMITTAL FORM

[Not present or included in original documentation]

EXHIBIT B
Architectural Review Committee
Covenant Interpretations

1. Article II Section 1 Paragraph C (page 2). The intent of this paragraph is to prohibit motorcycle type of traffic therefore the phrase "No motorized vehicles" will be interpreted to read "No small motorized vehicles such as and"
2. Article V Section 1 (page 7). The intent of this section is to limit on site structures. The middle sentence will therefore be interpreted to read as follow: No structure shall be erected, placed or altered or permitted to remain on any lot except one single family dwelling designed...
 - a. for occupancy of one family (including one live in domestic servant)
 - b. not to exceed 2 1/2 stories or 50 ft. in height to ridge from average grade level at building
 - c. to contain a 2 car enclosed garage for the sole use of the owner and occupants of lots
 - d. with appropriate and ARC approved appurtenances thereto
3. Article V Section 3 Paragraph A (page 8). The intent of this paragraph is to provide by example the limitations on site structures. In order to allow reasonable ARC approved appurtenances this paragraph will therefore be interpreted to read with beginning of first sentence as follows:

"Unless specifically mentioned and approved otherwise under ARC Review, no separate structure"...etc.
4. Article VI Section 2 (page 11). The intent of this section is to limit exterior materials but sentence structure is somewhat vague. Therefore the Section will be interpreted to read as follows:

"The exterior building material of all structures shall extend to ground level and shall be brick, stone, stucco, brick veneer, stone veneer or a combination of same or other material expressly approved in writing by the ARC".
5. Article VI Section 3 (page 11). The intent of this section goes beyond just Minimum Floor Areas, and some better definitions are needed in subsequent paragraphs, therefore, Section will be interpreted to read as follows:

"Section 3 Design Criteria. The following shall be the basic design criteria for homes to be constructed after this instrument is recorded:

- a. Provide total conditioned floor area of a one story above grade house at a minimum of 2300 square feet exclusive of garage. Finished basement portions may count at 1 square foot per 2 square feet of floor area.
- b. Provide total conditioned floor area of any other house at a minimum of 2600 square feet counted same as above.
- c. Provide exterior elevations that are high style traditional or soft contemporary in nature with traditional overtones. Publications such as "Rifkin's Field Guide to American Architecture" point out that the Georgian style is considered a high style traditional and a Federal style is considered a high style Georgian. The hallmark of these styles are intricately detailed masonry with classical entrees for the Georgian style (European) and thinly detailed entries for the federal style (New Orleans River house/Two story front porches) Soft Contemporary/Post Modern interpretations of the styles are allowed under careful ARC review.
- d. Provide minimum two full size car enclosed garages with appropriately styled doors. (Automatic openers are preferred.)
- e. Provide minimum 9 ft ceiling basements are to have as many windows as possible. Grade level walkout basements are preferred.
- f. Provide doorbells at front and back doors.
- g. Provide chimneys with caps and bases to ground when bases are not concealed by porches etc.
- h. Provide dual heating and air-conditioning and underground utilities with exterior appurtenances concealed from street view.
- i. Provide minimum 9 ft ceilings on the main floor, minimum 8 ft ceilings on the second floor and minimum 4 ft knee walls in attic/dormered rooms. Raise eaves if required to retain exterior traditional proportions.
- j. Interior planning should include elements such as a formal foyer entry with possible grand stair, 1/2 bath/powder room and cloak room, formal living and dining rooms, breakfast area, open kitchen with mud and pantry, walk-in closets, large baths and working laundry and/or storage rooms, etc.
- k. Decorator package planning should include hardwood, tile or marble entry foyer, appropriate lighting allowances (interior and exterior)

ceramic tiled bath floors, plastic laminate or tiled countertops, painted softwood or stained hardwood cabinets and room doors, appropriate wallpaper, paint and trim allowances, brass door, cabinet and bath hardware, etc. all unspecified finishes should be paint unless stain or other product is approved in a specific decor scheme.

- I. Convenience items planning should include elements such as jet-pump and separate showers in glamour styled master baths; surface cooking tops and exhaust, built-in ovens in kitchen (including microwave), wrap around cabinets as refrigerator, wire panty shelves, security/fire alarm/smoke detection system, intercom, central vacuum, ground fault exterior electrical outlets, freeze proof exterior hose bibs, landscape sprinklers, insulated exterior windows and doors with secure locks.