

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 The Legacy at Jordan Lake, 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, recorded in the Chatham County, North Carolina public records. 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 463 residential lots as well as 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. Declarant 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:

- I. 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

The ARB will review design submissions (as well as submissions for alterations and additions, as provided below, collectively "ARB Submittals") at scheduled ARB meetings typically to be held on Wednesday mornings on an as needed basis at The Legacy Sales Center. ARB Submittals shall be submitted to the ARB Chairman, J. Michael Hubbard, Architect, PA (110 Dry Avenue, Cary, NC, 27511, 919-795-6355, fax 919-463-9312, JMHArcitecture@aol.com) in person at the scheduled ARB Meetings. Contact Michael Hubbard to schedule ARB Meeting appointments with at least a 7 day notice. Each submittal shall be first reviewed and approved by the sales staff prior to submittal to the ARB. Submittals will be reviewed by the ARB with immediate directives at such ARB Meeting 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 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 builder, developer, sales staff and others as needed within 14 calendar days. The original ARB Submittal will be placed in the permanent file which will be located at The Legacy Sales Center and will be available for review by builders, owner, and Declarant 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, Color Selection Form (color and material samples as required), site plan (8-1/2" x 11" format, 11" x 17" maximum), landscaping plan (8- 1/2" x 11" format, 11" x 17" maximum), architectural plans (8-1/2" x 11" format, floor plans, all exterior elevations with material indications, special details, etc.) and to include all required items as noted in Section 5.0 of these Design Guidelines. Builders must submit final plans reflecting any required changes/ conditions imposed by the ARB to the ARB in order to schedule a clearing inspection. A full ARB Approval must be obtained from the ARB before proceeding with permitting or beginning any site clearing or construction.

The Legacy also requires full ARB reviews and approvals for Au post-closing (and pre-closing if required) alterations and additions including but not limited to additions to houses after review and approval of the **original ARB Submittal, landscaping alterations and improvements, fences, etc. Submittal and review rules and standards for such subsequent submittals are the same as for initial design submissions, except as provided below.** The ARB will review design submissions at scheduled ARB meetings as noted above and shall be submitted to the ARB Chairman, J. Michael Hubbard, Architect, PA (110 Dry Avenue, Cary, NC, 27511, 919-795-6355, fax 919-463-9312, JMHArchitecture@aol.com) in person (as possible) at the scheduled ARB Meetings. Contact Michael Hubbard to schedule ARB Meeting appointments with at least a 7-day notice. Submittals will be reviewed by the ARB with immediate directives at such ARB Meeting as noted on the ARB Alterations and Additions 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 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 owner, builder, developer, sales staff, homeowners' association, and others as needed within 14 calendar days. The original submittal will be placed in the permanent files which will be located at The Legacy Sales Center and will be available for review by builders, owners and Declarant 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 Alterations and Additions Submittal Checklist and required documentation as required for the proposed house or site improvements including but not limited to the Color Selection Form (as required, color and material samples as required), site plan (as required, 8- 1/2" x 11" format, **11"** x 17" maximum), landscaping plan (as required, 8-1/2" x **11"** format, 11" x 17" maximum), architectural plans (as required, 8-1/2" x 11" format, floor plans, all exterior elevations with material indications, special details, etc.) and to include all required items as required and as noted in Section 5.0 of these Design Guidelines. A full ARB Approval must be obtained from the ARB before proceeding with permitting 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.

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 preliminary assessment 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 / 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 of the proposed building and site layout. 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 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 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 the construction documents one week prior to the next scheduled ARB meeting.

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, the Variance Form is 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 14 calendar days of the ARB Meeting when Variance Form is submitted and reviewed. No variances are allowed unless the applicant has received a written notice of approval from the ARB.

3.08 Fees

3.08.1 Design Review Fees

Design review fees include: preliminary assessment reviews (no charge unless a final review and approval is given by the ARB, then the full review fee of \$500.00 is required), final ARB Submittals (\$500.00) and any required re-submittal reviews (additional \$350.00 is required for any revisions to the original ARB Submittal after the original construction is completed as noted below). Design review fees will be established and published by the ARB. The purpose of these **fees is to cover all expenses related to the processing of applications for construction.** Unscheduled final presentations will be considered on a case-by-case basis for projects not requiring major engineering or site development changes at an additional fee of \$150.00. **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. The design review fee may be included in the preliminary assessment review as noted above. Submissions received without the design review fee 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 Alterations and Additions design review fee is \$300 for revisions to an existing structure, and no fee is required for all other modifications (i.e. landscaping, fences, etc.). Fees for the initial design reviews and approval and revisions are applicable 18 months following start of construction. Revisions applied for prior to completion of a project are not subject to additional review fees. The fee for an unscheduled review in order to continue construction is \$150. Such fees are non-refundable.

3.08.2 HOA Streets Reserve Fund

Each builder shall be assessed a road impact fee of \$250 per dwelling constructed to cover consequential damages to The Legacy roads and landscaping. Such fee is non-refundable and due at the Closing on the purchase of the Unit by the builder.

3.09 Construction Fines; Construction Deposit

Should the builder accrue any fines during construction, the amount of the fine will be paid within fifteen days of incurring the fine, or be subject to the conditions of Article 8.8 in the Covenants. Developer reserves the right to require a construction deposit or bond of: a. builders and homeowners who violate these Design Guidelines and incur fines and b. any builder who repeatedly occurs fines or fails to pay incurred fines and c. any other builders approved other than the builders listed in Section 4.12 hereof. Violations of these Design Guidelines are subject to enforcement under the Covenants (including, without limitation, Article 4.3 thereof).

3.10 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. A review fee of \$300 for additions of heated space to existing dwelling structures shall be payable at the time of application. There will be no review fee for all other modifications (i.e. landscaping and structures (hardscape), fences, etc.).

3.11 Approval

Once the conditions have been met and an approved ARB Submittal is verified by the ARB, approval is issued. Prior to beginning any construction, the contractor must schedule a clearing inspection by the ARB.

3.12 Completion/Occupancy

Upon completion, all structures, landscaping, and drainage must be inspected for substantial compliance with the approved final ARB Submittal. Upon passing inspection, a Certificate of Compliance will be issued to the builder / homeowner and copied to the file.

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 (late, in writing to the ARB. Failure to complete the project within the deadline will result in special assessments or other enforcement rights as set forth in the Covenants.

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

A standard builder sign is to be installed at the completion of clearing and grading. The sign shall remain properly installed throughout construction. Signs shall be removed prior to the release of the construction deposit and issuance of the Certificate of Compliance. Specifications for the standard builder's sign can be found in Section 13.0. The Declarant reserves the right to specify the vendor for such signs if quality and consistency of detailing and construction is at issue. The builder signs may be purchased from one of the vendors listed below or other sign company of choice meeting the sign specifications contained in Section 13. Initial signage shop drawings / orders from each individual builder shall be submitted to the ARB for review and approval prior to proceeding with builder sign final order, purchasing and installation.

Signage of the Carolinas
315 West Maio Street
Clayton, NC 27520
(919) 553-2273

Rodney's Sign Company
225 N. Salem St.
Apex, NC 27502
(919) 362-9669

Fast Signs
1385 Kildare Farm Rd.
Cary, NC 27511
(919) 460-3300

4.03 Port-A-John

A port-a-john will be required for each job site. The port-a-john must be placed behind the builder's sign, with the door opening toward the rear of the lot. If a builder sign is not purchased then lattice shall be used to screen the port-a-john. 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 be 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 Construction Site Barricades

Prior to beginning construction, a temporary barricade shall be installed on the property line between the disturbed area of the construction site and any contiguous homesites. See Section 21.0. It must 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. 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. Storage and passage, temporary, or otherwise, of heavy equipment or materials is not permitted on adjacent properties, golf; utility, or conservation easements, and must be kept within **constructed barriers**.

4.06 Erosion Control

The Development is required by the State of North Carolina to maintain high water quality standards within the development. Because of this, all streams surrounding the Development will be tested for water quality **during construction and five years after all construction is complete. In order to meet these criteria, an erosion control plan is mandatory for all home sites.** The following erosion control measures shall be followed on all job sites.

1. Silt fence shall be installed on the lower portion of the disturbed area, as per the detail provided in section 16.0 of these Design Guidelines.
2. A rocked/gravel construction entrance shall be established at the time of initial clearing and grading (see Section 17.0 for construction entrance detail.)
3. All roof drains shall be tied to underground piping.
4. All underground piping shall daylight a minimum of 5 feet from the property line.
5. All disturbed areas must be seeded and stabilized within 20 days of establishing final grade around the house.
6. All drainage shall be routed to avoid damage or erosion on adjacent properties, the Meadows Area, the golf facility, and/or conservation easements.

