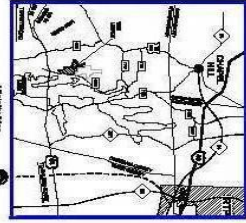


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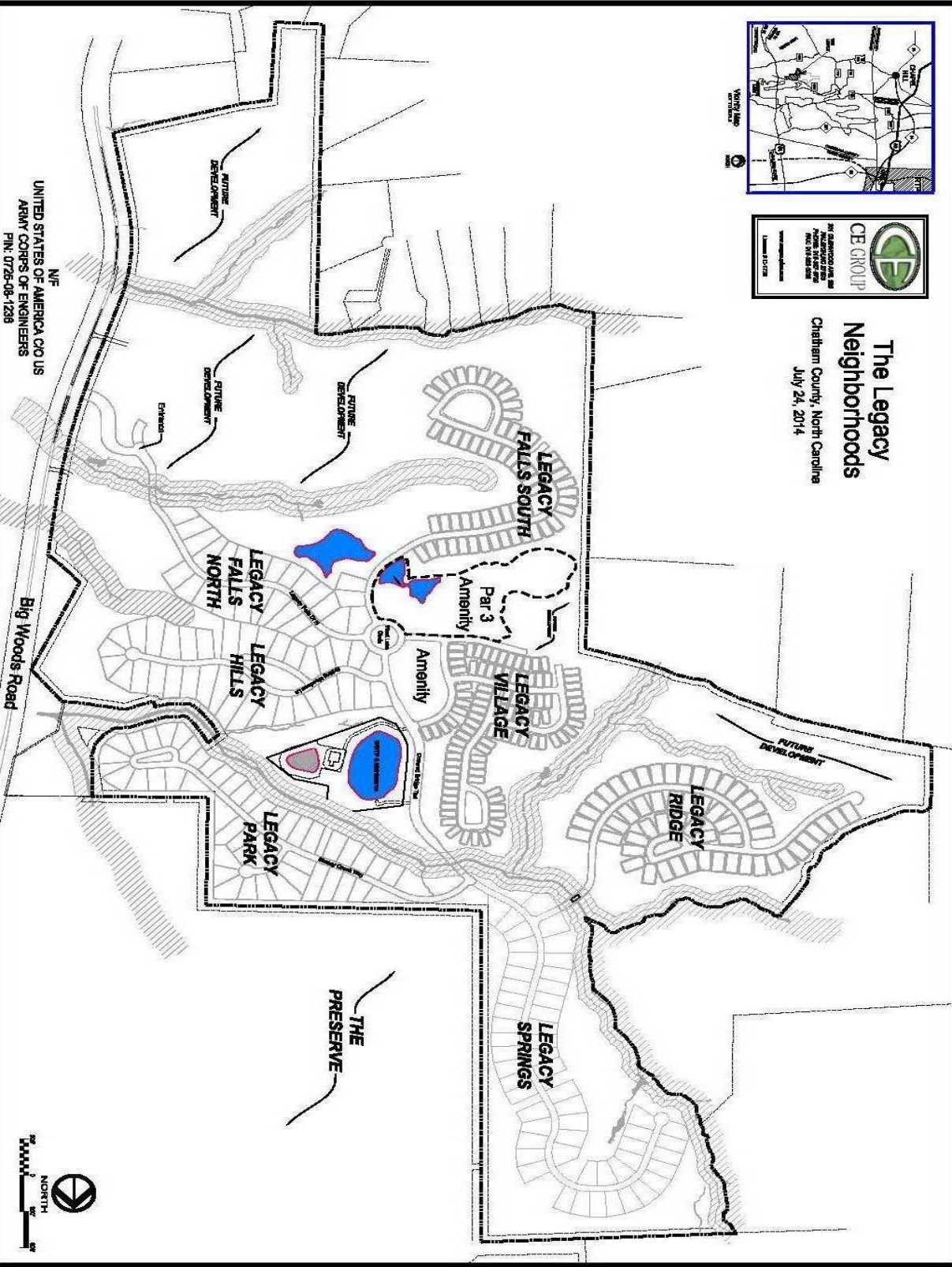
**ARCHITECTURAL
AND
SITE DESIGN
GUIDELINES**

**LEGACY VILLAGE, LEGACY RIDGE,
LEGACY FALLS SOUTH AND
LEGACY PLACE NEIGHBORHOODS
(AND FUTURE DECLARANT DESIGNATED NEIGHBORHOOD
SECTIONS AND PHASES AS REQUIRED)**

10 September 2018



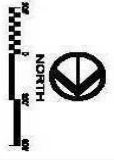
**The Legacy
Neighborhoods**
Chatham County, North Carolina
July 24, 2014



NIF
UNITED STATES OF AMERICA CO US
ARMY CORPS OF ENGINEERS
PIN: 0726-08-1238

Big Woods Road

THE
PRESERVE



THE LEGACY AT JORDAN LAKE
ARCHITECTURAL AND SITE DESIGN GUIDELINES

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THE LEGACY AT JORDAN LAKE

ARCHITECTURAL AND SITE DESIGN GUIDELINES

1.0 Introduction

1.01 Objective of the Design Guidelines

This document has been prepared by F-L Legacy Owner, LLC ("the Declarant") for promoting the development of a residential community known as The Legacy at Jordan Lake (the "Development"). The standards of design expressed in this document are intended to describe our "vision" of the Development through procedures that are clearly outlined and informative. Our intent is to expedite your process of building an exceptionally high quality residence. Throughout the course of the Development, we may review and revise these Design Guidelines, as necessary to reflect changing conditions.

1.02 Relationship to Legal Documents

These Design Guidelines are supplementary to the Declaration of Covenants, Conditions and Restrictions (the "Covenants") for the Development. The criteria are intended to complement the Covenants and should a conflict arise, the Covenants shall prevail.

1.03 Community Master Plan

The Development is a Master Planned Community that includes approximately 627 acres. The Master Plan approved by Chatham County, as defined in the Declaration, includes private streets, open areas, and recreational amenities that will exist both as part of the Common Area and as Private Amenities. The site will also contain a Trail System, as defined in the Declaration. It is the intent of the Declarant to protect the natural features of the community as much as is practical throughout the course of development. Consequently, these Design Guidelines will also reflect that sensitivity in its approach toward the design review and construction of residences within the Development.

2.0 Organization and Responsibilities of the Architectural Review Board (ARB)

2.01 Mission and Function

The Covenants state that no structure is to be erected in the Development without being approved by the Architectural Review Board pursuant to Article 9.2 of the Covenants. The ARB works with the Design Guidelines and Covenants to assure an attractive, compatible, and aesthetically pleasing community. The Design Guidelines are used by the ARB for the evaluation of projects submitted to them. **The final decision of the ARB may be based on purely aesthetic considerations. It is important to note that these opinions are subjective and may vary as committee members change over time. The developer reserves the right to revise and update the Design Guidelines as well as the performance and quality standards to respond to future changes.**

2.02 Membership

The ARB is comprised of 3 to 5 members appointed by the Declarant. An appointed member will chair the committee. The right to appoint members to the ARB shall be retained by the Declarant until one hundred percent of the parcels have been developed and conveyed to purchasers in the normal course of development. At such time, the Board of Directors of the Association shall appoint the members of the ARB in accordance with Article 9.2 of the Covenants.

2.03 Scope of Responsibility

The ARB has the following responsibilities:

1. Reviewing and evaluating each of the plans submitted by an owner for adherence to the Design Guidelines and compatibility of the design with the adjoining sites and common spaces.
2. Approving all new construction.
3. Monitoring the construction in order to ensure compliance with Covenants and approved construction documents.
4. Enforcing the Design Guidelines through special assessment or remedy as per the Covenants.
5. Interpreting the Covenants and Design Guidelines at the request of the Owners.
6. Approving all modifications to existing structures, including but not limited to walls, fences, exterior painting, material replacements, window tinting, renovations, additions, play structures and landscaping.

7. In the event that a member of the ARB is called upon to review and evaluate a plan for a structure to be located on a property adjacent to where that member resides, said member may comment on that structure but may not vote on its acceptability. An adjacent property shall be defined as the three properties directly in front of and the three properties directly behind as well as the property directly to the sides of the ARB member's property.

2.04 Enforcement Powers

Any structure or improvement that is placed on any home site without ARB approval is considered to be in violation of these Design Guidelines and the Covenants. The ARB has the power to fine and/or direct that the non-conforming structure be brought into compliance at the owner's expense. Should the owner fail to comply with the directives of the Board, the ARB will act in accordance with Article 9.9 of the Covenants to bring the non-conforming item into compliance.

2.05 Limitation of Liability

Design and plan decisions by the ARB do not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. Owners should work with their architect and or contractor to determine whether the design and materials are appropriate for the intended use. In addition, decisions by the ARB do not assure approval by any governmental agencies. Owners are responsible for obtaining or ensuring that their agent or contractor obtains all required permits before commencement of construction. The Declarant, the Association, the Board of Directors, any committee, or member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved plans for construction on or modifications to any home site. In all matters, the committees and their members shall be defended and indemnified by the Association as provided in Article 4.6 of the Covenants.

3.0 The Design Review Process

3.01 Review of Plans

Lot specific submittals are required for each lot in The Legacy. The ARB will review lot specific design submissions on an as needed basis. Full submittals (including ARB Review Fee if required by declarant) shall be submitted via email in pdf format (ARB Review Fee either mailed or submitted in person) to the ARB Representative as noted on ARB Submittal Checklist. Each submittal should be first reviewed and approved by the Sales Staff (if existing) prior to submittal to the ARB. Submittals will be given preliminary initial review for completeness of submittal and then a site visit will be scheduled with the applicant to review site conditions, relationship of proposal to adjacent houses architecture and colors and expedite review. The ARB directives at such ARB Meeting will be as noted on the ARB Submittal Checklist as "Approved" (proceed with permitting and construction), "Approved as Noted" (proceed with permitting and construction based on the ARB directives and provide final revised submittal if required for ARB record), "Not Approved as Noted" and "Resubmit" (not approved to proceed with permitting and construction, resubmit with required ARB directives completed for final ARB review and approval prior to proceeding with permitting or construction) and written directives to be completed and forwarded to the builder / lot owner, Declarant, sales staff (if required) and others as needed within 14 calendar days. If "Approved as Noted", and the Builder / Lot Owner agrees with requirements without question, then construction may proceed under the conditions that such ARB directives and requirements will be completed in field. Otherwise, if questions exist, the Builder / Lot Owner shall contact ARB in writing and resolution of such questions completed and understood with ARB prior to proceeding with construction. Such ARB directives and requirements shall be completed and coordinated with final construction or such construction shall be deemed non-conforming and will required correction as set forth in the Guidelines and Covenants. The original submittal will be placed in the permanent files and will be available for builders' / lot owners', homeowners', etc. reference in coordinating future ARB Submittals. Submission requirements are outlined in section 9.3 of the Covenants, this section and section 5.0 of these Design Guidelines. Each submission must include the ARB Submittal Checklist, ARB Review Fee (if required by declarant), Color Selection Form (color and material samples only if needed as required), site plan (8-1/2" x 11" format, 11" x 17" maximum if hard copy), landscaping plan (8-1/2" x 11" format, 11" x 17" suggested, 24" x 36" maximum or as required by landscape architect / designer if detailed information is required), floor plans and exterior elevations (8-1/2" x 11" format, floor plans, all exterior elevations with material indications, special details, etc.) and to include any other required or suggested items as noted in section 5.0 of these Design Guidelines to best communicate design and color intent of submittal / proposal. A full ARB

“Approval” or “Approved as noted” must be obtained from the ARB before proceeding with permitting or beginning any site clearing or construction.

