

CROSS REFERENCE

These Second Amended and Restated Architectural Standards amend and restate in their entirety the First Amended and Restated Architectural Standards for Crystal Bay & Crystal Cove which were recorded in the Steuben County Recorder's office on July 19, 2013 as Document Number 13070586. These Second Amended and Restated Architectural Standards burden certain real estate which is subject to the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions of Crystal Bay & Crystal Cove Homeowners Association, Inc., which were recorded on the 17th day of July, 2013, in the Office of the Recorder for Steuben County, Indiana as Document Number 1307-0462. For further cross-reference purposes, the original Declarations were recorded on the 16th day of January 2002, in the Office of the Recorder of Stueben County, State of Indiana, as Document Number 02-01-0684. These Second Amended and Restated Architectural Standards further burden certain real estate commonly known as Crystal Bay, which real estate is subject to the Declarations ("Crystal Bay"). Crystal Bay is identified by the Final Plat recorded on the 16th day of January 2002, in the Office of the Recorder of Stueben County, State of Indiana, as Document Number 0201-0586. These Second Amended and Restated Architectural Standards further still burden certain real estate commonly known as Crystal Cove, which real estate is subject to the Declarations ("Crystal Cove"). Crystal Cove's identified by the Final Plat recorded on the 20th day of February, 2003, in the Office of the Recorder of Steuben County, State of Indiana, as Document Number 03-02-0775.

CRYSTAL BAY & CRYSTAL COVE SECOND AMENDED AND RESTATED ARCHITECTURAL STANDARDS

PROMULGATED IN ACCORDANCE WITH THE DECLARATIONS,
INCLUDING, WITHOUT LIMITATION, ARTICLE XI OF THE DECLARATIONS

**Crystal Cove & Crystal Bay
PLOT PLAN CHECKLIST**

NOTE: PLAN IS TO BE A CONSTRUCTION DRAWING NOT MERELY A GUIDELINE.

1. Proposed house shown on plan. Must include minimum of 15% masonry on both the street side and lakeside of the house. Dimensions and square foot calculations of masonry must be shown.
2. Setback dimensions from front property line, side lines and rear lines.
3. Driveway; location size, type of material, and existing and proposed elevations (Note: Temporary driveway must be installed per specifications BEFORE any other construction activity can begin).
4. All existing improvements: Public street, storm sewer, sanitary sewer, water mains, sub-surface drain hook-up, etc.
5. Proposed improvements: walks (public and private), patios, fences, pools, etc.
6. Proposed and existing grades: at corners of house, lot corners, side lines, and within 20' of house. Grade of setback areas must match adjoining lots such that water is not diverted from one lot to another.
7. Proposed floor elevations for 1st floor, basement, and garage.
8. Street elevation must show address stone.
9. All easements and setback lines shown on recorded plat.
10. All bearings and dimensions shown on recorded plat.
11. Flood protection grade if it applies.
12. Erosion control notes. Silt fence or other erosion barrier is required on both the street and lake sides of the lot. Erosion control must be in place before beginning construction.
13. If water service is on the other side of street, a statement that the area of tap will be restored to original condition.
14. Exterior lighting (type and location) including required yard light on street side of residence (must be between 25' and 30' ft from street) and/or lane.
15. Plans including timing for removal of dirt.
16. Landscape plan for all sides of residence. Plans must include a list of materials with costs exceeding \$3000 for materials (not including labor). Any landscape items placed in/on the side setback areas may not exceed 8" in height.
17. Name of company providing construction trash dumpster. Dumpster must be at job site at start of framing.
18. Name of company providing sanitation services for construction workers. This is a Town of Hamilton building code.
19. Signed acknowledgement form. Crystal Bay & Crystal Cove Covenants and Architectural Standards are strictly adhered to.
20. Burning of construction material is not allowed by Steuben County ordinance.
21. Vent stacks and other roof protrusions shall not be placed on a roof facing a street nor shall they be visibly obtrusive from public viewsheds.
22. Location of air conditioner condenser (if applicable) must be shown on plot plan.
23. Exposed foundation and retaining walls must be built of brick, local fieldstone, parged block, painted brick-form poured concrete, or be finished with a decorative finish.
24. No construction of any type including piers allowed on "A" lots.
25. Roof vents must be ridge type vents unless otherwise approved.