Furthermore, erosion control measures submitted to the ARB shall be maintained by the builder during **construction. Failure to properly maintain erosion control measures will result in a fine in accordance with Fine Schedule, Section 23, contained herein, or as levied by the Environmental Protection Agency.** Each

offense thereafter will also incur a comparable fine. In addition, multiple offenders will reimburse the **Development for any costs incurred in bringing job site erosion control measures into compliance, as well as for repairing any damage to adjacent properties due to a lack of maintenance. The Association reserves the right to inspect and require modifications /corrections to existing drainage systems adversely affecting adjacent properties and/or easements.**

4.07 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.

4.08 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. Failure to observe these parking requirements will be subject to a fine in** accordance with Section 23.

4.09 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.

4.10 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. Any contractor whose workers are in violation of these regulations will be fined in accordance with the Fine Schedule, see Section 23.0. Additional violations may result in the contractor being denied access to the property.**

4.11 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 be in writing. Failure to obtain written approval for any revision during construction will result in fines being deducted from the construction deposit.

4.12 Builder/Team Termination/ Replacement of Builder Team

As provided in the Declaration, all residential construction within the Properties shall be performed by **Builders who are members of the "Builder Team"**. **At the time of preparation of these Design Guidelines**, the following shall be the members of the Builder Team:

1. DenMark Construction, Inc.
2. Atlantic Design/Build, Ltd.
3. Home Front Builders, Inc.
4. New Classic Builders, LLC
5. John T. Ryan Custom Homes, Inc.
6. Rufty Homes, Inc.
7. S. Alan Gaines Builder, LLC
8. Woody Teague, Inc.
9. Snyder Hankins Custom Homes, Inc.
10. Richard Gaylord Homes, Inc.

Declarant may at any time identify additional and/or replacement members of the Builder Team. Any such replacement builders shall also be members of the Builder Team. The ARB shall receive written notification of any decisions by the Owner to terminate or replace a builder during the construction phase. Before commencing with construction, the new builder shall post a construction deposit. Once this deposit is received, the ARB will refund the construction deposit, less outstanding fines and assessments, to the builder who was Terminated. In addition, the new builder shall remove the terminated builder's sign on the **home site, and replace it with a sign bearing the new builder's information. Unique situations may arise** whereby a residence initially under construction by a builder may be completed by an entity other than another builder upon written approval of the ARB.

4.13 Return of Construction Deposit or Bond

When all construction is complete, including landscaping, the builder must request a compliance inspection by the ARB. At this time, a member of the ARB will inspect the project for compliance with the approved plans. If the site is in compliance, the ARB representative will return the construction deposit, if applicable, and provide the owner with a certificate stating that they are in compliance. If the site is not in compliance, the ARB will submit a letter to the owner and the builder stating all deviations from the approved plan to the builder. The owner and/or builder shall submit a plan and time schedule for bringing the property into compliance. At the sole discretion of the ARB, extenuating circumstances may dictate the granting of a variance. Note: Any unapproved deviation from approved plans may result in fines as prescribed in Section 23 or other measures as described in Article 9.9 of the Covenants.

4.14 Alterations I 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 checklist must be met prior to obtaining final 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 as required based on the specifics of the ARB submittal.

1. **Existing conditions** (8-1/2" x 11" format, 11" x 17" maximum). Must include the following information:

- A. **Owner's name**
- B. **Designer's name**
- C. North Arrow and scale
- D. Property lines with dimensions and bearings
- E. Setback lines
- F. Wetland lines
- G. Easement Lines
- H. Existing two-foot contour lines
- I. Existing hardwood trees 6" and greater in caliper within 20' of the clearing limits for the home exclusive of the tree type (suggested and may be required on a case by case basis as determined by the ARB).
- J. Identify clearing limits for the home.
- K. Adjacent street names
- L. Existing Utility structures
- M. Outline of exterior walls, decks, and driveways on adjacent lots with existing structures.

2. **Site Plan** (8-1/2" x 11" format, 11" x 17" maximum).. Must include the following information: (May be added to the existing conditions map)

- A. Proposed location of home
- B. Dimensions from corner of foundation to adjacent property line
- C. Proposed driveway and walks
- D. All dimensions and material calls
- E. Proposed fences
- F. Proposed retaining walls (indicate wall material, top of wall and bottom of wall elevation)
- G. Proposed pool or spa location
- H. Location/ materials/ finish of all outdoor living spaces (patios, decks and terraces)
- I. Proposed accessory structures (outbuilding, trellis, etc.)
- J. **Drain locations, sizes, flow direction, and invert elevation.**
- K. **Location of service area and service area screen wall**
- L. Location of grinder pump
- M. Location of all silt fencing and any erosion control structures.
- N. Total impervious area. (cannot exceed 11,000 square feet (6000 square feet for Village Units).
- O. **impervious area as a percentage of the site area**
- P. Show barricade fencing.

3. **Architectural Plans** (8-1/2" x 11" format).

- A. **FLOOR PLANS**
 - 1) Interior rooms dimensioned and named
 - 2) All window and door openings shown
 - 3) Roof overhang with a dashed line
 - 4) Total square footage of structure
 - 5) Heated square footage of structure (as defined in section 6.02.)
- B. **BUILDING ELEVATIONS**
 - 1) Front, rear and two side elevations
 - 2) All elevations labeled so they correspond with site plan
 - 3) Finish grade line shown against house
 - 4) **Brick courses shown** ,
 - 5) All materials and finishes called out
 - 6) Fascia and Trim detail
 - 7) All decks and terraces shown

- 8) Service Area Screen wall detail
 - 9) Average roof height as measured from the four comers. Not to exceed 50' (exclusive of basement level) without ARB approval
4. **Material Samples**
- A. Siding material (brick sample and mortar colors, if applicable)
 - B. Roofing cut sheet
 - C. Garage door type and color including garage lite selection.
 - D. Front door type and color
 - E. Window cut sheet
 - F. Color samples
 - G. Body color
 - H. Trim color
 - I. Shutter color
5. **Landscape Plans** (8-1/2" x 11", 11" x 17" maximum).(required at "Dry-in")
- A. **Owner's name**
 - B. **Designer's name, address, telephone and fax number**
 - C. North arrow and scale
 - D. Property lines with dimensions and bearings
 - E. **Location of all existing trees over 6" in diameter within 20' of clearing limits for the home**
 - F. Location of all structures (including decks, trellises, fences, gazebos, etc.), pavement, and **utilities**
 - G. Location of all lawn areas and shrub bed lines
 - H. Location of all proposed plant material
 - I. **Plant list with quantities, botanical names, common names, sizes and specifications**
 - J. Additional drainage requirements not indicated on the submitted site plan
 - K. See section 4.05.1-5 for drainage plan requirements
 - L. Location and specifications of all exterior lighting fixtures
 - M. Total area of lawn in square feet
 - N. Total area of lawn as percentage of site
 - O. ***At a minimum, the following landscaping will be required for all homes:***
 - 1) One or more 3-inch caliper street tree (Street trees shall be installed per the schedule in Section 22 as pre-determined by the ARB) Street trees shall be 30 feet on center (and as predetermined by the ARB), located an equal distance from the sidewalk so that the trees are in line (Approximately 3 feet behind the right-of-way)
 - 2) Evergreen shrubs (3 ga]; minimum, 36-48 inches on center) shall be required **around the entire foundation of the home, except in areas of ingress and egress**
 - 3) Blank areas of walls shall be landscaped with upright shrubs or small trees (4 feet min. height)
 - 4) Sod shall be required in front yard area and the two-foot area between the sidewalk and curb
 - 5) Sod will also be required for 2 feet behind the curb or sidewalk
 - 6) Where two driveways are adjacent, sod shall extend **10** feet from the back of the sidewalk or curb line
 - 7) The rear yard may be seeded or sodded. If seed is used, the construction bond will not be released until the seed has been established to the ARB's satisfaction
 - 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 along the property line

6.0 ARCHITECTURAL DESIGN GUIDELINES

6.01 General Standards

Architectural diversity is very important to The Legacy. Local and regional historically correct architectural styles including but not limited to styles such as Federal, Colonial Revival, Georgian, Craftsman, Greek **Revival**, **Victorian**, **Neo-classical**, **English Cottage**, etc. are strongly encouraged and required. These various

traditional architectural styles help achieve the diversity and most importantly the classic neighborhood features which is the highest priority at The Legacy. As much as possible all architectural applications must be architecturally correct. It is strongly encouraged that each applicant reference such architectural style books such as "A Field Guide to American Houses" by Virginia & Lee McAlester, "American Houses, A Field Guide to the Architecture of the Home" by Gerald Foster, "A Guide to the Historic Architecture of Eastern North Carolina" by Catherine W. Bishir and Michael T. Southern and other similar architectural style reference books prior to submittal to the ARB for appropriate and inappropriate uses of details, massing, materials, etc. Such correct style detailing will be the basis for the ARB to approve of proposed architecture in The Legacy. Homes must be designed in conformity with the standards, requirements and guidelines 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.**