Builders / Lot Owners purchasing multiple lots and requiring multiple proposed houses to be reviewed and approved may request a “portfolio” review of proposed houses. Follow the same contact procedures as for lot specific submittals as noted above. However, only the floor plans, exterior elevations and square footages of each proposed house is required for this “Portfolio” review phase. Such proposed houses will be given a detailed reviewed per the Guidelines and therefore eliminating some of the detailed comments for the lot specific reviews. Lot specific reviews as noted above are still required after “portfolio” reviews. However, the approved cut-sheet or marketing brochure for such approved houses may be substituted for the full set of floor plans and elevations. For corner lots and highly visible lots, detailed elevations may be required for additional review and attention for such additional requirements as noted in the Guidelines.

The Legacy also requires full ARB reviews and approvals for all post closing (and pre-closing if required) alterations and additions including but of course not limited to additions to houses after review and approval of the original initial ARB Submittal, landscaping alterations and improvements, fences, etc. The ARB will review design submissions on an as needed basis and shall be submitted to the HOA Management Company as noted on the ARB Alterations and Additions Submittal Checklist (or form as provided by HOA Management Company) for coordination, review and approval with the ARB. Obtain required submittal forms from PPM. Submittals will be reviewed by the ARB with directives as noted on the submittal as “Approved” (proceed with permitting and / or construction), “Approved as Noted” (proceed with permitting and / or construction based on the ARB directives and provide final revised submittal as required for ARB record), “Not Approved as Noted” and “Resubmit” (not approved to proceed with permitting and construction, resubmit with required ARB directives completed for final ARB review and approval prior to proceeding with permitting or construction) and written directives to be completed and forwarded to the lot owner via PPM. If “Approved as Noted” or with conditions, and the Lot Owner agrees with requirements without question, then construction may proceed under the conditions that such ARB directives and requirements will be completed in field. Otherwise, if questions exist, the Lot Owner shall contact ARB in writing and resolution of such questions completed and understood with ARB prior to proceeding with construction. Such ARB directives and requirements shall be completed and coordinated with final construction or such construction shall be deemed non-conforming and will required correction as set forth in the Guidelines and Covenants. The original submittal will be placed in the permanent files which will be located at PPM. Submission shall include all information as required to communicate the full extent of the proposed building or site improvements and / or alterations including but not limited to a site plan with improvements / fence / etc., landscape plan with proposed plantings, details and colors of such improvements as required, etc. A full ARB Approval must be obtained from the ARB before proceeding with permitting and / or beginning any construction.

3.02 Conditions of Approval / Rejection of Plans

Approval by the ARB shall in no way relieve the owner and / or builder of responsibility and liability for the adherence to any applicable ordinances and codes. Any ARB Submittal submitted for review or any portion thereof, may be disapproved upon any grounds, which are consistent with the purpose and objectives of the ARB. The final decision of the ARB may be based on purely aesthetic considerations.

3.03 Architectural and Contractor Requirements

All plans for the construction of dwellings and other buildings or significant structures in the Development must be designed and drawn by a licensed architect or a professional, experienced home designer. The plans must meet, at a minimum, the building codes of Chatham County and the State of North Carolina. All construction work must be completed under the direct supervision of a general contractor, herein referred to as the builder, who holds license in the State of North Carolina.

3.04 Review Process

The design review process may be divided into two steps, a builder portfolio review and a final ARB review and approval (as previously outlined and described in section 3.01). The purpose of the preliminary assessment review is to allow the builder / lot owner and the ARB to work together to arrive at an approved design that complies with the Design Guidelines and Covenants. For the preliminary assessment review, the applicant or authorized agent may submit freehand conceptual drawings via email in pdf format and / or in person of the proposed building and site layout and ARB Review Fee (via mail or in person if required by declarant). The ARB reviews these preliminary plans for design and technical issues as set forth in the Design Guidelines, and may approve, approve with conditions as noted, or reject the plans. The applicant or authorized agent must revise the plans, as required, and re-submit to the ARB for final review and approval. The ARB may, at its sole discretion, grant approval on the basis of its preliminary assessment review. Upon approval by the ARB, the plans shall be deemed final and the builder / lot owner may proceed with permitting and construction. No builder may commence the building permitting process or any site clearing or construction prior to obtaining ARB Approval. Upon the lot owner's meeting these requirements, the ARB has the right to require a clearing inspection.

3.05 Representation and Warranty

Each application to the ARB shall represent and warrant by the owner that use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the ARB, nor the distribution and review of the plans by the ARB shall be construed as publication in violation of the designer's copyright, if any. Each owner submitting plans to the ARB shall hold the members of the ARB, the Association and the Declarant harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review process of this Declaration.

3.06 Additional Meetings with the ARB

If an application for approval is denied, in whole or in part, the applicant may appeal the decision in writing and re-submit for final ARB review / approval. Additional ARB Review Fees (if required) will also be required for extended and additional reviews past and other than the initial required ARB submittal and review.

3.07 Variances

From time to time, the Design Guidelines or existing site conditions may impose an undue hardship that may inhibit construction on a particular home site. In such case, the applicant may submit a Variance Form (in addition to the construction application, Form in located in the rear of these Design Guidelines in the Forms section) to the ARB. The ARB will grant or deny the variance request in writing within 30 calendar days of when Variance Form is submitted and reviewed. No variances are allowed unless the applicant has received a written notice of approval from the ARB. Any variances and / or exceptions granted are unique and do not set any precedent for future decisions of the ARB. Detailed and extended ARB review requirements and services will also require additional ARB Review Fees (if required) if other than the initial required ARB submittal and review.

3.08 Fees

3.08.1 Design Review Fees

The ARB will review all proposed houses per Declarant builder contract requirements and ARB review fee requirements. ARB review fees will be established and published by the ARB. The purpose of these fees is to cover expenses related to the processing of applications for construction. The ARB reserves the right to refuse an unscheduled review for any reason. The Board reserves the right to change or waive these fees from time to time without prior notice. Submissions received without the design review fee (if required) will be considered incomplete, and returned to the Owner. The ARB reserves the right to change these design review fees at any time without notice.

The Legacy's Alterations and Additions design review fees will be set and confirmed by the Board and PPM / HOA Management Company as required.

3.08.2 Initial Capitalization Fee

Each Homeowner shall be assessed an Initial Capitalization Fee of \$250 to be used by the HOA for the general fund or road reserves. Such fee is non-refundable and due at the Closing of each unit by the first Homeowner.

3.09 Alterations and Additions to Existing Structures and Sites

All renovations, additions, or improvements to existing dwelling structures, inclusive of landscape structures, must be approved by the ARB as noted previously in section 3.01. The applicant or authorized agent shall submit plans showing the nature of the work to be performed, including an application for the revisions to PPM / HOA Management Company as noted previously. Any ARB review fees will be determined and designated by the Board and PPM / HOA Management Company as required.

3.10 Approval

Once the conditions have been met and an approved ARB Submittal is verified by the ARB, approval is issued as previously noted.

4.0 The Construction Process

4.01 Construction Time Limit

All dwellings and other structures must be completed within 18 months from the date of clearing. Exceptions may be granted where such completion is impossible, when continuation would result in great hardship to the owner or builder due to strikes, fires, national emergencies, or natural calamities or as deemed appropriate by the ARB. If an extension is needed, the builder may submit an extension request, including projected completion date, in writing to the ARB.

If construction has not commenced within six months after the date of Approval, it shall be deemed to have expired unless applicant, prior to such expiration date, has requested and received an extension in writing from the ARB.

4.02 Builder's Sign

All builder signs shall be reviewed and approved by the Declarant.

4.03 Port-A-John

A port-a-john will be required for each job site area. The port-a-john must be placed in a screened location of the general construction site area and with the door opening toward the rear of the lot. Port-a-john color is recommended as brown, tan or dark green. The declarant reserves the right to specify the port-a-john vendor for consistency of color and design.

4.04 Tree Protection

As mentioned in the introduction, one of the primary goals of these Design Guidelines is the preservation of the property's existing natural features. Because of this, tree removal outside of the building envelope must be kept to an absolute minimum. All hardwood trees that are 6" in caliper and greater are considered protected. All hardwood trees of 6" caliper within 20' of the clearing limits are to suggested (and may be required on a case by case basis as determined by the ARB) to be indicated on the site plan and flagged with yellow flagging tape on site and are subject to tree protection as follows:

- a. Protective fencing shall be installed at the drip line, prior to any clearing, site work, or construction activity. (See section 14.0 and 15.0 for tree protection details.)
- b. The barricade shall be constructed of suitable post extending a minimum of 4 feet above grade. Posts shall be spaced appropriately and shall be joined continuously by orange plastic mesh fencing.
- c. The barricade shall remain in place and in good condition for the duration of the construction activity and shall be the last item removed from the site during final cleanup.
- d. Storage, temporary, or otherwise, of equipment or materials is not permitted under the drip line of trees.
- e. No signs shall be nailed to trees.
- f. No controlled fires will be allowed in a tree save area or elsewhere in the Development.
- g. No concrete washout shall be allowed in a tree save area.

- h. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of underneath any tree save area.
- i. All trees shall be maintained, cared for and repaired in the event of damage by builders until the property is transferred by lease or sale to a third party.
- j. Failure to follow any of the tree protection standards listed above will result in a fine of \$200 per incident, and \$1000 for any unauthorized removal of trees per incident.

4.05 Erosion Control

The Lot Owner / Builder is totally responsible for obtaining all permits and following all local, state and federal requirements for erosion control on each and every lot and specific neighborhood sections as required.

4.06 Site Maintenance

Contractors and subcontractors must maintain the job site in a clean and orderly condition. Care shall be exercised in the storage of materials and debris. Should it become necessary for the Association to clean a site or have a site cleaned, the cost will be levied as a fine against such builder or Owner.