**THIS CHECKLIST IS A GUIDELINE ONLY. PLEASE REFER TO THE COVENANTS AND
ARCHITECTURAL STANDARDS FOR COMPLETE REQUIREMENTS**

Acknowledgement

By signing this document I acknowledge that I have read and agree to the terms and conditions contained in the Crystal Bay and Crystal Cove covenants and architectural standards documents. Further, I will inform any contractors, sub-contractors or other workers hired by me of the requirements and restrictions contained in said documents that are applicable to the work to be performed.

Signature Owner

Date

Signature Contractor

Date

INTRODUCTION

These Second Amended and Restated Architectural Standards amend and restate the First Amended and Restated Architectural Standards. Crystal Bay & Crystal Cove Architectural Standards were first promulgated and approved by the Northwest Hamilton Lake Development Company, LLC which were then recorded in the Office of the Recorder of Steuben County on November 16, 2004 as Document Number 104110450. The First Amended and Restated Architectural Standards recorded July 19, 2013 as Document Number 13070586 in the Steuben County Recorder's Office replaced the original Architectural Standards.

All capitalized terms in these Architectural Standards (these "Guidelines") shall have the meanings ascribed to them in the Declarations for the Development. The Development consists of two (2) principal water bodies separated by Lane 280, which Lane has a bridge to provide water access between the two water bodies. The two (2) water bodies within the Development have been dedicated to the State of Indiana, and are subject to, *inter alia*, the jurisdiction of the Department of Natural Resources for the State of Indiana. The Development is primarily a residential community, consisting of lakefront single-family homes. It is the intention of the Association to continue to provide the Owners within the Development declarations and architectural standards superior to those customarily found in and around Hamilton Lake. As much of the value of a community is its presentation both on the roadside and on the lakeside, these Guidelines will impact and restrict significantly both vantage points, as well as the placement and maintenance of piers, docks and other structures in and around the Lake Area.

The DCC continues to be comprised of four (4) members (appointed by the Board of Directors Names and addresses available from the Board of Directors or Hamilton Town Zoning Administrator) and this body meets as often as required. The DCC is responsible for the enforcement and implementation of the Architectural Standards.

Construction of (i) any building, fence, wall, swimming pool, patio, parking area or other structure on a Lot, (ii) installation of any plantings or exterior lighting on a Lot, (iii) installation or alteration of any signage on a Lot, (ii) the removal of any tree having a caliper in excess of 3.inches, or (v) any other activity subject to Article X of the Declarations (all or any of the activities specified in the preceding clauses (i) - (v) being referred to herein as "Building Activity") requires the prior written approval of the DCC.

The Association, (through its Board of Directors), shall have, pursuant to and the DCC, jointly or separately, shall have, pursuant to the Declarations, the absolute authority and discretion to modify, repeal, supplement, change or otherwise alter these Guidelines, without notice, at any time and from time to time. The DCC shall have the authority and responsibility to make recommendations to the Association regarding whether to modify, repeal, supplement, change or otherwise alter these Guidelines. The Association (by and through its Board of Directors), and the DCC may elect to apply these Guidelines to any particular Lot, or may elect to waive the requirements, in whole or in part, of these Guidelines. These Guidelines and Article XI of the Declarations shall not be construed, in any fashion, directly or indirectly, to confer or vest in any person other than the Association, (acting by and through its Board of Directors), any property right or other right or privilege with regard to any Building Activity in the Development.

DEVELOPMENT CONTROL COMMITTEE (DCC)

The DCC is established pursuant to Article X of the Declarations. The purpose of the DCC is to regulate the design, appearance, use, location and maintenance of the land and Lots in Crystal Cove and Crystal Bay in such a manner as to preserve and enhance values, maintain a harmonious relationship among structures, improvements and the natural environment, including, without limitation, Hamilton Lake and the lake area, and to implement the development standards and guidelines set forth in these Guidelines.