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 of no less than 2400 square feet for a one-story home. Two story homes shall have a heated floor space of no less than 3200 square feet, with a minimum of 1800 square feet on the first floor. Homes in the Village Neighborhood shall be two-story only and shall have a heated floor space of no less than 2700 square feet, with a minimum of 1400 square feet on **the first floor. Heated floor space does not include garages, covered walks, and or porches. Variances for minimum floor space may be granted if the site conditions present a hardship. Variances may also be granted if; in the ARB's sole discretion, the resulting appearance of such residential dwelling within Legacy and conform to the existing architectural aesthetic.**

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

Minimum setback requirements are as follows:

- I. Front yard setback: 40 feet
- 2. Side yard setback: 10 feet
- 3. Rear yard setback: *Rear Yard setback varies depending upon home site location*
 - A. Standard rear yard setback generally: 30 feet
 - B. **Adjacent to buffer zone / conservation easement:** 20 feet
 - C. Adjacent to Meadows: 30 feet (10 feet for a side yard)
 - D. Adjacent to natural buffer area along outer boundary: 25 feet

Setbacks greater than these minimum requirements may be established for particular lots by the Declaration or by the ARB.

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 façades should illustrate a clean, well thought out appearance. For homes using a brick or stone exterior material for the façade, all four sides of the structure shall contain the same material as used on the front façade.

6.08 Front Porches

All covered porches visible from the street shall have a minimum depth of eight feet. Porches are recommended on all houses and all corner lots are required to have a porch follow the street wall around the corner to occupy a minimum of 30% of the side yard elevation facing the adjoining street.

6.09 Approved Exterior Siding Material

- I. Approved exterior siding materials:
 - A. Brick
 - B. Cement Stucco
 - C. Cedar Shakes
 - D. Horizontal Wood Siding
 - E. Stone
 - F. HardiPlank and Hardie shake or approved equal
2. The following exterior siding materials are not approved
 - A. Vinyl Siding and Trim
 - B. Vinyl Shakes

6.10 Finished Floor Elevation

All homes shall be constructed with a minimum dimension of 18" from finished grade to the first floor.

6.11 Roofs

Pitch of the main roof structure should be no less than 6/12. Pitches 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 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. Roof penetrations must be painted a color that is compatible with the roof color. Failure to paint roof penetrations will result in fines being deducted from the construction bond. Roof penetrations visible from the street must be approved in writing 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.

6.13 Garage | Garage Doors

All garages should be side or rear loaded. Carports are not allowed. Drive through porches may be approved on a case by case basis and as integrated into the architecture of the house. Side and rear load **garages are required; however, front loaded garages may be permitted on a case by case basis if the site conditions** and or setbacks do not provide adequate space for a side or rear-loading garage. Front loaded

garages shall be set back 15 feet from the front elevation of the house. The street side elevation of a courtyard garage must incorporate windows, louvers, or shutters as necessary to provide variety. Garages on corner lots shall not face the main collector road. A garage door to be approved by the ARB is required for all garage doors. Front loading two-car garages shall have a separate garage door for each car.

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 restricted to SDL (simulated divided lite) single hung, double hung, or casement. The use of GBG (grid between glass) and snap in grilles are not allowed. Storm windows shall not be permitted. Exterior window screens will be gray. 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 be 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 have 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 and type to be approved by ARB. Downspouts should be connected to an underground pipe which daylights a minimum of 5 feet from the property line and directed away from the adjacent lot.

7.0 SITE REQUIREMENTS: UTILITIES

7.01 Service Area

Each home is required to have an enclosed service area. The service area shall contain all utility connections, HV AC 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

Builders may not complete the circuitry for the grinder pump without the express approval of the ARB. Approval shall be conditioned upon the builder's compliance with all outstanding ARB directives and judgments applicable to that particular residence.

The cost of installing a grinder pump ranges from \$4,800.00 to \$8,000.00 depending on the lot. The cost of labor and material of the grinder pump includes setting the grinder, the alarm box, and ruttng 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. **Note:** The grinder pump and sewer tap fees are approximate and are subject to change over time. 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, and the cost of such maintenance and service will be borne by the Owner of the Unit.

NOTE: 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 primp 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.

Additionally, Declarant may elect to charge, at the closing on the purchase of a Unit, a separate fee, not to exceed \$5,800.00, for infrastructure reimbursement to Declarant in connection with construction of sidewalks, streets and roads and making utilities available to a Unit.

7.03 Natural Gas

Intentionally Deleted.

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 fences may be reviewed and approved by the ARB on a case by case basis per the specific lot location and fence proposed. 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. 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.

Location and materials used for all retaining walls must be submitted for approval. Retaining walls may be constructed of treated timbers, 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 approved. 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 allowed in rear yards only. 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

Standard mailboxes are required in the community and are restricted to the type and style approved by the ARB. Mailboxes should be ordered and installed during the construction process. No other type of mailbox is permitted. The mailbox should be mounted in the right of way on the side of the driveway that is closest to the property line. The mailbox application can be found in the forms section at the rear of the Design Guidelines.

8.11 Swing Sets and 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. 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. 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 equipment which is likely to **generate unreasonable levels of noise 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 daylights 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 with a uniform pattern of scoring joints. Other driveway materials shall be 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.) 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.

11.0 SITE REQUIREMENTS: LANDSCAPING IRRIGATION, AND LIGHTING

11.01 Landscape Budget and Submission requirements

Generally, your landscaping budget should be 3-5% of your total construction budget. Landscape plans shall be submitted at dry-in and must be ARB approved prior to installation. Submission requirements for landscape plans are located in Section 5.01(5) and are included in the Design Review Checklist.

11.02 Landscape Plan Requirements

At a minimum, the following landscaping will be required for all homes:

1. One or more 3-inch caliper street tree(s). (installed per the schedule in Section 23.)
2. Street trees shall be 30 feet on center, located an equal distance from the sidewalk so that the trees are in line. (Approximately 3 feet behind the right-of-way)
3. Evergreen shrubs (3 gal. minimum, 36-48 inches on center) shall be required around the entire foundation of the home, except in areas of ingress and egress.
4. Blank areas of walls shall be landscaped with upright shrubs or small trees (4 feet min. height.)
5. Sod shall be required in front yard area (and side yards of corner lots) and the two-foot area between the sidewalk and curb. Additional sod areas may be required as determined by the ARB on a case by case basis on other highly visible lot locations.
6. Where two driveways are adjacent, sod shall extend 10 feet from the back of the sidewalk or curb line.
7. The rear yard may be seeded or sodded. If seed is used, the construction bond will not be released until the seed has been established to the ARB's satisfaction.
8. Bark mulch or pine straw shall be used in all plant beds and areas without grass. This shall be maintained in a weed-free condition.
9. Side loaded garages shall be screened with shrubs along the property line.

11.03 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. Failure to meet this deadline will result in fines being deducted from the construction bond.

11.04 Irrigation Requirements

An automatic, underground irrigation system shall irrigate all landscape areas including lawn areas and plant beds. 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.

11.05 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 outjie 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.**

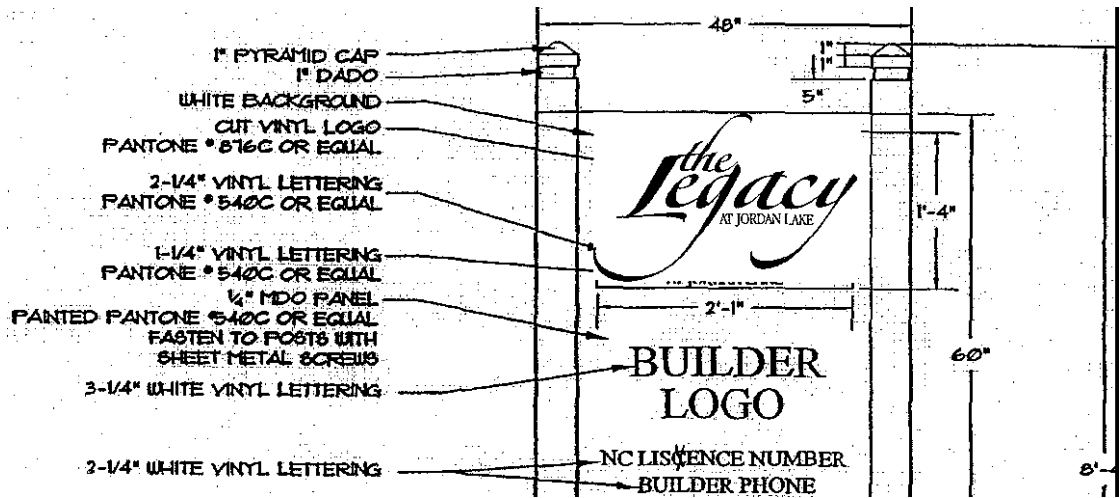
12.02 Signage

All builder signs must be identical to the sign shown in section 13.0. 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 release of the construction deposit.