- 1. Fires are allowed on construction sites only in a barrel or other metal container and only to the extent necessary and practical for the warmth of construction workers. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of on any lot or any drainage ditch, stream, or lake.
- 2. No materials may be stored or placed in the streets, swale, right-of-way, natural areas, or golf course frontages.
- 3. Construction materials, materials to be discarded, equipment or vehicles shall not be placed in a designated tree save area
- 4. Only usable construction materials may be stored on a construction site. They must be neatly stacked or placed in a way that they are not visible from adjacent sites or the street.
- 5. All wrapping and packaging materials and food containers must be placed in a covered/enclosed trash receptacle to prevent debris from blowing onto adjacent property.
- 6. Discarded construction materials and debris must be removed daily or contained within a dumpster or solid-walled trash enclosure.
- 7. Dumpsters, debris bins and other trash receptacles shall not exceed capacity. Schedule prompt pick up for bins and receptacles exceeding 75% of capacity to avoid overflow.

4.07 Construction Parking Limitations

Construction parking on The Legacy streets is limited to trade and delivery vehicles only. Personal vehicles should be parked on the jobsite where possible. If there is not sufficient room on the job site, personal vehicle parking is permissible on the street. All construction vehicles, delivery vehicles, and personal vehicles associated with a given job site must be parked on one side of the street. If construction is in progress on multiple job sites in close proximity, builders shall coordinate parking with their contractors to ensure that parking shall be on only one side of the street. In general, contractors should exercise good judgment in all areas of The Legacy to avoid dangerous traffic congestion in neighborhoods where multiple homes are under construction.

4.08 Right to Inspect Property for Compliance

Inspection is specifically reserved by the ARB, its agents, and representatives to visit the Owner's property for verifying compliance with the requirements of the ARB. A representative of the ARB may make periodic inspections during the entire construction period, however, it is the builder's responsibility to conform to all construction documents and applicable building codes. The Owner will be notified in writing with a copy to the builder of any items and exceptions noted in the inspection report. Such items and exceptions must be resolved to the satisfaction of the ARB.

4.09 Conduct of Workers

Contractors shall be allowed to work from 7 a.m. to 7 p.m. on Monday -- Friday, and 8 a.m. to 5 p.m. on Saturday (with permission of the manager of the Association). No work shall be performed on Sunday and holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day). No alcohol or drugs are permitted on site. Animals are prohibited. Firearms are prohibited. No harassing or loud behavior is permitted. Contractors and workers shall not travel recklessly

or at speeds in excess of posted limits. Workers shall not be allowed to travel the property unnecessarily or use the amenities. Violations may result in the contractor being denied access to the property. Builder's ability to extend work times over such limitations requirements as stated may be granted on a case by case basis if requested and approval is given in writing by the HOA.

4.10 Revisions and Changes during Construction

All substantial revisions and changes made during construction shall be submitted in writing to the ARB for approval prior to the implementation of such change. All revised drawings, material and color samples must be submitted along with the revision request. When the ARB grants approval, it will only be in writing.

4.11 Alterations / Remodeling / Improvements / Repainting of Approved Structures

Any exterior change to an existing structure requires approval from the ARB before commencing with work. All exterior changes or renovations shall be submitted to the ARB for approval as stated herein or as outlined in Article 9 of the Covenants. All construction shall be subject to the review procedures set forth in section 3.0 and construction regulations set forth in section 4.0 of these Design Guidelines.

5.0 Specific Submission Requirements

5.01 Plan submission Requirements for Design Review

The following submission requirements and checklists must be completed and submitted to ARB prior to obtaining final ARB approval for permitting and proceeding with any construction. Also provide the ARB Submittal Checklist form and / or the ARB Alterations and Additions Submittal Checklist form (or as provided by PPM / HOA Management Company) as required based on the specifics of the ARB submittal with all information and descriptions of the property, proposed house and site improvements as required including but not limited to the following.

1. **Site Plan and existing conditions** (8-1/2" x 11" pdf format, 11" x 17" maximum). Must include the following information:
 - A. Owner's name
 - B. North Arrow and scale
 - C. Property lines with dimensions and bearings
 - D. Building setback lines
 - E. Wetland lines (if existing)
 - F. Easement lines (if existing)
 - G. Identify clearing limits for the home (if required where existing vegetation exists)
 - H. Street name(s)
 - I. Existing Utility structures (may be freehanded on site plan)
 - J. Outline of adjacent lots homes (if required by ARB for reference)
 - K. Proposed location of home on site
 - L. Dimensions from corner of foundation to adjacent property lines
 - M. Proposed driveway and walks
 - N. Proposed other site improvements (patios, decks, pools, fences, etc.)
 - O. Proposed retaining walls (indicate wall material, top of wall and bottom of wall elevation)
 - P. Proposed accessory structures (out building, trellis, etc)
 - Q. Location of service area and service area screen wall
 - R. Location of grinder pump
 - S. Total impervious area (cannot exceed 11,000 square feet (6000 square feet for Village Units) and impervious area as a percentage of the site area

2. **Architectural Plans** (8-1/2" x 11" pdf format).
 - A. **FLOOR PLANS**
 - 1) Interior rooms and named
 - 2) All window and door openings shown
 - 3) Total square footage of structure
 - 4) Heated square footage of structure

- B. BUILDING ELEVATIONS
 - 1) All exterior elevations (Front, rear and sides) (marketing cut sheet if portfolio previously approved)
 - 2) Approximate finish grade line against house (if required by ARB)
 - 3) All exterior materials and finishes
 - 4) All decks and terraces
 - 5) Service Area Screen wall detail
 - 6) Average roof height (Not to exceed 50' exclusive of basement level without ARB approval)

3. **Exterior Colors and Material Samples (Provide Color Selection Form)**

- A. Siding material (brick, stone, siding paint color, accent materials, etc.)
- B. Roofing material(s)
- C. Garage door color
- D. Front door color
- E. Window color
- F. Color samples (only as required)
- G. Trim color
- H. Shutter color

5. **Landscape Plans**

General Notes: Note the Landscaping Plan is required to be submitted directly to the ARB Representative as noted on ARB Submittal Checklist for coordination with required landscape designer / architect for final landscape plan review and approval. Such Landscape Plan shall be submitted a minimum of 30 days prior to the need for landscaping / hardscaping installation. The Landscaping Plan will be reviewed by the ARB Landscape Design Representative and will reply back to the Builder / Homeowner with review and approval comments within 14 days. The Landscaping Plan shall be submitted on a maximum 24" x 36" format (8-1/2' x 11" pdf format, 11" x 17" format also acceptable) with the plant schedule / lists as required.

- A. Owner's name
- B. North arrow and scale
- C. Property lines with dimensions
- D. Location and size of all existing trees over 6" in diameter within 20' of clearing limits for the home within the property lines
- E. Location of all structures (including decks, trellises, fences, gazebos, etc.), pavement, and utilities
- F. Location of all lawn areas and shrub bed lines
- G. Location of all proposed plant material
- H. Plant lists with quantities, botanical names, common names, sizes and specifications
- I. Building elevations (if required) for reference walls needing landscaping
- J. Location and specifications of all exterior site lighting fixtures (low voltage)
- K. Total calculation of the impervious area (not to exceed 11,000 SF, 6,000 SF for Legacy Village lots)
- L. Total area of lawn in square feet
- M. Total area of lawn as percentage of site
- N. At a minimum, the following landscaping will be required for all homes:

- 1) Legacy Ridge Street Trees: One 3-inch caliper street trees(species identified in Section 21) shall be installed per 50' of street frontage or fraction thereof (and as predetermined by the Declarant / ARB), located within 10'-20' from back of curb. Maintain 20' of separation between tree trunks.

Legacy Village Street Trees: One 3-inch caliper street trees(species identified in Section 21) shall be installed per 60' of street frontage or fraction thereof (and as predetermined by the Declarant / ARB), located 4' from back of curb.

Legacy Falls South Street Trees: One 3-inch caliper street trees(species identified in Section 21) shall be installed per 75' of street frontage or fraction thereof (and as predetermined by the Declarant / ARB), located 4' from back of curb.

- 2) Evergreen shrubs 2' in height or spread (whichever is larger) minimum, 36-48 inches on center, shall be required around the front and ½ of both sides of the home, except on corner lots where the visible street side shall have full coverage.
- 3) Blank areas of walls shall be landscaped with upright shrubs or small trees (4 feet min. height).
- 4) Sod (fescue) and irrigation shall be required in front yard area and the area between the sidewalk and curb with the exception that landscaping is allowed within 2' of the mailbox.
- 5) Sod (fescue) will also be required behind the curb or sidewalk (2 feet minimum) or as reviewed / required by the ARB for continuity of the streetscape and lawn areas of each specific lot on a case by case basis.
- 6) Where two driveways are adjacent, sod shall extend 10 feet from the back of the sidewalk or curb line or as reviewed and approved on a case by case basis.
- 7) The rear yard may be seeded or sodded.
- 8) Bark mulch or pine straw shall be used in all plant beds and areas without grass, to be maintained in a weed-free condition.
- 9) Side loaded garages shall be screened with shrubs (4' minimum height at installation) along the property line.
- 10) Each builder shall protect and maintain the protection of the adjacent lots and properties including existing topography, trees, etc. Each builder shall protect all trees 6" in diameter and larger with tree protection fencing within 10' of the clearing edge of each specific lot. Note also this may (in most cases also) include the adjacent lots / properties if within such 10' clearing edge. Please coordinate this policy / requirement with all sub-contractors.

6.0 ARCHITECTURAL DESIGN GUIDELINES

6.01 General Standards

Architectural diversity is very important to The Legacy. Local and regional historically compatible architectural styles including but of course not limited to styles such as Federal, Colonial Revival, Georgian, Craftsman, Greek Revival, Victorian, Neo-classical, English Cottage, etc. are strongly encouraged. These various traditional architectural styles help achieve the diversity and most importantly the classic neighborhood features which is the highest priority at The Legacy. Such detailing will be the basis for the ARB to approve of proposed architecture in The Legacy, however, all proposed houses will be reviewed on each of its individual architectural style merits and details. Homes must be designed in conformity as set forth in the Covenants and the Design Guidelines. All footprints and garages must be sited within the setbacks. Plans submitted for review, or any portion thereof, may be disapproved upon any grounds which are consistent with the purpose and objectives of the ARB, including purely aesthetic considerations.