All Lot Owners, any builders or contractors undertaking building activity upon any Lot are put on notice that the Crystal Cove & Crystal Bay development is subject to the jurisdiction of various agencies and agreements, including, without limitation, the following: (i) Final Order of the Natural Resources Commission, dated the 10th day of August, 2001, under Administrative Cause Number 01-009W, referencing PL-18536, entered pursuant to the Agreed Order attached thereto and recommended for adoption by Administrative Law Judge Stephen L. Lucas on or about the 31st day of July, 2001; (ii) Certificate of Approval, Public Freshwater Lake, Approved On the 30th day of November, 2001, by the Department of Natural Resources for the State of Indiana, referencing Application Number PL-1 8954; (iii) Section 401 Water Quality Certification, dated the 30th day of November, 2001, and issued by the Indiana Department of Environmental Management, IDEM identification number 2001-378-76-JSM-A; (iv) Regional Permit confirmation issued by the Corps of Engineers for the Department of the Army, dated the 3rd day of December, 2001, referencing file number 01-176-033-0 (collectively, items i-iv shall be referred to as the "Environmental Permits"); (v) Section 2.6 u Pier Placement, Section 2.8, Dedication of Dedicated Lake Area, Section 2.9 Quit Claim of Riparian Interest, Section 3.7. Proxy to Developer, and all other matters of the Declarations (the "Declaration Requirements"). To the extent any Building Activity may affect, or potentially affect, directly or indirectly, any part of the environment in or around Hamilton Lake, including, without limitation, such areas of the environment as may be subject to the Environmental Permits and/or the Declaration Requirements, all parties are hereby placed on notice of the Environmental Permits. Declaration Requirements, as well as all matters appearing in public record in any of the aforementioned agencies, as well as local zoning authorities. To the extent questions may arise regarding the foregoing, such questions should be submitted to the DCC and the Board of Directors of the Association.

LOT DEVELOPMENT PLAN

A "Lot Development Plan" consists of (i) a site plan prepared and stamped by a licensed surveyor, engineer or architect, (ii) foundation plan and proposed finished floor elevations, (iii) building plans, including, without limitation, elevation of all facades and floor plans, (iv) material plans and specifications, and (v) plans for dirt removal, (vi) landscaping plan and (vii) exterior lighting plan.

No construction may commence in Crystal Cove or Crystal Bay without the prior written approval by the DCC of a Lot Development Plan. Lot Development Plans must be submitted in duplicate. The site plan included therewith must include, without limitation, each of the items specified on the Plot Plan Checklist (page 2). Facsimile copies of site plans are not acceptable.

Lot Development Plans may be approved, disapproved or approved subject to conditions at the discretion of the DCC. If approved, evidence of approval will be stamped on each copy of the Lot Development Plan and one copy will be returned to the Owner or builder. If disapproved, written reasons for such disapproval may be furnished the Owner or builder upon request. Lot Development Plans may be approved subject to conditions noted on the Lot Development Plan. Owners and their builders are responsible for making any changes specified in the conditional approval or otherwise taking such action as may be necessary to satisfy the conditions to approval. Failure to do so shall render invalid the approval of the Lot Development Plan.

All Building Activity must be undertaken in strict compliance with the approved Lot Development Plan. Substantial penalties may be incurred by an Owner for failure to so comply, including, without limitation, alienable Architectural Control Assessment in the amount of \$500 per day for each day the Owner is not in compliance. Owners are responsible for the Building Activities of all contractors and subcontractors engaged by them or on their behalf.

Lot Development Plans should be delivered in duplicate to the DCC along with a stamped self-addressed envelope.

ZONING ORDINANCE

The Development is subject to zoning requirements which are not included in these Guidelines. Each Owner is expected to review carefully the provisions of any applicable Zoning Ordinance, and is required to comply in all respects with such Zoning Ordinance. To the extent these Guidelines impose Building Requirements that

are more stringent than required by any applicable Zoning Ordinance or other law, in all such circumstances, the requirements of these Guidelines shall prevail. However, in no event shall these Guidelines be construed to modify or provide any variance of other reprieve from the requirements of any applicable Zoning Ordinance.