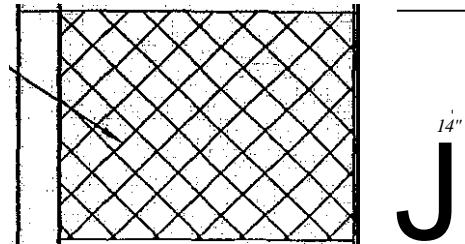
No "for sale" signs or any other signs marketing a Unit are permitted on any Unit.

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

13.0 STANDARD BUILDER'S SIGN



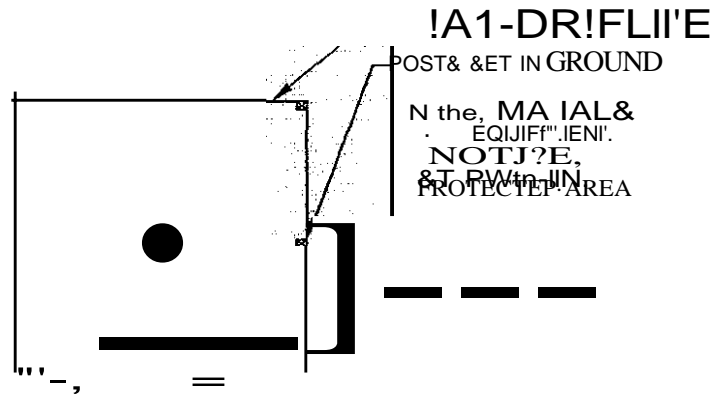
WOODEN LATTICE
(PAINTED WHITE)
+><4-T
(PAINTED WHITE)--
EXI&TII-C,



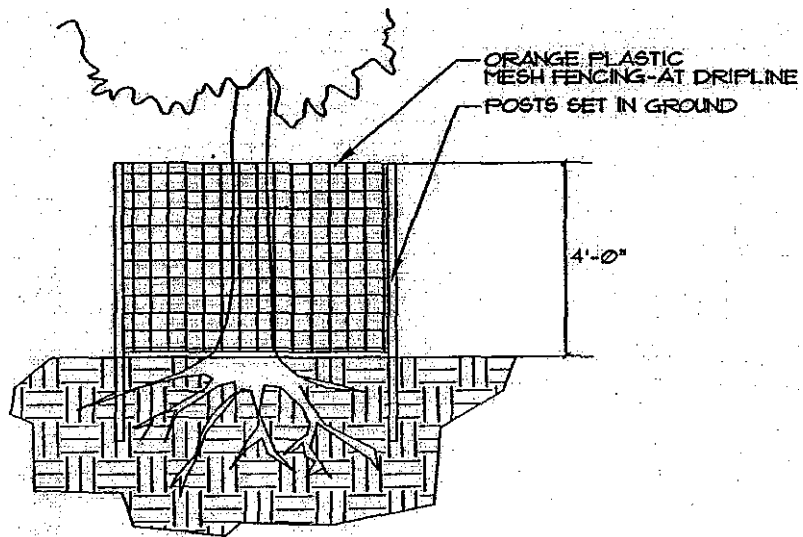
STANDARD BUILDER'S SIGN
(NOT TO SCALE)

Provide "THE LEGACY SALES OFFICE" and telephone number "919-545-2030" (verify) below the builder telephone number. Verify all final signage colors with Rodney's Sign Company, 919-362-9669, and the ARB prior to proceeding with signage ordering and installation. See section 4.02 also for additional details.

14.0 TREE PROTECTION - INDIVIDUAL TREE PROTECTION

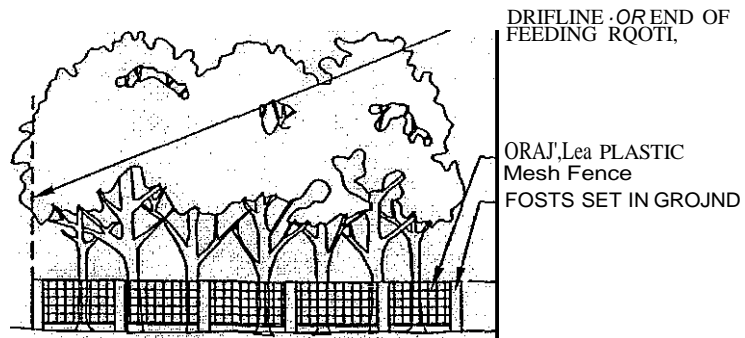


PLAN-NOT TO SCALE

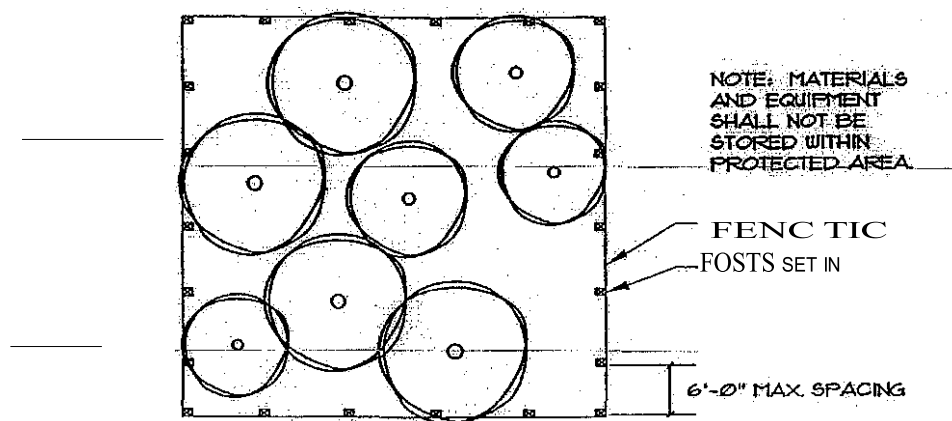


ELEVATION-NOT TO SCALE

15.0 TREE PROTECTION - TREE SAVE AREA



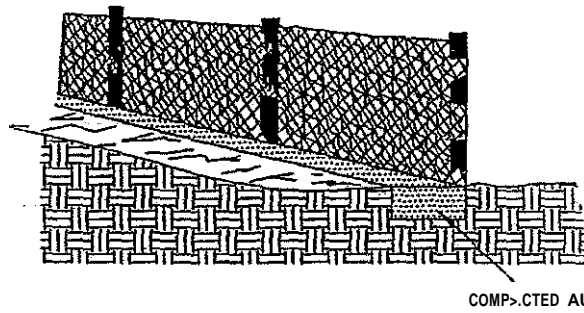
El. !Cathinone Td5CAJ..E



PLAN-NOT TO SC-ALE

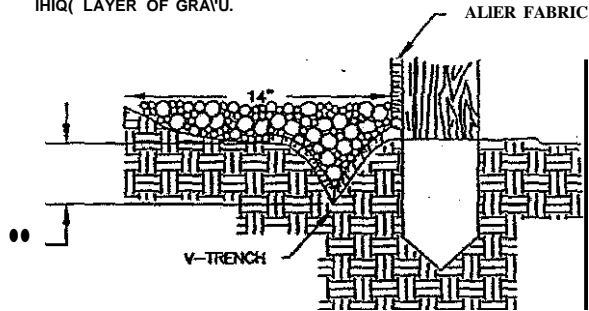
TREES AND SHRUBS TO BE PROTECTED
 GROUPED BY 6" ENCLOSURE IN ONE
 ENCL. ARG. D. ARR. <-ADE

16.0 EROSION CONTROL- SILT FENCE DETAIL

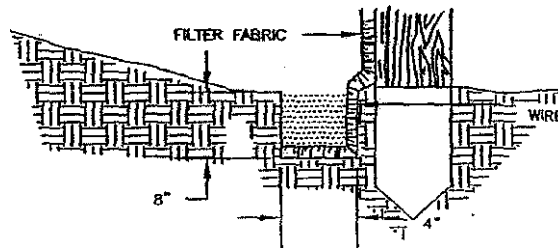


COMPACTED AU.

BACKFILL MIN 8"
THICK LAYER OF GRAVEL.