Diversity of streetscape is very important in The Legacy and is required as follows. Neither Identical Floor Plans, Identical Elevations, nor Identical House Color shall be located on more than two consecutive lots, either side by side or across the street. Variances may be given to this diversity requirement when adjacent to and separated by commons areas, uncommon lot size and layout, etc. as determined by the ARB on a case by case basis. Builders must submit monotony / diversity diagrams showing adherence to this policy during last step of submittal approval process.

6.02 Modular Construction

Except for any sales center erected by Declarant, Declarant's construction trailer, and any temporary security or maintenance structures of Declarant or the Association, no modular home or manufactured home shall be placed, erected, constructed or permitted within the development. "Modular home and manufactured home" shall include any prefabricated or pre-built dwelling which consists of one or more transportable sections or components and shall also be deemed to include manufactured building, manufactured home, modular building, modular home, modular construction, and prefabricated construction as defined by the North Carolina State Building Code, 1994 Edition, published by The North Carolina State Building Code Council. The placement of prefabricated and transportable sections onto a permanent foundation and the inspection of the resulting structure by the building inspector under the North Carolina State Building Code shall not exempt such structure from this prohibition. Prefabricated accessory structures, such as sheds and gazebos, must be reviewed and approved in strict accordance with Article 9 of the Covenants.

6.03 Dwelling Size / Minimum Standards

Minimum square footage shall be defined as a heated floor space as noted below for each specific section. Note that Declarant may update such requirements for future sections as required and determined by the Declarant for alternative product type and styles per individual sections of The Legacy.

Legacy Villages: 1 Story Homes – 1,600 SF
1-1/2 Story Homes – 2,000 SF
2 Story Homes – 2,000 SF (no specified minimum on first floor)

Legacy Falls South: 1 Story Homes – 2,000 SF
1-1/2 Story Homes – 2,500 SF
2 Story Homes – 2,500 SF (1,400 SF minimum on first floor)

Legacy Ridge: 1 Story Homes – 2,400 SF
1-1/2 Story Homes – 3,000 SF
2 Story Homes 3,000 SF (1,800 SF minimum on first floor)

Legacy Place: Reserved for future product and requirements designations

Heated floor space does not include garages, covered walks and / or porches / stoops and unfinished attic and basement areas. Variances for minimum floor space may be granted by Declarant only if the site conditions present a hardship and only on a case by case unique circumstance basis. Variances may also be granted if, in the Declarant's sole discretion, the resulting appearance of such residential dwelling within Legacy conforms to the existing architectural aesthetic and only on a case by case basis. Square footage minimums and maximums per product type will be dictated by the builders contracts.

6.04 Impervious Coverage

Impervious areas per home site shall be limited to 11,000 square feet (6000 square feet for Village Units).

6.05 Setback Requirements

Setback requirements are as follows:

Legacy Villages: Front yard setback – 15'
Side yard setback – 5'
Corner side yard setback – 15'
Rear yard setback – 10'

Legacy Falls South: Front yard setback – 20'
Side yard setback – 7.5'
Corner side yard setback – 15'
Rear yard setback – 20'

Legacy Ridge: Front yard setback – 30'
Side yard setback – 10'
Corner side yard setback – 20'
Rear yard setback – 30'

6.06 Height Requirement

No building shall exceed 50 feet in height above the average finished ground level when measured at the corners (exclusive of basement level).

6.07 Front Façade

While variety is encouraged, a strong emphasis should be placed on following traditional tastes in building massing and detailing. All facades should illustrate a clean, well thought out appearance. The front elevation veneers (i.e. brick, stone, shakes, board and batten, etc.) “wallpaper” detailing is not allowed (i.e. terminates at corner of house or element) and shall wrap the corners back to the rear or to a major element as determined by the ARB (i.e. bay or floor plan offset, roof line break, major window or door, etc.) or a minimum of 2' if such major element does not exist). This architectural detailing is given more attention

and requirements to highly visible lots such as corner lots, lots adjacent highly used commons and public spaces, adjacent amenities areas, etc. as determined by the Declarant and / or ARB where street side elevations shall match the same detailing and materials as the front elevation.

6.08 Front Porches

All covered porches visible from the street shall be a minimum depth of 8' (eight feet) (10' suggested). Porches are recommended on all houses and all corner lots are recommended to have a porch follow the street wall around the corner a minimum of 8' down the side elevation facing the adjoining street. Porches shall be provided on a minimum of 80% of the Legacy Villages elevations and suggested a minimum of 50% in all other neighborhoods.

6.09 Approved Exterior Siding Material

1. Approved exterior siding materials:
 - A. Brick
 - B. Cement Stucco
 - C. Cedar Shakes
 - D. Horizontal Wood Siding
 - E. Stone
 - F. Cementitious composition siding / trim product (James Hardie) or approved equal
2. The following exterior siding materials are not approved
 - A. Vinyl and metal siding and trim
 - B. Vinyl and metal shakes and other accent exterior materials

6.10 Finished Floor Elevation

All homes shall be constructed with a minimum dimension of 18" from finished grade to the first floor. In the Legacy Villages, finished floor heights will be reviewed on a case by case basis with the main emphasis on the front street scape façade and the finished floor height may transition on sides down to a minimum code required height.

6.11 Roofs

Pitch of the main roof structure slope should be no less than 6 / 12. Slopes for porches, breezeways and other secondary structures may be less, provided they are approved by the ARB. No mansard roofs will be allowed. Contemporary or other irregularly pitched roof styles or flat roofs will not be allowed. All roof penetrations (gas flues, exhaust vents, plumbing vents, skylights, etc.) shall be located on the rear roof slopes so they are not visible from the street as possible. Roof penetrations must be painted a color that is compatible with the roof color. Roof penetrations visible from the street must be approved in writing by the ARB. All houses shall have overhangs in correct proportion to the house's architectural detailing and a minimum of 1'-0" deep (smaller overhangs as approved on a case by case basis by the ARB such as dormers, etc.) unless otherwise approved by the ARB.

Approved roof materials shall consist of the following:

1. 25-year or better dimensional fiberglass shingles
2. Cedar shakes
3. Slate
4. Synthetic-Slate
5. Standing seam metal (accent areas only)

6.12 Chimneys

Chimney finishes are restricted to brick, stucco, dry stack, or cultured stone. No exterior metal fireboxes are allowed unless encased in masonry surrounds. Direct vent fireboxes are allowed and will be reviewed and approved on a case by case basis by the ARB and also shall be integrated into the house architecture as determined and approved by the ARB. Framed chimneys of shakes and / or board and batten are only allowed on a case by case basis and where compatible with the house architecture.

6.13 Garages \ Garage Doors

Side and rear loaded garages are strongly encouraged on all houses. However, in the Legacy Villages, front load garages are allowed and acceptable. Such front load garages must meet additional requirements including 5' setback (from front facade of house), single width garage doors with glass upper panels and carriage style hardware. Double width garage doors may also be considered for approval on a case by case basis with glass upper panels, carriage style hardware to provide a two door appearance and an additional detail over garage door such as a trellis or roof extension detail. Additional architectural enhancements may also be required on a case by case basis for highly visible lot locations. Courtyard style / J-Plan / L-Plan style side load garage layouts are allowed. Three car front load garages are not allowed. Carports are not allowed. Drive through port cochere's are approved on a case by case basis and as integrated into the architecture of the house.

6.14 House Identification

Chatham County requires that 4" Arabic house numbers be used to identify homes from the street. Metallic and or wooden house numbers are approved for this use. The location of such house identification numbers shall be approved by the ARB for consistency throughout the neighborhood. The ARB reserves the right to approve or deny the use of any house numbering that detracts from the appearance of the home.

6.15 Doors

Exterior doors shall be appropriate to the architectural theme. Exterior sliding doors shall only be permitted on rear elevations. They shall not be visible from the street. Storm and screen doors are not permitted unless they are of the appearance of a typical exterior door. All storm and screen doors shall be approved by the ARB.

6.16 Windows

Windows are recommended to be SDL (simulated divided lite) on front elevations. The use of GBG (grid between glass) and snap in grilles are allowed. Windows shall be compatible with the architecture of the house (i.e. single hung, double hung, casement, etc.). Muntins are optional on windows and doors of side and rear elevations on interior lots and are required on all street facing elevations (i.e. corner lots and other highly visible lots). Storm windows shall not be permitted. Exterior window screens will be gray and are not recommended on street facing facades of house. Use of glass block shall be reviewed on a case-by-case basis and not allowed on front elevations, street elevations on corner lots and on other highly visible lot elevations. Skylights, solar panels, and/or roof windows will not be allowed on the street side elevations or other highly visible lot elevations of the home. Dormer windows must also maintain an alignment balance with the home.

6.17 Decks and Patios

Detailing of all patios and decks must be architecturally compatible with the home. Patios and decks shall be designed to serve as an extension of the house. Vinyl underpinning, deck railing and decking is not permitted. Views to the underside of decks and porches must be screened with underpinning and landscaping. Porch screen colors must be submitted to the ARB for approval.

6.18 Cornices and Exterior Trim

The use of traditional crown molding and detailing at cornices, as well as authentic detailing around window and door openings will be an important part of the overall appearance. Such detailing must be consistent on all elevations. All houses shall have overhangs in correct proportion to the house's architectural detailing and a minimum of 1'-0" deep (smaller overhangs as approved on a case by case basis by the ARB such as dormers, etc.) unless otherwise approved by the ARB.

6.19 Awnings and Shutters

Awnings and canopies may affixed to the exterior elevations only of the residence and require ARB approval. Shutters are only allowed on single width windows unless properly proportioned per the architectural detailing of the house and as approved by the ARB on a case by case basis. Shutters shall the appearance of being operational with required mounting hardware (hinges, brackets, etc.).

6.20 Gutters and Downspouts

- Gutters and downspouts shall be required for all homes with the color (match trim, siding or adjacent accent color) and type as approved by ARB. Downspouts may be surface drainage with splash blocks, however, may also be connected to an underground drainage pipe system which daylights a minimum of 5 feet from the property line and directed away from the adjacent lot. Do not impede storm water flow with any adverse erosion affect to adjacent properties. NOTE: In the Legacy Village, where lots are back to back, the high side lots shall have downspouts connecting into rear lot drainage pipe.

7.0 SITE REQUIREMENTS: UTILITIES

7.01 Service Area

Each home is encouraged to have an enclosed service area. The service area shall contain all utility connections, HVAC units, emergency generators, grinder pump control box, trash bins, electrical meter, and irrigation control boxes, and screen the aforementioned from view from the golf course, street, and neighboring properties. The location of the service area shall be shown on the architectural and site drawings. The service area shall be screened with a wall that is architecturally compatible with the house. This screen wall shall be constructed of brick, stone, wood, stucco or cement siding (i.e., Hardiboard or an approved equal.) Vinyl lattice shall not be allowed to screen a service yard. In addition, the screen wall shall be planted with shrubs. The service area screen wall must be at least 4" higher than the units installed, and serve as a noise buffer for adjacent properties and the golf course.