BUILDING REQUIREMENTS APPLICABLE TO ALL LOTS

Building Design

The architectural design of all improvements to be located on the lot is subject to the prior approval of the DCC.

Pre-Design Meeting

To expedite the submittal to the DCC and to insure the architectural integrity of the Development, each Owner and builder is encouraged to meet with the DCC prior to commencing the design of the home. The purpose of this meeting is to review the procedures for Lot Development Plan submittal, the specific design requirements of the Development, and these Guidelines.

Exterior Colors and Materials

Exterior facade and roof colors and materials must be approved by the DCC prior to commencement of construction, T-111 is prohibited. All exterior colors and materials sheet must be submitted to the DCC as part of the Lot Development Plan. A minimum of 15% masonry applies to the roadside and the lakeside of the structure.

Landscaping

A landscaping plan must be included as part of the Lot Development Plan. Landscaping must be Installed within 30 days following substantial completion of the residence, or within thirty (30) days following the issuance of an Occupancy Permit by the appropriate authorities, whichever first occurs.

Minimum landscaping standards apply. The minimum landscaping requirement, subject only to variation in accordance with these guidelines, is Three Thousand and no/100 Dollars (\$3,000) for the purchase of plant material only. The minimum landscaping budget does not include installation, grass or watering systems.

Sizes and names of all plant material must be specified. Landscaping Plans must be approved before any landscaping materials are installed. Landscape plans will be evaluated on an individual basis as to how well they enhance the site and compliment the design of the residence. No trees or plants can be planted, or allowed to grow, such that they restrict the view of the lake. Landscaping plans must include all four sides of the home as well as the entire remaining portion of the lot from lake side to street side. Any retaining walls, beach preparation and steps must also be shown.

Landscaping plans must include, in addition to the minimum landscaping requirements described elsewhere in these Guidelines, at least one (1) flowering tree from the following list, which trees must be placed on the lot so that they are visible from the street:

FLOWERING TREES
Crabapple (and varieties)
Hawthorne (and varieties)
Aristocrat Pear
Redbud
Dogwood (and varieties)
Magnolia
Serviceberry
Amur Maple

If an Owner elects to plant shade trees, the species and location of such additional shade trees must be shown on the Landscaping Plan and approved by the DCC. Trees must be at least a two Inch caliper.

Driveways

Installation of driveways are subject to the following Building Requirements:

- a) Prior to commencing any Building Activity on the Lot, a builder or Owner shall excavate and install a temporary stone driveway on the lot. Such driveway shall consist of all #53 stone or a combination of fabric, #2 stone and #53 stone. The purpose of the temporary entrance is to prevent the tracking of mud and debris onto the streets. All construction traffic must access the lot via the driveway.
- b) Upon completion of the construction, the temporary stone driveway shall be surfaced (with concrete, 4 inches minimum in depth). At no time shall the driveway material be placed within the flow line of the curb.
- c) Under no circumstances shall a driveway's entrance be constructed or placed behind or over a street inlet casting or manhole.
- d) Driveways which cross sanitary or storm sewer lines must do so at a 90 degree angle.
- e) All curb cuts need to be approved by the Town of Hamilton.
- f) Driveways should generally be located no closer than 2 feet to the lot line. However, turnaround areas for side-loading garages only may be placed within 6 inches of the lot line as long as the driveway is built to grade. For such turnaround areas, it is suggested that a curb or bumper be installed to prevent tires from damaging the lawn of adjoining lots, as well as to direct storm water drainage from the adjoining lot. Turnaround areas not built at grade must be located an additional one foot away from the lot line for each vertical foot above or below grade; i.e., a one to one slope.
- g) Driveways are not permitted on "A" Lots (141AQ, 142A, 143A, 169A, 170A, 171A, 172A, 173A, 174A, 175A, 176A, 177A, 178A, 179A, 180A, 181A, 182A) identified on the plat and plans.