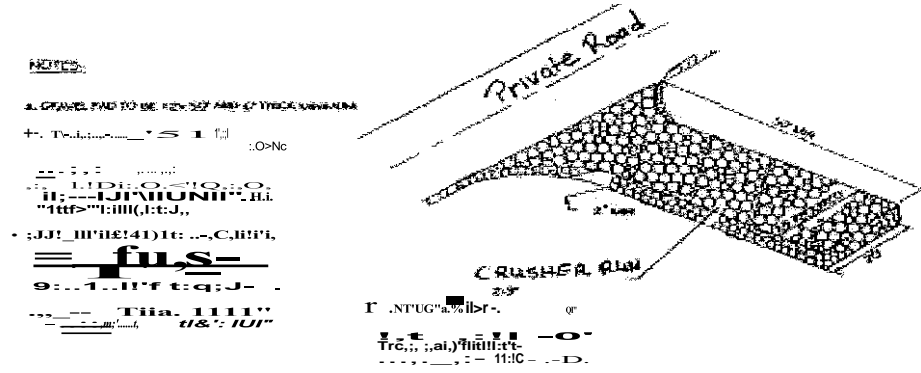
EXTENSION OF FABRIC AND WIRE
INTO THE TRENCH



INSTALLATION DETAIL OF
SILT FENCE

NOT TO SCALE

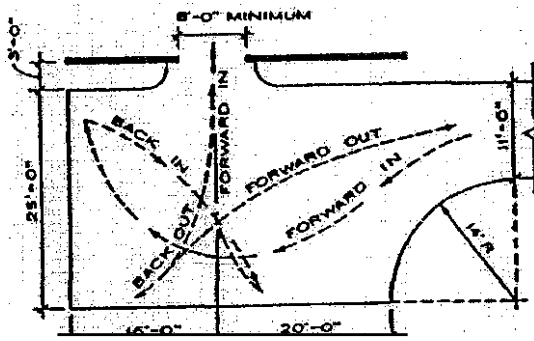
17.0 EROSION CONTROL - CONSTRUCTION ENTRANCES



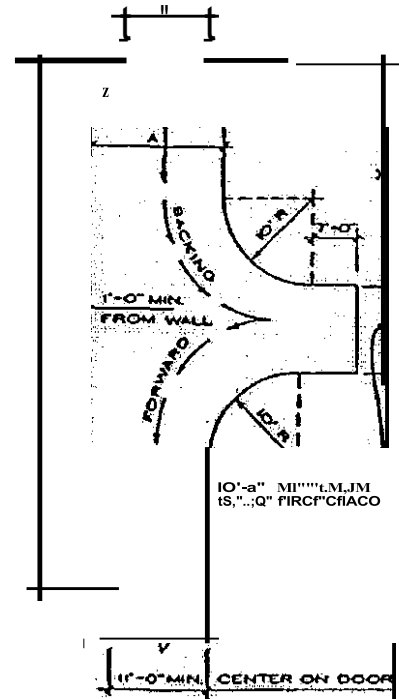
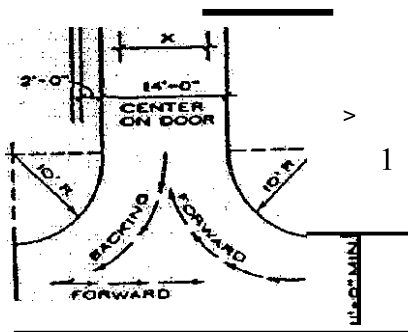
TEMPORARY CONSTRUCTION ENTRANCE

18.0 DRIVEWAY STANDARDS - MINIMUM TURN AROUND DIMENSIONS

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

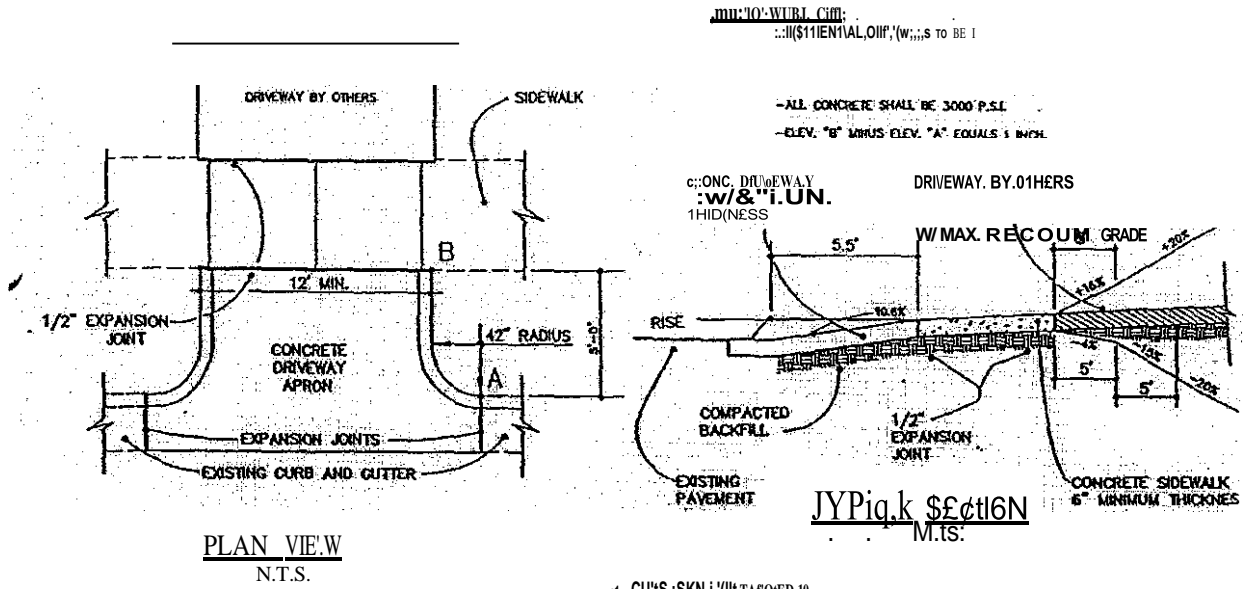


NOTE
Three manuever entrance for single car garage. Employ only when space limitations demand use. Dimensioned for large car.