7.02 Grinder Pump / Sewer Tap

According to our wastewater permit (No. WQ0024844) each home that is not a gravity-feed system is required to have a grinder pump. A grinder pump application can be found under the forms section at the rear of the Design Guidelines and the installation details can be found in section 25. The location of the grinder pump unit shall be shown on the site and/or landscape plans. Grinder pump alarm boxes shall be attached to the house within the service area.

The cost of labor and material of the grinder pump includes setting the grinder, the alarm box, and running 100 linear feet of pipe from the sewer tap to the grinder pump. If your grinder pump is located farther than 100 feet from the sewer tap, or if installation requires the use of special equipment due to geographic location (rocky areas), you will have to pay additional fees. The State has approved a specific grinder pump unit for each lot within the development. The pump model and cost should be obtained from the ARB Administrator prior to submitting a plan for construction. Builders will include the price of the grinder pump installation if, applicable, in the construction price for improvements on a Unit.

After installation, the grinder pump shall be maintained by the owner of the Private Sewer System (Aqua North Carolina), and the cost of such maintenance and service will be borne by the Owner of the Unit.

Please reference exhibit to grinder stations here and copy text from grinder details to this sections. I.E. Detail number 22 is for Legacy Legacy Falls North, Legacy Hills, and Legacy Park. Detail number 23 is for Legacy Ridge, Legacy Falls South, and any basement lots on Legacy Village. Legacy Village is gravity sewer and will not require grinder pumps unless basement is installed.

7.03 Natural Gas

Builders in Legacy are required to install one primary gas appliance in each residence. Service provider is PSNC Energy.

7.04 Antennas and Satellite Dishes

Satellite dishes are permitted within the Development. All Satellite dishes shall have a maximum diameter of 1 meter. Satellite dishes shall be mounted behind the front line of the dwelling and in a location not visible from any street. Satellite dishes on homes located on a corner property shall not be visible from the main through street. The location of any satellite dish must be submitted to the ARB for approval.

8.0 SITE REQUIREMENTS: ACCESSORY AND DECORATIVE STRUCTURES

8.01 Outbuildings

Each home site is limited to one outbuilding (including a detached garage, where applicable.). The location and appearance of outbuildings shall be submitted and approved by the ARB prior to construction. Outbuildings should be architecturally compatible with the home in detailing and in color. All outbuildings shall be within the building setback lines. The buildings shall be oriented so that access is indirect and they do not open on to the street or impede the view of any adjacent houses as determined by the ARB on view lots.

8.02 Arbors and Trellises

Arbors and Trellises are permitted. Location, elevations and finishes must be submitted to the ARB for approval prior to beginning construction.

8.03 Fences and Walls

Fences and walls must harmonize in character and color with the house. All fences shall be a minimum height of 3'-0" and maximum height of 6'-0". Privacy fencing up to 5'-0" solid fences (no spacing between pickets or panels) with a 1'-0" section is open lattice or picket (otherwise known as spindle) top to be allowed. Fencing of the entire lot is not permitted. Fencing shall be restricted to the rear yard of the home. Front yard and corner street side yard fences may be reviewed and approved by the ARB on a case by case basis per the specific lot location and fence proposed. Such fencing adjacent streets shall be located not to infringe of the visual angles of traffic flow or from adjacent houses and yard areas. The ARB reserves the right to approve or require the use of fences along the side yard of the home. Open metal picket, open wood picket (painted or stained), pierced brick, brick piers / columns in combination with fencing and landscaping, and vinyl are acceptable fencing materials. Plastic, chain link, split rail, horizontal rail, etc. fences are not allowed. Solid privacy fences are not allowed (1" minimum picket spacing). Invisible fencing is not allowed in front yards. The location and materials of all fences and walls shall be submitted on the site plan for approval. Fences with only one finished side shall face out. Lot owners are encouraged to coordinate with adjacent neighbors when selecting fencing and utilizing the same fence for adjacent neighbors. If a different fence is requested than an adjacent fence, such new fence shall be separated from adjacent fence a minimum of 3' for a maintenance area between such fences.

Location and materials used for all retaining walls must be submitted for approval. Retaining walls may be constructed of treated timbers, brick, stone, or an interlocking wall system (i.e., keystone or an approved equal, straight faced or stone profile appearance required and the color / detailing shall be coordinated with the house and site) as approved by the ARB.

8.04 Flagpoles

Except for clubhouse areas and other Common Areas at the election of Declarant or the Association, no in-ground flagpoles are allowed. One decorative / seasonal flagpole may be displayed from each house. The size of such flags are regulated by the Declaration.

8.05 Swimming Pools / Hot Tubs / Water Features

Any proposed swimming pools, hot tubs, fountains, etc. must comply with North Carolina State Law in addition to the Design Guidelines.

Above ground swimming pools are prohibited. Bubble and screened covers for below ground swimming pools are prohibited. Below ground pools are allowed however they are only allowed in rear yards totally behind the house and shall not be installed in the front or side yard of any home. All Plans for swimming pools must be submitted to the ARB for approval. Swimming pools which are installed in the rear yards of lots that are adjacent to the golf facility, any street, or other lots may be subject to additional screening requirements as imposed by the ARB.

Outdoor Hot Tubs are allowed. Location of a hot tub shall be shown on the site plan and or landscape plan. Hot tubs shall not be installed on the front or side yard of any home. Hot tubs installed in the rear of lots adjacent to the golf facility, any street, or other lots may be subject to additional screening requirements as imposed by the ARB.

8.06 Decorative Objects

Decorative objects are basically only allowed in rear yards. Decorative objects may be placed in the street side or side yard only as approved by the ARB on a case by case basis and as coordinated with the house and site architectural detailing. Decorative objects include but are not limited to sculptures, birdbaths, fountains, birdhouses, and lawn ornaments. All decorative objects placed on the property are subject to ARB approval. Decorative planters may be placed around the home. However, the size, number and type of planters are subject to ARB approval.

8.07 Clothesline

There shall be no outdoor clothesline on any home site.

8.08 Tennis Courts

Private tennis courts shall be prohibited.

8.09 Pet Enclosures / Houses

Birdhouses are allowed as long as they are not placed in the side or street side yard.

Pet enclosures / houses and dog runs are not allowed. All pets shall be kept on a leash when outside.

Invisible fences are regulated by the Declaration.

8.10 Mailboxes

Cluster mailboxes are required in the community and are restricted to the type, style, and location approved by the ARB. Mailboxes should be ordered and installed during the construction process.

8.11 Swing Sets / Play Structures

Swing sets and play structures are allowed under certain conditions. The swing sets and play structures must be made of wood or similar material with a natural finish. The swing set or play structure is not permitted in front and side yards and generally should not be visible from any street and shall be located a minimum within the building setbacks of the lot. All swing sets and play structures located adjacent to the golf facility, on corner lots and other highly visible lot locations shall be approved by the ARB on a case by case basis prior to installation and may be subject to additional screening requirements as imposed by the ARB. Plans showing the location and finish of all play structures must be submitted and approved prior to construction.

Basketball goals are permitted and will be reviewed and approved on a case by case basis. Permanent and / or mobile basketball goals (and other similar equipment) are not allowed to be mounted on the house and / or located in yard where highly visible from the street or other highly visible areas. Basketball goals (in-ground mounted preferred) shall have plexiglass backboards with black or dark colors mounting posts and hardware and are allowed only in rear yards and deep side yard side / rear load garage drive areas within the building setbacks and if not highly visible from the street or public areas. All basketball goals will be reviewed and approved on a case-by-case and lot-by-lot basis prior to proceeding with any installation. If the goal is portable, it must remain on the driveway near the garage area and away from the street and stored away immediately after each use. No portable basketball goals shall be placed on any roads within the community at any time.

Trampolines, skateboard ramps, bike ramps, and other type ramps and load activity equipment are not allowed.

9.0 SITE REQUIREMENTS: GRADING AND DRAINAGE

A proposed grading and drainage plan must be submitted in order to obtain ARB approval for construction. Drainage from your home site must flow to the lowest elevation on your property. Drainage shall not flow onto adjacent lots except to the extent that such drainage is contained within the 5 foot reciprocal drainage

easement area between Units. You will be held responsible to repair any adverse affects (i.e. erosion) of excessive storm water runoff, including, without limitation, repair and maintenance of drainage easement areas to the extent damaged by excessive runoff. Gutters and downspouts shall be required for all homes. Downspouts shall be connected to an underground pipe which daylight on to your property (min. 10 feet from nearest property line.) Erosion control measures – including silt fencing – shall be installed and maintained by the Owner during construction. Failure to construct/maintain erosion control measures and drainage systems shall result in fines. (Refer to section 4.06 for specific erosion control requirements.)

10.0 SITE REQUIREMENTS: DRIVEWAYS AND WALKS

10.01 Driveways

All driveways shall be constructed of concrete, brick or pavers. Asphalt or colored or stamped concrete must be submitted and approved by the ARB prior to installation. A minimum 3-foot landscape strip shall separate the drive from the property line. Driveways shall have a minimum width of 12 feet or as approved by the ARB. Driveways shall be connected to the street using a standard curbing detail shown in section 19.0. Driveways should provide adequate space for turnaround and or guest parking (see section 18.0.) where lot size and space is possible. Entry statements used in conjunction with the driveway are subject to ARB approval. The entry must be discrete and reflect the architectural details and materials of other site elements and the home. This element must be setback off the street behind the right-of-way line. Divided drives with grass strip (or other similar materials) between the driveway paving is allowed and will be reviewed and approved on a case by case basis by the ARB.

10.02 Walks

All material selections and location of walks shall be approved by the ARB. Walks from main front entry porch, stoop or door are strongly encouraged to extend to main walk adjacent street (where they exist) and otherwise integrated into the drive location and landscape development of site.

11.0 SITE REQUIREMENTS: LANDSCAPING, IRRIGATION, AND LIGHTING

11.01 Landscape Submission requirements

See section 5.01 Plan Submission Requirements for Design Review, item 5. Landscape Plans for details.

11.02 Timing of Landscape Installation

All landscape installation shall be completed within 45 days of receiving a certificate of occupancy. If this deadline cannot be met, the owner may request an extension from the board in writing.

11.03 Irrigation Requirements

Front yard irrigation is required and entire side and rear yards are recommended. An automatic, underground irrigation system shall irrigate all landscape areas including lawn areas and plant beds and shall be installed prior to the landscape installation. Each landscape area shall incorporate a design for a closed looped system with automatic zones. Irrigation over spray is not permitted. Irrigation strips may be installed between the sidewalk and curb. It will be the responsibility of the owner to repair sidewalks damaged by irrigation installation.