Lot Maintenance During Building Activity

Each Owner is responsible for assuring that contractors maintain the building site in a clean and orderly manner. Lots must be kept clean and mowed. Under no circumstances shall an owner permit the average height of grass (inclusive of weeds and crab grass situated within the yard area) to exceed the height of eight (8) inches. Trash must not be deposited on other Lots or in any Common Area. An on-site trash dumpster *is* required and must be emptied on a regular basis.

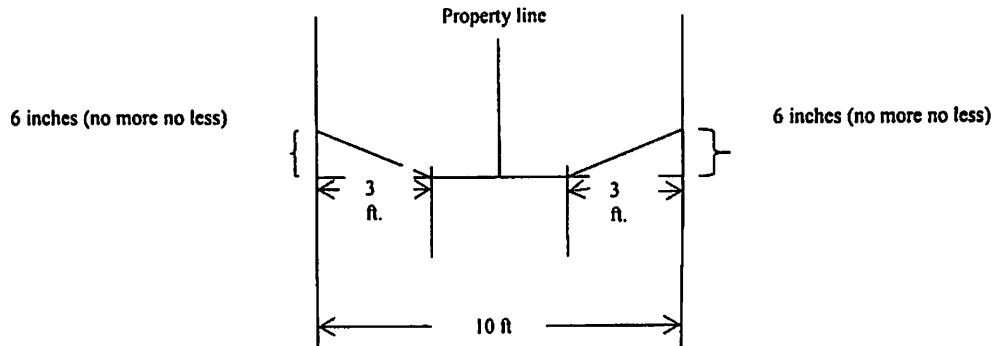
During periods of construction on a Lot, the builder or Owner shall provide adequate physical barriers such as erosion slit fencing, straw bales, etcetera, along the entire street frontage of a Lot to prevent mud and debris from washing from the lot onto the streets and eventually into the storm sewer system. Similar methods shall be used to prevent silt from entering and clogging drainage ways and/or the Lake Area. If these measures are not in place 10 days after the start of construction on the Lot, the Association through the Board of Directors or the DCC has the right to install required erosion measures and place a lien on the Lot to recover the amount of funds expended to perform the work, together with any attorneys or landscape consultant fees affiliated with such activity.

Any damage (ruts, dumping of stone, killing of grass, etc.) to a neighboring lot during the construction process must be repaired such that the lot is restored to its pre-construction condition. Repair must be completed within 30 days following substantial completion of the residence, or within thirty (30) days following the issuance of an Occupancy Permit by the appropriate authorities, whichever first occurs.

Lots may contain compacted fill materials. This soil, although it has been assumed to be properly compacted, may not contain similar engineering properties of undisturbed soils for the purpose of foundation construction. Each Lot purchaser should consult the construction plans or the development plans on his/her Lot prior to commencement of construction.

When the basement and/or foundation of the residence is constructed, stone shall be installed over the path of the driveway as shown on the approved building plans, and shall be level with the curb at the lot line to avoid curb break-up.

The surface and sub-surface drainage system shall not be altered in any way from the conditions specified in the Plat and Plans and in the approved Lot Development Plan for the Lot. Surface water runoff may not be redirected from one lot to another. Further it is required that the five foot setback area be graded from a height of 6 inches (no more and no less) at the five foot line to zero inches at the 2 foot line. The area from the property line for a distance of 2 feet will be graded and sloped to match the adjoining property (see diagram below).



Construction on the Lot shall be undertaken in such a manner as to preclude debris entering or blocking the storm sewer inlets or the lake area.

Water service cuts shall not undermine the curbs or alter the sub-surface drainage system. Any excavated area which adjoins the curb will be backfilled with granular fill to within 10 inches of the top curb.

Vehicles are not to be driven across other Lots and trash is not to be deposited on adjoining Lots. Mud tracked onto the streets must be cleaned off daily. Whenever possible, vehicles should be parked on one side of the street to insure that traffic can flow through the area smoothly.