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

19.0 DRIVEWAY STANDARDS: CONSTRUCTION DETAILS

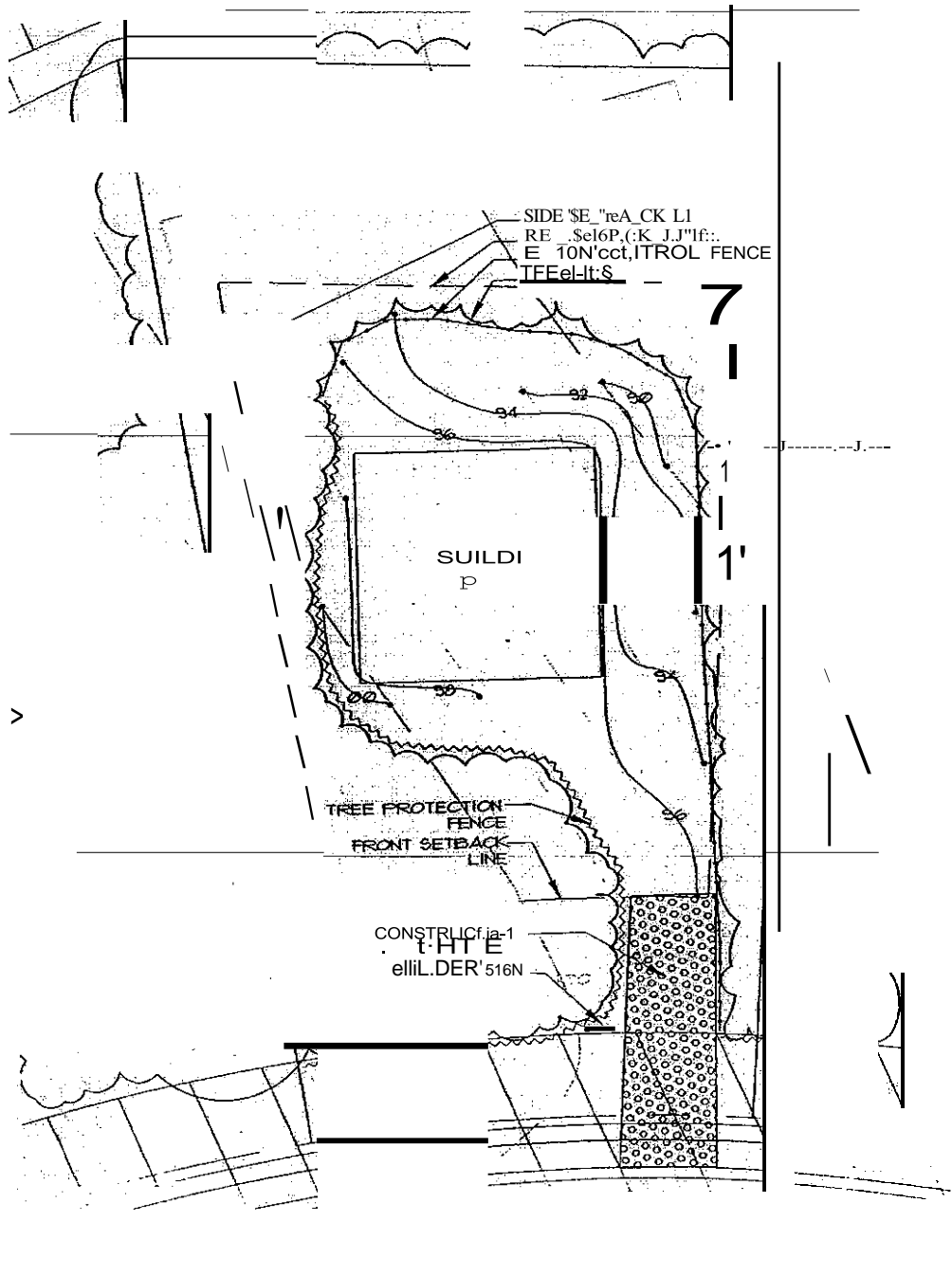


FILE NO.	DESCRIPTION

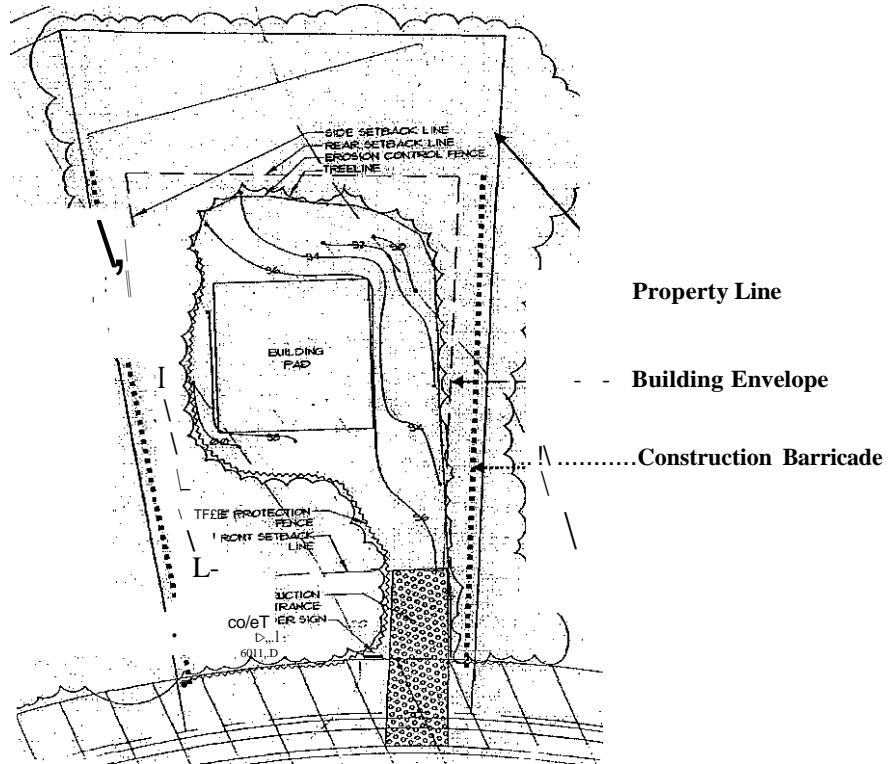
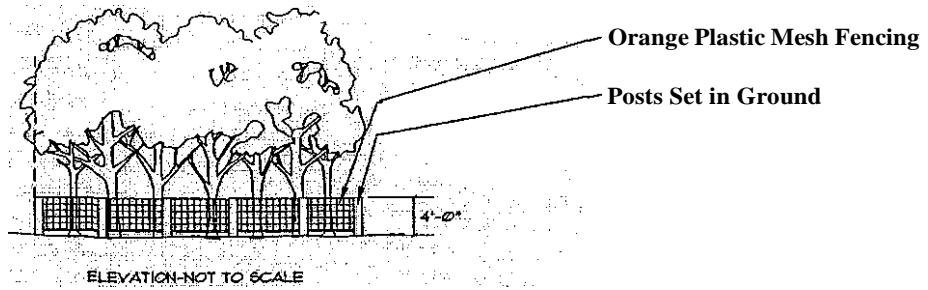
- 1. CURB: SKN. (1/2" TYPICAL)
- 1. : -siw.L.ffQT CIt
- 5. SUW: SKIIDN' SHI.U. :IIC'.IXJICD M.ONC.

STANDARD DRIVEWAY APRON

20.0 CONSTRUCTION SITE PLAN (NOT TO SCALE)



21.0 CONSTRUCTION SITE BARRICADE



22.0 STREET TREE PLANTING SCHEDULE

COMMONNAME	SCIENTIFIC NAME	ROAD NAME
Red Maple	Acerrubrum	Legacy Way
Willow Oak	Quercus phellos	Rolling Meadows Lane
Willow Oak	Quercus ohellos	Rolling Meadows Lane
Zelkova Elm	Zelk:ova serrata	Stoney Creek Way
Red Maple	Acerrubrum	Legacy Falls Drive N.
Zelkova Elm	Zelkova serrata	Bridgewater Court
Red Maple	Acerrubrum	West Lake Circle
Red Maple	Acerrubrum	Legacy Falls Drive S.
Red Maple	Acerrubrum	Covered Bridge Trail

23.0 FINE SCHEDULE

The following is a Schedule of Fines for violations of the established Design Guidelines. Before a fine is levied, a Compliance Request (See section 23.0) will be mailed or faxed to the responsible party. *** If the violation is not corrected within a reasonable amount of time, a Compliance Request Form will be issued. Fines may be disputed with the ARB within fifteen days of issuance, at which time they will be deducted from the construction bond. The builder then has fifteen days to replenish the amount deducted from the construction bond in accordance with section 3.09 of the ARB Design Guidelines, or be subject to the conditions of Article 8.8 of the Covenants.

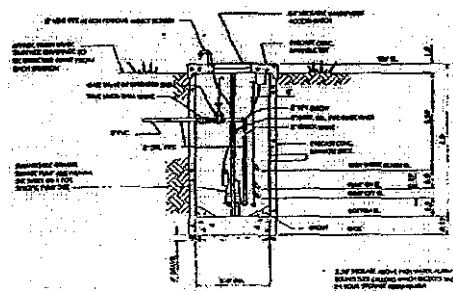
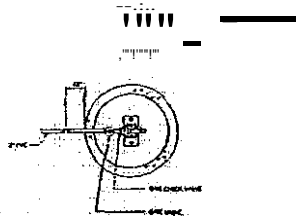
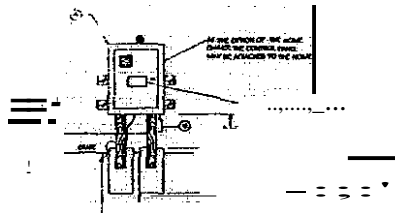
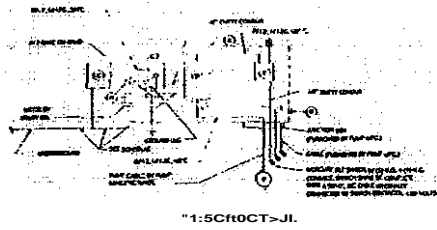
ARTICLE	VIOLATION	FINE
4.07	<input type="checkbox"/> Job site debris on site	\$200.00
4.07	<input type="checkbox"/> Job site debris on adjacent property	\$200.00
4.07	<input type="checkbox"/> No commercial trash enclosure	\$200.00
4.06	<input type="checkbox"/> No gravel drive	\$200.00
4.07	<input type="checkbox"/> Dirt/gravel in road	\$200.00
4.07	<input type="checkbox"/> Materials in the road	\$300.00
4.06	<input type="checkbox"/> Construction equipment or material on adjacent lot	\$200.00
4.07	<input type="checkbox"/> Parking violation	\$200.00
4.07	<input type="checkbox"/> Unapproved trailer/dumpster	\$100.00
4.03	<input type="checkbox"/> No port-a-john on site	\$200.00
4.02	<input type="checkbox"/> Construction sign damaged, missing	\$200.00
12.02	<input type="checkbox"/> Unauthorized sign	\$200.00
4.07	<input type="checkbox"/> Unauthorized burning***	\$200.00
2.01	<input type="checkbox"/> Unauthorized clearing of lot***	\$5,000.00
4.04	<input type="checkbox"/> Unauthorized removal of trees***	\$1,000.00
4.11	<input type="checkbox"/> Unauthorized revisions/improvements***	\$500.00
4.10	<input type="checkbox"/> General nuisance/misconduct***	\$500.00
4.10	<input type="checkbox"/> Traveling in excess of posted speed limits***	\$200.00
4.14	<input type="checkbox"/> Unauthorized exterior finishes (e.g., paint, stain, roofing materials or design.)***	Up to \$2,000.00
4.06	<input type="checkbox"/> Erosion into drainage facility***	\$500.00
4.06	<input type="checkbox"/> Silt fencing uninstalled/damaged***	\$250.00
4.04	<input type="checkbox"/> Tree fencing uninstalled/damaged	\$200.00
4.05	<input type="checkbox"/> Construction Barricade uninstalled/Damaged	\$200.00
4.06	<input type="checkbox"/> Improper routing of drainage***	\$250.00
4.04	<input type="checkbox"/> Damaged tree: 6" caliper or greater***	\$200.00
4.01	<input type="checkbox"/> Construction deadline expiration/no Certificate of Compliance**	\$2,000.00