11.04 Lighting

All exterior lights shall consist of fixtures that prevent light from escaping through the top of the fixture. Down lighting is encouraged to reduce glare, better light drives and paths, and to protect neighboring properties from bright light sources.

Colored lights are prohibited. Spotlights / Floodlights will be considered on a case-by-case basis, depending on orientation and location. Pole lights will be reviewed on a case-by-case basis.

All path and landscape lighting must consist of low voltage lamps. Path and landscape lighting shall have a maximum height of 36". Landscape lighting must be concealed in daytime.

Holiday lighting and decorations may only be displayed from November 15 to January 5 and tastefully done. Temporary ornamental sculpture/ structures and all other exterior holiday lights are permitted only with the approval of the ARB, as per exterior lighting standards set by the Board.

12.0 ADDITIONAL REQUIREMENTS

12.01 Storage of Recreational Vehicles and Equipment

All permanent vehicles, including golf carts, shall be kept in a garage. Recreational vehicles (boats, personal watercraft, motor homes, and campers) shall be stored in the garage. Any other vehicles or equipment that cannot be stored in a garage or screened from view may be removed from the property at the owner's expense.

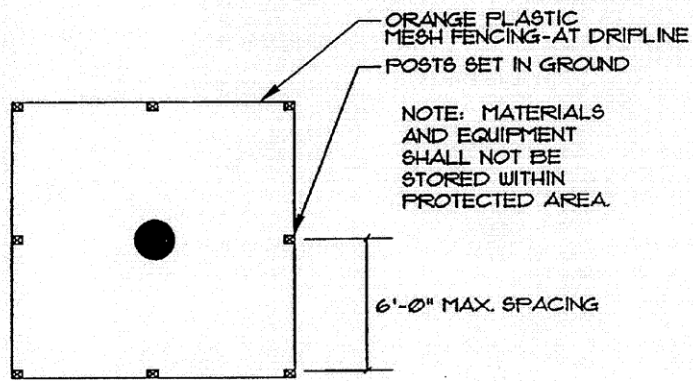
12.02 Signage

All builder signs, for sale signs, re-sale signs, etc. shall be reviewed and approved by the declarant. Subcontractor signs are not allowed on the property. Any additional signage or displays found on a jobsite may be removed at any time without warning. Builder signs shall be removed prior to completion of the construction.

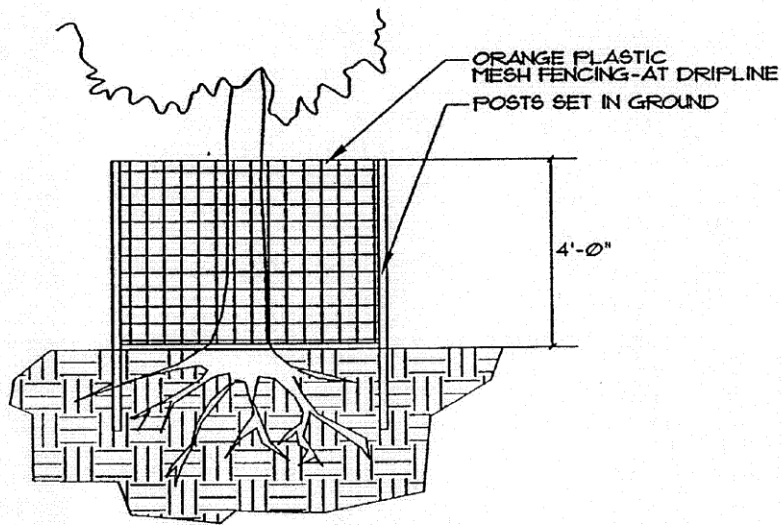
No "for sale" signs or any other signs marketing a Unit are permitted on any Unit.

No other signs, except as permitted under the Declaration of Covenants, are permitted on the property.

13.0 TREE PROTECTION – INDIVIDUAL TREE PROTECTION

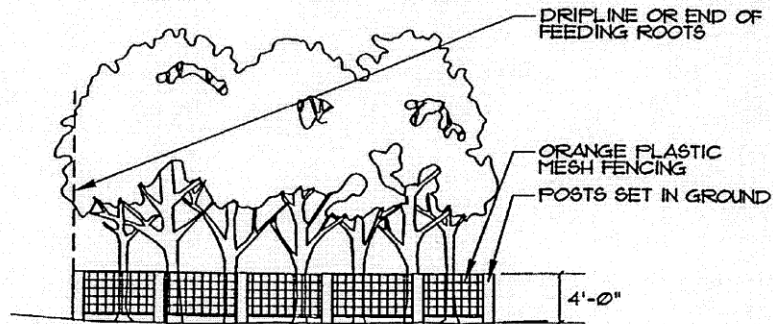


PLAN-NOT TO SCALE

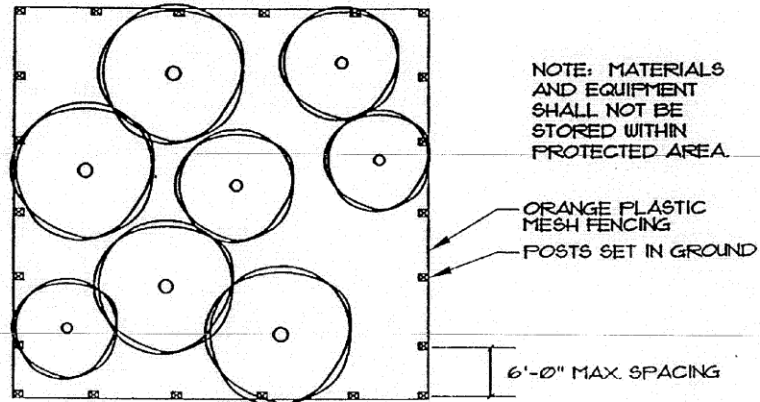


ELEVATION-NOT TO SCALE

14.0 TREE PROTECTION – TREE SAVE AREA



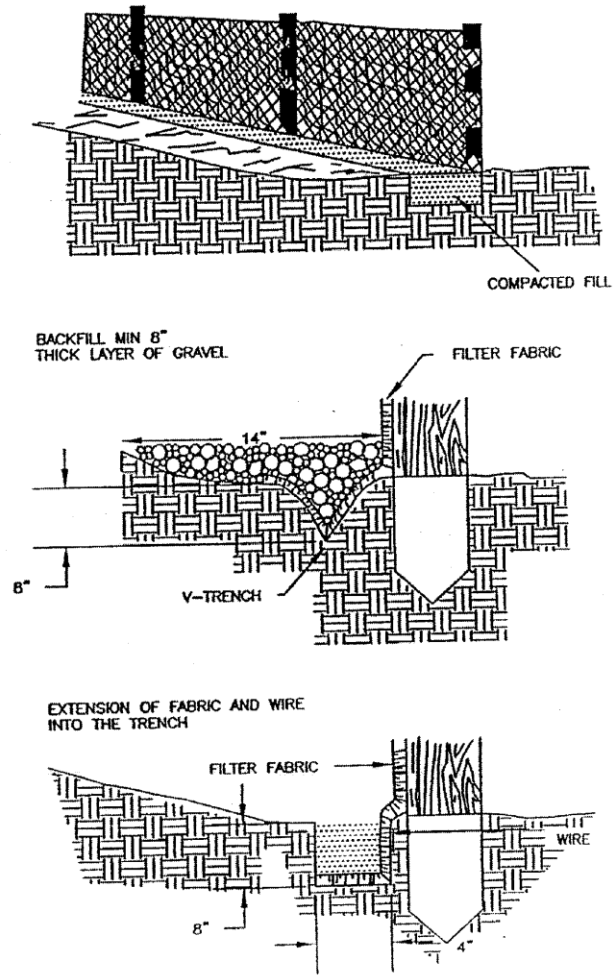
ELEVATION-NOT TO SCALE



PLAN-NOT TO SCALE

TREES AND SHRUBS CLOSELY GROUPED MAY BE ENCLOSED IN ONE ENLARGED BARRICADE

15.0 EROSION CONTROL – SILT FENCE DETAIL



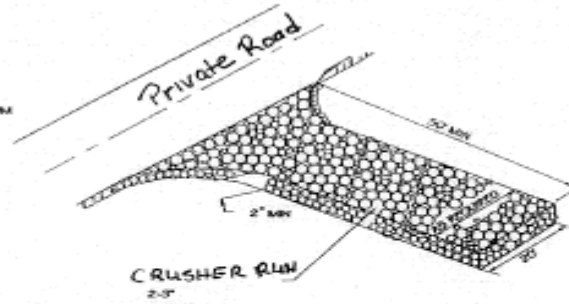
INSTALLATION DETAIL OF
SILT FENCE

NOT TO SCALE

16.0 EROSION CONTROL – CONSTRUCTION ENTRANCES

NOTES:

- a. GRAVEL PAD TO BE 12x50' AND 6" THICK MINIMUM
- b. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS IS TO BE PROVIDED.
- c. ENTRANCES SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.
- d. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR EXCESS FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE SHALL BE NECESSARY; KEEP SOME HANDY.
- e. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.

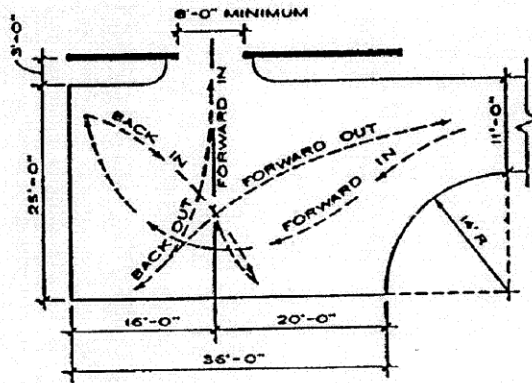


NOTES: APPLICABLE AT ALL POINTS OF INGRESS & EGRESS WHERE SOIL IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.