Fencing

All fences require approval by the DCC prior to installation. No chain link, stockade (higher than 42 inches) or split rail fencing is permitted. For approval of fencing, the following must be submitted to the DCC:

- > plot plan
- > dimensions and placement of structure
- > photograph or brochure picture
- > color

Exterior Lighting

An exterior lighting plan must be included as part of the Lot Development Plan and must show the proposed location on the Lot of the required yard on street side of residence light and identify the types) and location(s) of all other exterior lighting proposed for installation on the Lot.

Accessory Structures and Appurtenances

Any and all improvements made to a home site (including, without limitation, pools, swing sets, decks, gazebos, etcetera.) must receive prior approval by the DCC. No mini-barns, satellite dishes greater than one (1) meter in diameter, above ground pools, window air conditioners or storage sheds will be approved. Free standing flag poles (may not exceed 25 feet in height).

The following items may not be located in yard on street side of residence, side yards facing a street, sidewalk or path (unless totally concealed by an approved fence or wall or visually impervious landscaping), nor be visibly

obtrusive from nearby streets: clothes drying apparatus, air conditioner equipment, electrical or gas meters, solar panels, antennas, satellite dishes, garbage cans, bird baths or statuary (except that of museum quality which may be located in front and side yards), synthetic fauna and flora, permanent grass, in-ground swimming pools, firewood, rock gardens and vegetable gardens. recreation and play equipment (except approved basketball goal), doghouses and dog runs, hot tubs and spas, etcetera.

Piers and/or boat lifts are not permitted on lots 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19 A, 20A, 21A, 22A, 141A, 142A 143A and 198A.

Flagpoles less than 4 feet long maybe mounted at an angle to porch columns or posts and building walls.

For approval of accessory structures and appurtenances, the following must submitted to the DCC:

- plot plan
- dimensions and placement of structure photograph or brochure picture
- color

Building Standards for Crystal Bay

- A. Minimum standards for lots in Crystal Bay having less than ten thousand (10,000) square feet and which will not have a walk-out lower level:
 - a. Minimum size of a one-story residence in finished square feet: 1,500 square feet.
 - b. Minimum size of a two-story residence in finished square feet: Main floor 1,200 square feet.
- B. Minimum standards for lots in Crystal Bay having less than ten thousand (10,000)square feet and which will have a walk-out lower level.
 - a. Minimum size of a one-story residence in finished square feet: 1,200 square feet main floor, 800 square feet walk-out.
 - b. Minimum size of a two-story residence in finished square feet: Main floor 1,000 square feet.
- C. Minimum standards for lots in Crystal Bay having greater than ten thousand (10,000) square feet and which will not have a walk-out lower level:
 - a. Minimum size of a one-story residence in finished square feet: 1,800 square feet.
 - b. Minimum size of a two-story residence in finished square feet: Main floor 1,400 square feet.
- D. Minimum standards for lots in Crystal Bay having greater than ten thousand (10,000) square feet and which will have a walk-out lower level.
 - a Minimum size of a one-story residence in finished square feet: 1,500 square feet main floor, 1,000 square feet walk-out
 - b. Minimum size of a two-story residence in finished square feet: Main floor 1,200 square feet.

Building Standards for Crystal Cove

- E. Minimum standards for lots in Crystal Cove having less than ten thousand (10,000) square feet and which will not have a walk-out lower level:
 - a Minimum size of a one-story residence in finished square feet: 1,500 square feet.
 - b. Minimum size of a two-story residence in finished square feet: Main floor 1,200 square feet.

F. Minimum standards for lots in Crystal Cove having less than ten thousand (10,000) square feet and which will have a walkout lower level.

- a. **Minimum size of a one-story residence in finished square feet: 1,200 square feet main floor, 800 square feet walk-out.**
- b. **Minimum size of a two-story residence in finished square feet: Main floor 1,000 square feet.**

G. Minimum standards for lots in Crystal Cove having greater than ten thousand (10,000) square feet and which will not have a walk-out lower level:

- a. **Minimum size of a one-story residence in finished square feet: 1,800 square feet.**
- b. **Minimum size of a two-story residence in finished square feet: Main floor 1,400 square feet.**

H. Minimum standards for lots in Crystal Cove having greater than ten thousand (10,000) square feet and which will have a walk-out lower level.