**Above listed fines are the maximum levied for first time violations, they are doubled for future/repeat violations. Initial fines may be reduced or waived at the discretion of the developer.*

***If it becomes necessary for the Developer to schedule maintenance/repairs on a job site, the Contractor will also be held responsible for the cost of said actions.*

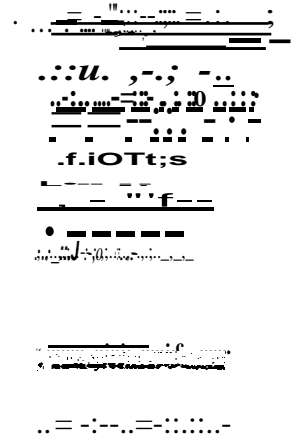
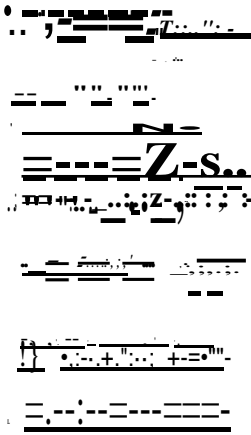
****Select Violations subject to automatic fines, without prior request for compliance. Fine will be added to the cost of any repairs performed by the Association.*

24.0 GRINDER PUMP SPECIFICATIONS/ DETAILS



GRINDER PUMP STATION

GRINDER PUMP AND TANK



GRINDER PUMP SPECIFICATIONS

MODEL	HP	VOLUME	PHOC	FULL LOAD	DISCHARGE	DISCHARGE	DISCHARGE	DISCHARGE	DISCHARGE
A	1/2	200	SINGLE	1/2 HP	1/2 in.	1/2 in.	1/2 in.	1/2 in.	1/2 in.
9	1/2	200	SINGLE	1/2 HP	1/2 in.	1/2 in.	1/2 in.	1/2 in.	1/2 in.
0	1/2	200	SINGLE	1/2 HP	1/2 in.	1/2 in.	1/2 in.	1/2 in.	1/2 in.

The City of New York
Department of Environmental Conservation
Water & Sewerage Division
Office of Water Supply

C:\c-croup-



ARB SUBMITTAL CHECKLISTS AND FORMS



ARB SUBMITTAL CHECKLIST

NO SUBMITTAL WILL BE REVIEWED UNLESS ALL REQUIRED INFORMATION IS INCLUDED
Revised March 2006

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

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

- Existing conditions as noted in the Architectural and Site Design Guidelines, Section 5.01, item L Existing Conditions.
- Proposed Site Plan details as noted in the Architectural and Site Design Guidelines, Section 5.01, item 2. Site Piao including scale, setbacks, easements, contour lines (2 foot minimum), location of house with dimensions to **adjacent property lines, drives and walks, accessory buildings, service areas, storm drainage issues, grinder pump, clearing limits and tree protection fencing/ barricade, erosion control structures and silt fencing, water meter and sewer locations, adjacent lot structures (wall outline, drives, walks, decks, etc.), total impervious area square footage and area as percentage of the site, other site information as required, etc.**

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

- Landscaping Plan as noted in the Architectural and Site Design Guidelines, Section 5.01, item 5. (Maybe submitted separately of initial submittal) including the minimum landscaping requirements, plant list, etc..

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

- As noted in the Architectural and Site Design Guidelines, Section 5.01, item 3. and 4. and as follows
- Floor plans of all levels with fishable square footages of each level and total of entire house
- Front, sides & rear elevations (with material indications, Section 5.01 item 4. related issues also) and average roof heights
- Special details (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, item 4.

Review by the ARB is only to address conformance with The Legacy Architectural and Site Design Guidelines. The builder/ homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable building codes, regulations, etc. as required.

ARB Comments (and as noted on submittal)

D Approved Approved as Noted D Not Approved as noted **D** Resubmit

Reviewed By
The Legacy ARB Representative

Date



COLOR SELECTION FORM

Revised March 2006

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 developer and are available in The Legacy Sales Center for customer selection. A list of these color schemes will also be included in The Legacy Architectural and Site Design Guidelines (Guidelines). Note these recommended color schemes are only for use as a guideline and other paint manufacturers of course may be used. A color scheme 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 The Legacy** permanent files and adjacent house colors for color coordination and prevention of color duplication prior to submittal. Color schemes outside of these recommended color schemes will be considered on a case-by-case basis and shall be submitted with color chip samples a minimum 2" square in size (larger samples may be required on site prior to final review and approval) for 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.

Color Scheme No. Proposal (if selected) _____

Other Color Proposals (2" square color chips/ samples attached):

Brick _____ Stone _____

Siding _____ Trim _____

Front Door _____ Garage Door _____

Shutters _____ Roof _____

Other (Shakes, accent areas, fencing, accessory buildings, etc.) _____

Review by the ARB is only to address conformance with The Legacy Architectural and Site Design Guidelines. The builder / homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable building codes, regulations, etc. as required.

Approved Approved as Noted Not Approved as noted Resubmit

Reviewed By
The Legacy ARB Representative

Date



ARB ALTERATIONS AND ADDITIONS SUBMITTAL CHECKLIST

NO SUBMITTAL WILL BE REVIEWED UNLESS ALL INFORMATION IS INCLUDED
Revised March 2006

Builder/ Homeowner Name _____ **Date Submitted.** _____
Street Address _____ **Lot No.** _____
Telephone Numbers - Home/ work _____ **Fees Attached** _____

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

- Existing conditions as noted in the Architectural and Site Design Guidelines, Section 5.01, item I. Existing Conditions. 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, item 2. 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 and tree protection fencing/ barricade, adjacent lot structures, 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", 11" x 17" maximum)

- Landscaping Plan as noted in the Architectural and Site Design Guidelines, Section 5.01, item 5. including plant list, etc.

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

- As noted in the Architectural and Site Design Guidelines, Section 5.01, item 3. and 4. and as follows. Original house submittal should be used and is recommended including proposed improvements.
- Floor plans of proposed addition(s) including square footage of addition(s) and total square footage of the entire house
- Front, sides & rear elevation of proposed addition(s) (with material indications, Section 5.01 item 4. related issues also), 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, item 4. Note any addition(s) shall match existing house colors and details.

Neighbor Notification

- Communicate proposed site/ house improvements and scheduling with adjacent neighbors.

Review by the ARB is only to address conformance with The Legacy Architectural and Site Design Guidelines. The builder/ homeowner is totally responsible for compliance with the Guidelines, Covenants, ordinances, all applicable building codes, regulations, etc. as required.

Approved Approved as Noted Not Approved as noted Resubmit

Reviewed By
The Legacy ARB Representative

Date



CERTIFICATE OF COMPLIANCE REQUEST FORM

Revised March 2006

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

Declaration:

As the Property Owner(s) / builder of the above described construction project, we acknowledge and agree that the **improvements were constructed in accordance with plans and specifications which have been approved by the Architectural Review Board** and per the Architectural and Site Design Guidelines.

We further acknowledge and understand that:

- I. We have read and understand the Covenants and Architectural and Site Design Guidelines and will follow and obey said Covenants and Architectural and Site Design Guidelines.
2. We declare 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. We agree to 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. We certify that this structure was completed as described by the drawings and specifications approved by the ARB.
4. The Property Owner{s} is/are responsible for **all** utilities (including, but not limited to, electricity, water, and natural gas). The Declarant and the Association will not be held liable for the failure of any utility to provide **their services to the builder/owner in a timely manner, furthermore, The Declarant and the Association will not** be held liable for interruption of services due to construction/development of adjacent properties.

Homeowner (As applicable)

Date

Builder (As applicable)

Date

ARB Comments

Approved

Approved as Noted

Not Approved as noted

Resubmit

Reviewed By
The Legacy ARB Representative

Date



CERTIFICATE OF COMPLIANCE FORM

Revised March 2006

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

This Certifies that the residence as noted above has been constructed io accordance with the Approved Final Plans, as verified by the ARB Representative as noted below and is io compliance with the Design Guidelines established by the Architectural Review Board and The Legacy at Jordan Lake Community Association, Inc.