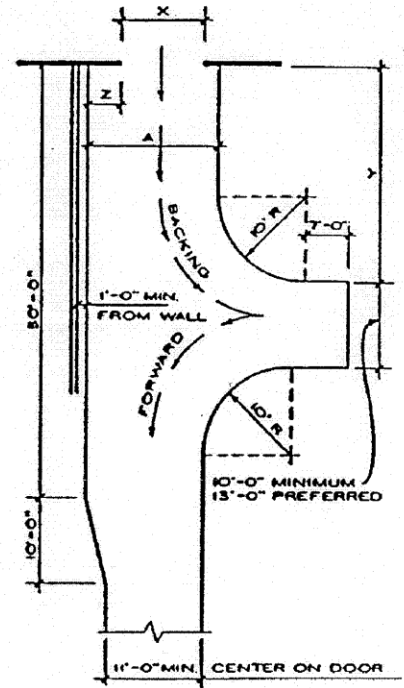
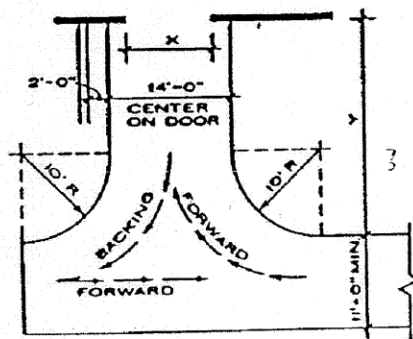
TEMPORARY CONSTRUCTION ENTRANCE

17.0 DRIVEWAY STANDARDS – MINIMUM TURN AROUND DIMENSIONS

Standards taken from: Harris and Dines, Timesaver Standards for Landscape Architecture, McGraw-Hill, New York, New York, 1988.

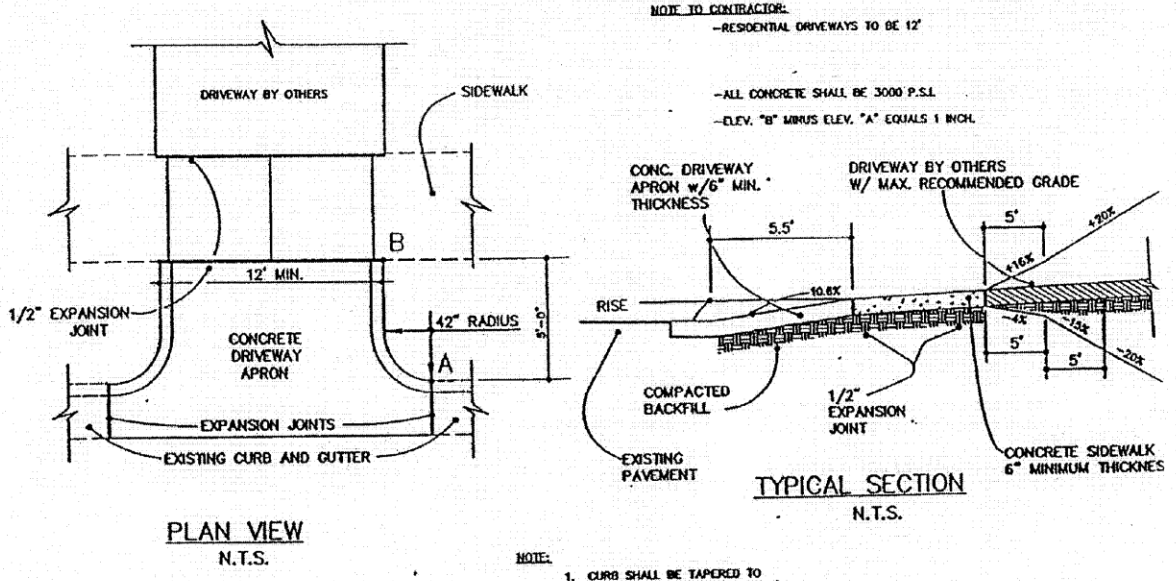


NOTE
Three manuever entrance for single car garage. Employ only when space limitations demand use. Dimensioned for large car.



STRAIGHT IN		BACK OUT		
X	9'-0"	10'-0"	12'-0"	16'-0"
Y	26'-0"	25'-0"	23'-6"	24'-0"
Z	3'-4"	3'-1"	2'-0"	3'-0"
A	14'-4"	14'-5"	14'-8"	20'-0"

18.0 DRIVEWAY STANDARDS: CONSTRUCTION DETAILS



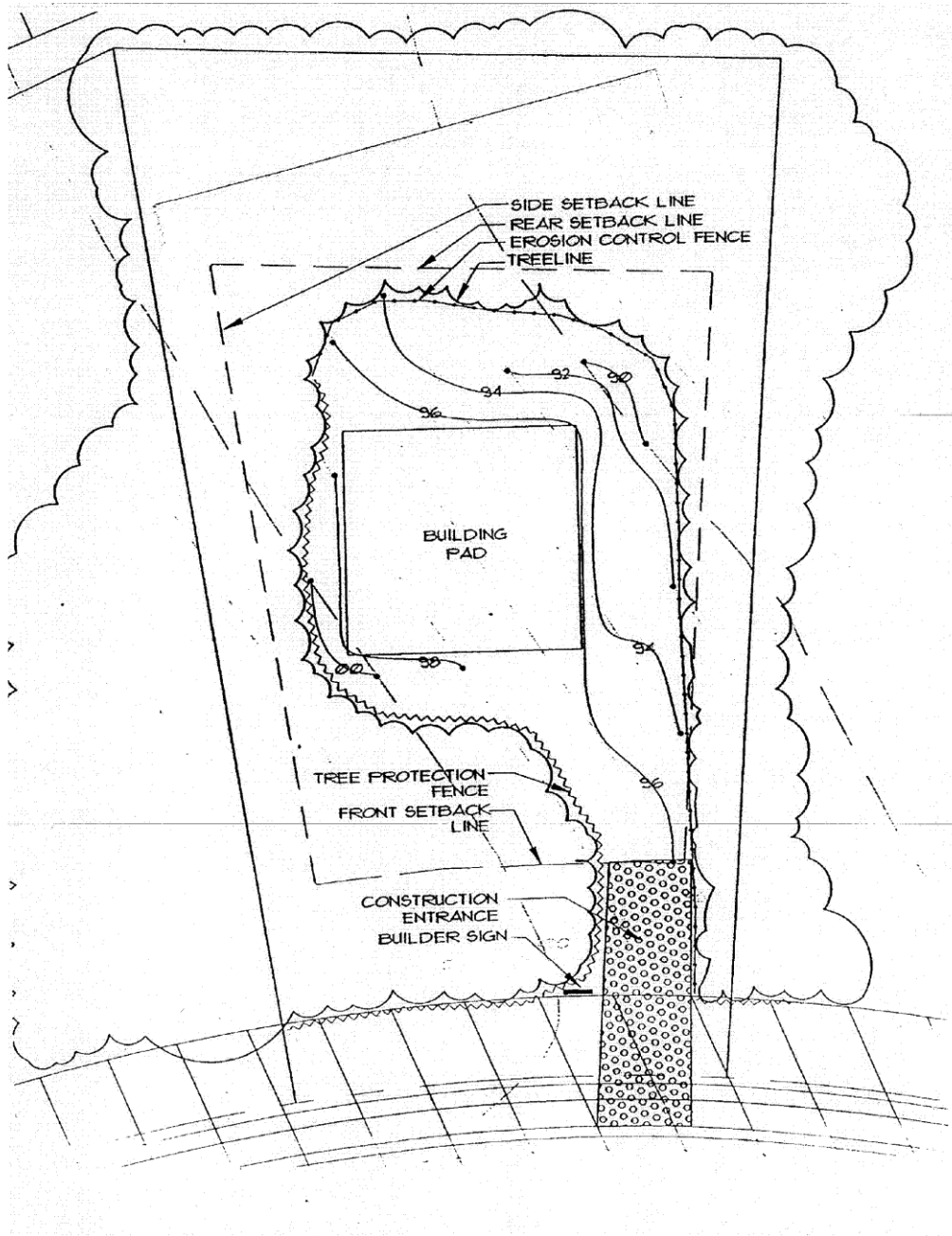
- NOTE:**
1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
 2. BEGINNING RADIUS SHALL NOT ENCRUCH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
 3. SIDEWALK SECTION SHALL NOT BE REQUIRED ALONG STREETS WHICH ARE NOT PLANNED FOR SIDEWALK.

REVISIONS		
NO.	DESCRIPTION	BY
6	EXP. JMT. ADDED	DOU
5	NOTE ADDITION	MHD
6	NOTE ADDITION	QMA

STANDARD DRIVEWAY APRON

STD. No
3.15

19.0 CONSTRUCTION SITE PLAN (NOT TO SCALE)



21.0 STREET TREE PLANTING SCHEDULE

COMMON NAME	SCIENTIFIC NAME	STREET NAME
Willow Oak	Quercus phellos	Rolling Meadows Lane
Willow Oak	Quercus phellos	Rolling Meadows Lane South
Zelkova	Zelkova serrata	Stoney Creek Way
Red Maple	Acer rubrum "October Glory"	Legacy Falls Drive N.
Zelkova	Zelkova serrata	Bridgewater Court
Red Maple	Acer rubrum "October Glory"	West Lake Circle
Red Maple	Acer rubrum "October Glory"	Legacy Falls Drive S.
Overcup Oak	Quercus lyrata "overcup"	Covered Bridge Trail
Overcup Oak	Quercus lyrata "overcup"	Highwoods Drive
Red Maple	Acer rubrum "October Glory"	North Crest Drive
Red Maple	Acer rubrum "October Glory"	Legacy Falls Drive West
Red Maple	Acer rubrum "October Glory"	Village Walk Drive
Zelkova	Zelkova serrata	Sweet Briar Lane
Zelkova	Zelkova serrata	Twin Creeks Loop
Zelkova	Zelkova serrata	Stone Bridge Crossing
Overcup Oak	Quercus lyrata "overcup"	High Woods Ridge
Red Maple	Acer rubrum "October Glory"	North Crest Drive

Future Phase details and requirements to follow as required by Declarant as The Legacy Community progresses.

23.0 911 HOUSE NUMBERING

The owner of any house, building, mobile home, apartment or condominium complex shall be required to post the assigned number (including any letters) in an approved area on the property according to the following requirements:

(A) The minimum height of the number(s) placed on a house, building, mobile home lot/site, or unit shall not be less than four (4) inches; however, the building number of an apartment, townhouse, or condominium complex also shall not be less than four (4) inches high, and shall be placed either in the approximate center of the building or on the street end of the building so that it is clearly visible from either the public or private street from which it is addressed.

(B) Numbers and letters of the assigned address shall be displayed in Arabic numerals and letters - not in script. (See the illustration for the address 123 - B)

123-B == Correct

One Hundred Twenty Three-B == **Not Correct**

(C) In the event a building is not visible for one hundred (100) feet from the public street or road on which it is addressed, or the lot on which the building is located is landscaped in such a manner that the numbers cannot be seen from the public street or road, the assigned building number shall also be posted on the property within a ten (10) foot perimeter of the entrance or driveway whereby the number is visible and readable from either direction of travel from the street or road on which it is addressed.

(D) A sign to give the street address of a mobile home park shall be erected and displayed at the entrance of the mobile home park. Individual homes within the park shall be marked in a uniform manner by placement at or near the individual home on pedestal or post (not less than three (3) feet nor higher than five (5) feet above ground level) containing the assigned number of the individual mobile home. **Under Chatham County Ordinances, "A mobile home park is any plot of ground or plots of ground, usually under single ownership, which has been planned and/or improved for the placement of more than three (3) mobile homes for dwelling and/or sleeping purposes."