- a. **Minimum size of a one-story residence in finished square feet: 1,500 square feet main floor, 1,000 square feet walk-out.**
- b. **Minimum size of a two-story residence In finished square feet: Main floor 1,200 square feet.**

Yard Lights

Each Owner must install and maintain in operable condition a lamp and lamp post of a height, type, style, door and manufacture approved by the DCC which is equipped with a photo electric cell for automatic dusk-to-dawn illumination. Power to the light must be provided by the electrical system of the home located on the Lot. The yard light will be the maintenance responsibility of the Lot Owner who must replace burned out bulbs immediately upon noticing failure of the yard light to illuminate property. Yard light must be within 25-30 feet from the street side property line unless otherwise approved by the DCC.

Premises Identification

Each home must display a uniform street address plaque on the front facade at a location approved by the DCC. Such plaque shall be of a size, style, color and material approved by the DCC.

Public Viewshed

As used in the Guidelines, 'public view shed" means that which is reasonable visible, under average conditions, to the average observer from any street or from Hamilton Lake.

Roofs

The pitch, shape and form of the roof are critical elements in rendering faithfully an architectural style, establishing appropriate massing and creating a pleasing streetscape. The style, color and texture of the roofing material must be appropriate to the building style and should vary among structures of the same style.

Roof pitches must be consistent with the style of the structure. Generally, roofs should be simply and symmetrically pitched and only in the configuration of gables and hips, with a minimum pitch of 6:12.

Roofs should be clad in wood shingles, slate, diamond tab or other quality asphalt shingles or metal and should have an architecturally correct overhand if appropriate to the style.

Gutters and downspouts should be appropriate to the style of the structure. Gutters built of wood shall be oiled or oiled on the interior and painted on the exterior. Metal gutters and downspouts shall be painted except copper which must be left to age naturally. **Copper anodized aluminum gutters and downspouts are not permitted.**

Facades

Facades must have defined base or foundation, middle or modulated wall and a top formed by a pitched roof or articulated cornice, in each instance appropriate to the building style. All buildings, except when handicapped access requirements must be accommodated, must be raised above the sidewalk grade, generally by a minimum of 12 inches.

Approved facade materials include: smooth cut cedar shingles (4"-6" exposed to the weather); wood clapboard (4"-6" exposed to the weather); wood beaded siding (7" exposed to the weather); brick, vinyl siding, stone, stucco with smooth finish; and dryvit or equivalent with smooth finish.

Exposed foundation and retaining walls must be built of brick, local fieldstone, parged block, painted brick-form poured concrete or be covered with a DCC approved decorative finish. Foundation walls of poured concrete which are visible from a public viewshed may be exposed no more than 12 inches above grade unless covered with a DCC approved decorative finish. No concrete block may be exposed.

Building facades of wood shall have all openings trimmed in wood boards 2 to 4 inch nominal width and corners trimmed in wood boards of 4 to 6 Inch nominal width (except where the style requires a wider width). Doors may have a wider trim.

Facades constructed of more than one material shall only change material along a horizontal line (not a vertical or diagonal line). The heavier material shall always be placed beneath the lighter material.

Brick shall be laid and stone set in a pattern appropriate to the architectural style of the building. Butt joints between wood siding pieces may be caulked or covered, but must be painted.

Protruding Elements

Vent stacks and other roof protrusions shall not be placed on a roof facing a street nor shall they be visibly obtrusive from public viewsheds. Roof vents must be ridge type vents unless otherwise approved by the DCC.

Colors

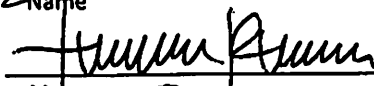
Base colors and complementary colors should be compatible with the style of the structure. All exterior colors are subject to DCC approval. Any changes in colors after or during construction must also be approved by the DCC.

Design Control Committee


Date: 5/13/16


Name

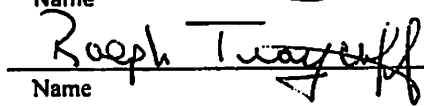
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