Note: Approval by the ARB does 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 builder to determine whether the design and materials are appropriate for the intended use. In addition, approval by the ARB does not **assure approval by any governmental agencies. The Declarant, the Association, the Board, 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 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 io Article 4.6 of the Declaration of Covenants.

Homeowner (As applicable)

Date

Builder (As applicable)

Date

ARB Comments

Approved Approved as Noted Not Approved as noted Resubmit

Reviewed By
The Legacy ARB Representative

Date



VARIANCE FORM

Revised March 2006

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 Architectural Review Board and the Board of Directors of the Property Owners Association 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

ARB Comments (and as noted on submittal)

D Approved Approved as Noted

D Not Approved as noted D Resubmit

The Legacy ARB Representative

Reviewed By

Date

The Legacy ARB Representative



COMPLIANCE REQUEST FORM

Revised March 2006

Builder/ Homeowner Name _____ Lot No. _____

Street Address _____ Date Submitted _____

During a general inspection of your property, the following violations were discovered. The following is a schedule of fines for such violations of the established Design Guidelines. Before this fine is levied, this Compliance Request Form will be mailed or faxed to the responsible party and items corrected immediately without delay. If the violation(s) is/ are not corrected within a reasonable amount of time (*immediately, which shall mean for those violations identified with an asterisk), a Violation Form will be issued for payment. Fines may be disputed with the ARB within fifteen days of issuance, at which time they will be deducted from the construction bond. The builder then has fifteen days to replenish the amount deducted from the construction bond in accordance with the ARB Design Guidelines, or be subject to the conditions of the Covenants. Call the ARB Representative (J. Michael Hubbard, Architect, PA, 919-795-6355) with any questions.

ARTICLE	VIOLATION	FINE
4.07	<input type="checkbox"/> Job site debris on site	\$200.00
4.07	<input type="checkbox"/> Job site debris on adjacent property	\$200.00
4.07	<input type="checkbox"/> No commercial trash enclosure	\$200.00
4.06	<input type="checkbox"/> No gravel drive	\$200.00
4.07	<input type="checkbox"/> Dirt/gravel in road	\$200.00
4.07	<input type="checkbox"/> Materials in the road	\$300.00
4.06	<input type="checkbox"/> Construction equipment or material on adjacent lot	\$200.00
4.07	<input type="checkbox"/> Parking violation	\$200.00
4.07	<input type="checkbox"/> Unapproved trailer/dumpster	\$100.00
4.03	<input type="checkbox"/> No port-a-john on site	\$200.00
4.02	<input type="checkbox"/> Construction sign damaged, missing	\$200.00
12.02	<input type="checkbox"/> Unauthorized sign	\$200.00
4.07	<input type="checkbox"/> Unauthorized burning*	\$200.00
2.01	<input type="checkbox"/> Unauthorized clearing of lot*	\$5,000.00
4.04	<input type="checkbox"/> Unauthorized removal of trees*	\$1,000.00
4.11	<input type="checkbox"/> Unauthorized revisions/improvements*	\$500.00
4.10	<input type="checkbox"/> General nuisance/misconduct*	\$500.00
4.10	<input type="checkbox"/> Traveling in excess of posted speed limits*	\$200.00
4.14	<input type="checkbox"/> Unauthorized exterior finishes (e.g., paint, stain, roofing materials or design.)*	Up to \$2,000.00
4.06	<input type="checkbox"/> Erosion into drainage facility*	\$500.00
4.06	<input type="checkbox"/> Silt fencing uninstalled/damaged*	\$250.00
4.04	<input type="checkbox"/> Tree fencing uninstalled/damaged	\$200.00
4.05	<input type="checkbox"/> Construction Barricade uninstalled/Damaged	\$200.00
4.06	<input type="checkbox"/> Improper routing of drainage*	\$250.00
4.04	<input type="checkbox"/> Damaged tree: 6" caliper or greater*	\$200.00
4.01	<input type="checkbox"/> Construction deadline expiration/no Certificate of Compliance**	\$2,000.00

*Select Violations subject to automatic fines, without nor request for compliance. FMEA will be added to the cost of any repairs performed by the Association.

**If it becomes necessary for the Declarant to schedule maintenance/repairs on a job site the builder will also be held responsible for the cost of said actions.

Submitted By _____
The Legacy ARB Representative

Date _____

VIOLATION FORM

Revised March 2006

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

A violation of the Design Guidelines for The Legacy at Jordan Lake Community Association, Inc. was noted during a general inspection of your property. You have fifteen (15) days from the date of this Violation Form to present a written request for a hearing to the Board of Directors. A fine will be levied against you (and your construction bond) according to the listed below* unless a request for a hearing is received. The fines listed are the maximum levied for first time violations. They are doubled for future/repeat violations. Initial fines may be reduced or waived at the discretion of the Board of Directors upon correction of the violation. If it becomes necessary for the Declarant to schedule maintenance/repairs on a job site, the builder will also be held responsible for the cost of said actions. Call the ARB Representative (J. Michael Hubbard, Architect. PA, 919-795-6355) with any questions.

ARTICLE	VIOLATION	FINE
4.07	<input checked="" type="checkbox"/> Job site debris on site	\$200.00
4.07	<input checked="" type="checkbox"/> Job site debris on adjacent property	\$200.00
4.07	<input checked="" type="checkbox"/> No commercial trash enclosure	\$200.00
4.06	<input checked="" type="checkbox"/> No gravel drive	\$200.00
4.07	<input checked="" type="checkbox"/> Dirt/gravel in road	\$200.00
4.07	<input checked="" type="checkbox"/> Materials in the road	\$300.00
4.06	<input checked="" type="checkbox"/> Construction equipment or material on adjacent lot	\$200.00
4.07	<input checked="" type="checkbox"/> Parking violation	\$200.00
4.07	<input checked="" type="checkbox"/> Unapproved trailer/dumpster	\$100.00
4.03	<input checked="" type="checkbox"/> No port-a-john on site	\$200.00
4.02	<input checked="" type="checkbox"/> Construction sign damaged, missing	\$200.00
12.02	<input checked="" type="checkbox"/> Unauthorized sign	\$200.00
4.07	<input checked="" type="checkbox"/> Unauthorized burning*	\$200.00
2.01	<input checked="" type="checkbox"/> Unauthorized clearing of lot*	\$5,000.00
4.04	<input checked="" type="checkbox"/> Unauthorized removal of trees*	\$1,000.00
4.11	<input checked="" type="checkbox"/> Unauthorized revisions/improvements*	\$500.00
4.10	<input checked="" type="checkbox"/> General nuisance/misconduct*	\$500.00
4.10	<input checked="" type="checkbox"/> Traveling in excess of posted speed limits*	\$200.00
4.14	<input checked="" type="checkbox"/> Unauthorized exterior finishes (e.g., paint, stain, roofing materials or design.)*	Up to \$2,000.00
4.06	<input checked="" type="checkbox"/> Erosion into drainage facility*	\$500.00
4.06	<input checked="" type="checkbox"/> Silt fencing uninstalled/damaged*	\$250.00
4.04	<input checked="" type="checkbox"/> Tree fencing uninstalled/damaged	\$200.00
4.05	<input checked="" type="checkbox"/> Construction Barricade uninstalled/Damaged	\$200.00
4.06	<input checked="" type="checkbox"/> Improper routing of drainage*	\$250.00
4.04	<input checked="" type="checkbox"/> Damaged tree: 6" caliper or greater*	\$200.00
4.01	<input type="checkbox"/> Construction deadline expiration/no Certificate of Compliance*	\$2,000.00

*Select Violations subject to automatic fines, without prior request for compliance. Fine will be added to the cost of any repairs performed by the Association.

Submitted By _____
The Legacy ARB Representative

Date _____



GRINDER PUMP INSTALLATION FORM

Revised March 2006

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 the CE Group prior to submitting application.
2. Installation details are to be coordinated with the CE Group for review and approval.
3. I understand that the grinder pump has to be installed and maintained in accordance with the NCDENR permit - ,---
4. ! 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 CE Group. 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
The Legacy ARB Representative

Date



MAILBOX ORDER FORM

Revised March 2006

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

Post type (Verify with developer for correct mailbox type for the specific community prior to final ordering and installation): Imperial #31OR-6 cast aluminum and will include 2" brass numbers on both sides of the number plate.

Delivery installation date requested:....., _____

Please allow 1 to 2 weeks for delivery or installation and customer does not have to be present.

Special instructions for delivery and / or installation:

Make check payable to:
Carolina Mailboxes, Inc.
5575 Country Dream Lane
Archdale, NC 27263
v

Homeowner (As applicable)

Date

Builder (As applicable)

Date