(E) The color of the number(s) placed on a structure or pedestal shall be in contrast to the color scheme of the house, building, mobile home, or pedestal, so that the number is clearly visible and shall be maintained in a clearly visible manner.



ARB SUBMITTAL CHECKLISTS AND FORMS



ARB SUBMITTAL CHECKLIST

NO SUBMITTAL WILL BE REVIEWED UNLESS ALL REQUIRED INFORMATION IS INCLUDED

Submit via email in pdf format (ARB Review Fee either mailed or submitted in person as relevant to submittal) to the ARB Representative, J. Michael Hubbard, Architect, PA, 110 Dry Avenue, Cary, NC, 27511, 919-795-6355, JMHArchitecture@aol.com.

September 2014

Builder / Homeowner Name _____	Lot No. _____
Plan Name _____	Date Submitted _____
Street Address _____	Fees attached (if required) _____

Site Plan (8-1/2" x 11" pdf format, 11" x 17" maximum)

- Existing conditions as noted in the Architectural and Site Design Guidelines, Section 5.01
- Proposed Site Plan details as noted in the Architectural and Site Design Guidelines, Section 5.01, Site Plan including scale, building setbacks, easements, location of house with dimensions to adjacent property lines, drives and walks, accessory buildings, service areas, grinder pump, clearing limits and tree protection fencing / barricade (if required), erosion control structures and silt fencing (if required), water meter and sewer locations (freehanded on site plan), adjacent lot structures (if required), total impervious area square footage and area as percentage of the site, other site information as required by ARB, etc.

Landscaping Plan (8-1/2" x 11" pdf format, 11" x 17" maximum)

- Landscaping Plan as noted in the Architectural and Site Design Guidelines, Section 5.01, (May be submitted separately of initial submittal) including the minimum landscaping requirements, plant lists, etc.

Architectural Plans (8-1/2" x 11" pdf format)

- As noted in the Architectural and Site Design Guidelines, Section 5.01
- Floor plans of all levels with finishable / heated square footages of each level and total of entire house
- Front, sides & rear elevations (with material indications) and average roof height
- Special details if required (fascia and trim details, porch and deck details / railings, service area, columns, etc.)

Colors and Materials

- Color Selection Form must be attached (may be submitted separately of the initial submittal) and include all related items as noted in the Architectural and Site Design Guidelines, Section 5.01

Reviewing is only for conformance with The Legacy Architectural and Site Design Guidelines. The builder / homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable local, state and federal building and safety codes, regulations, etc. as required. ARB comments and directives are as noted on attached submittal.

- Approved Approved as Noted Not Approved as noted Resubmit

Reviewed By _____
F-L Legacy Owner, LLC ARB Representative

Date _____



COLOR SELECTION FORM

Submit via email in pdf format (ARB Review Fee either mailed or submitted in person as relevant to submittal) to the ARB Representative, J. Michael Hubbard, Architect, PA, 110 Dry Avenue, Cary, NC, 27511, 919-795-6355, JMHArchitecture@aol.com.
September 2014

Builder / Homeowner Name _____ Lot No. _____
Plan Name _____ Date Submitted _____
Street Address _____

Color Selection Guidelines

Recommended siding and trim color schemes have been prepared by the ARB and are available for customer selection. Note these recommended color schemes are only for use as a guideline and other paint manufacturers of course may be used. Exterior material colors must be selected and submitted to The Legacy Architectural Review Board (ARB) for review and approval prior to finishing and painting the exterior of the house. In case of conflict with existing homes, another color choice may be required for ARB review and approval. Review adjacent house colors for color coordination and prevention of color duplication prior to submittal. Color and material samples of unfamiliar proposed manufacturers and materials may be required for an on site review prior to final ARB review and approval. Colors should be submitted with the original house submittal to best assure your first choice selection and color selection approval is based on a first-come first-serve basis.

Brick _____ Stone _____
Siding _____ Trim _____
Front Door _____ Garage Door _____
Windows _____ Shutters _____
Roof (main roof area) _____ Roof (metal roof areas) _____
Other (Shakes, accent areas, fencing, accessory buildings, etc.) _____

Reviewing is only for conformance with The Legacy Architectural and Site Design Guidelines. The builder / homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable local, state and federal building and safety codes, regulations, etc. as required. ARB comments and directives are as noted on attached submittal.

Approved Approved as Noted Not Approved as noted Resubmit

Reviewed By _____
F-L Legacy Owner, LLC ARB Representative

Date _____



ARB ALTERATIONS AND ADDITIONS SUBMITTAL CHECKLIST

OR FORM AS PROVIDED BY PPM / HOA MANAGEMENT COMPANY

NO SUBMITTAL WILL BE REVIEWED UNLESS ALL INFORMATION IS INCLUDED

Submit via email in pdf format (ARB Review Fee either mailed or submitted in person as relevant to submittal) to the HOA Representative, HOA Management Company - PPM of Raleigh, Brooke Tidwell, 6739 Falls of Neuse Road, Raleigh, NC, 27615, 919-848-4911, btidwell@ppmral.com.

September 2014

Builder / Homeowner Name _____ Date Submitted _____
Street Address _____ Lot No. _____
Telephone Numbers – Home / work _____ Fees Attached (if required) _____

Site Plan as required for proposed improvements (8-1/2” x 11” pdf format, 11” x 17” maximum)

- Existing conditions as noted in the Architectural and Site Design Guidelines, Section 5.01 (Original house Site Plan should be used and is recommended rather than duplicate information.)
- Proposed Improvements Site Plan and details as noted in the Architectural and Site Design Guidelines, Section 5.01. Site Plan and as needed to convey the extent of the proposed improvements including as needed the scale, setbacks, easements, location of addition(s) with dimensions to adjacent property lines, drives and walks, accessory buildings, clearing limits, total impervious area square footage and area as percentage of the site, other site information as required, etc.

Landscaping Plan as required for proposed improvements (8-1/2” x 11” pdf format, 11” x 17” maximum)

- Landscaping Plan as noted in the Architectural and Site Design Guidelines, Section 5.01 including plant lists, etc.

Architectural Plans as required for proposed improvements (8-1/2” x 11” pdf format)

- As noted in the Architectural and Site Design Guidelines, Section 5.01 and as follows (Original house submittal should be used and is recommended including proposed improvements.)
- Floor plans of proposed addition(s) including SF of addition(s) and total SF of house
- Front, sides & rear elevations of proposed addition(s) with material indications to match existing house, average roof heights (if different than original existing house) and any special exterior details.

Colors and Materials

- Color Selection Form must be attached and include all related items as noted in the Architectural and Site Design Guidelines, Section 5.01 (Note any addition(s) shall match existing house colors and details.)

Neighbor Notification

- Communicate proposed site / house improvements and scheduling with adjacent neighbors. Note this is for information notification only and not for neighbor’s review and approval.

Reviewing is only for conformance with The Legacy Architectural and Site Design Guidelines. The builder / homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable local, state and federal building and safety codes, regulations, etc. as required. ARB comments and directives are as noted on attached submittal.

- Approved Approved as Noted Not Approved as noted Resubmit

Reviewed By _____
F-L Legacy Owner, LLC ARB Representative

Date _____



VARIANCE FORM

Submit via email in pdf format (ARB Review Fee either mailed or submitted in person as relevant to submittal) to the ARB Representative, J. Michael Hubbard, Architect, PA, 110 Dry Avenue, Cary, NC, 27511, 919-795-6355, JMHArcitecture@aol.com.
September 2014

Builder / Homeowner Name _____ Lot No. _____
Street Address _____ Date Submitted _____

The ARB decides whether a variance is to be granted or denied based on the requirements set out in the Architectural and Site Design Guidelines and careful consideration of the merits of the individual request. The Owner hereby makes application to the Declarant / ARB for the following variance. Note: For any variance, include description of encroaching structures, number of feet in existing setback, and amount of intrusion expressed both in feet and inches or feet to tenths and as a percentage of existing setback, etc. and all related graphic information (site plan, floor plans, elevations, etc.) as required to best communicate and describe proposed variance.

The variance requested is described in detail as follows:

The reasons for the request are:

The impacts of the request on the neighbors and/or development are:

Affected Contiguous Properties/Owners:

Estimated Date of Construction:

Estimated Completion Date:

Builder, Homeowner or Authorized Agent

Date

Reviewing is only for conformance with The Legacy Architectural and Site Design Guidelines and per specific proposed Variance details only. The builder / homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable local, state and federal building and safety codes, regulations, etc. as required. ARB comments and directives are as noted on attached submittal.

- Approved Approved as Noted Not Approved as noted Resubmit

Reviewed By
F-L Legacy Owner, LLC ARB Representative

Date



GRINDER PUMP INSTALLATION FORM

September 2014

Builder / Homeowner Name _____ **Lot No.** _____
Street Address _____ **Date Submitted** _____
Telephone and Fax Numbers _____ **Fees Attached** _____

Installation Deadline

- Sewer tap check and date
- Grinder pump check and date
- Form faxed to installer and date

Notes

1. Obtain pump model from ARB Representative prior to submitting application.
2. Installation details are to be coordinated with Aqua NC for review and approval.
3. I understand that the grinder pump has to be installed and maintained in accordance with the NCDENR permit .
4. I understand that any fees associated with maintaining the grinder pump will appear on my homeowner's association account.
5. Please be aware that the cost for grinder pump installation includes setting the grinder, the alarm box and running 100 linear feet of pipe from the sewer tap to the grinder pump. If your grinder pump is farther than 100 linear feet from the sewer tap, or if special equipment is necessary due to geographic location, you will be responsible for any additional installation fees.
6. There is an additional \$300.00 fee for the Certification Inspection required by the State of North Carolina to be performed by Aqua NC. Notify the ARB Administrator as soon as your grinder pump is completely installed to schedule the inspection.
7. All individual pump station pump sizes are based upon placement of the pump in the back half of the lot at the existing grade. A homeowner may elect to alter the grading on the lot or construct a finished basement which would lower the proposed pump station elevation. In this instance the next size pump should be utilized to accommodate the increase in dynamic head.

Example: A lot designated with an "A" Pump station would use a "B" pump station. A lot designated with a "B" pump station would use a "C" pump station. A lot designated with a "C" pump station would use a "D" pump station.

Homeowner (As applicable)

Date

Builder (As applicable)

Date

Approved **Approved as Noted**

Not Approved as noted **Resubmit**

Reviewed By
F-L Legacy Owner, LLC Representative

Date