

EXHIBIT F
DESIGN REVIEW GUIDELINES

The Grove at Yankee Trace Design Review Guidelines

The Grove at Yankee Trace is an independent residential community adjoining the larger Yankee Trace development and golf course ("Yankee Trace Community"). It is the aim of The Grove at Yankee Trace development to fit seamlessly into the larger Yankee Trace Community. These Design Guidelines are intended to create a look and feel similar to the neighborhoods and homes in the Yankee Trace Community. In circumstances where matters arise for review by the Design Review Committee and the standards here do not provide adequate specificity or direction, the Design Review Committee may look to the larger Yankee Trace Community to determine appropriate standards that reflect those found in comparable situations in the Yankee Trace Community. Defined terms used in these Design Review Guidelines shall have their meaning as set forth in Declaration to which these Design Review Guidelines are attached.

DESIGN REVIEW PROCESS

To accomplish the Design Review Committee's goal of architectural integrity and balance with the existing environment, all building designs, site plans, landscaping plans and color combinations must be approved by this group prior to construction.

Neither the Design Review Committee, nor the design criteria that it will utilize, seek to make judgments as to what is beautiful. The objective is not to discourage creativity nor infringe upon the freedom of individual expression. Indeed, design creativity is not only welcomed but encouraged.

The Design Review Committee and design criteria seek only to coordinate the many directions of all residents, to create harmony with the natural environment, and to protect mutual interests in individual investments of all residents of The Grove at Yankee Trace.

DESIGN REVIEW COMMITTEE

The Grove at Yankee Trace Design Review Committee will consist of three members. Pursuant to Article VI of the Homeowner Declaration, the Declarant shall appoint two of the Design Review Committee members and the City of Centerville shall appoint one member. Other members may be added by the mutual agreement of the Declarant and the City.

The Design Review Committee will review plans at the schematic design stage, at the completion of working drawings, and upon the completion of the planned improvement. The address of the Design Review Committee is 850 Jett Ferry Manor, Atlanta, Georgia, 30350. Meetings of the Design Review Committee shall be on an as needed basis with at least 48 hours' notice being given to the City's representative. The Design Review Committee shall exercise diligence in acting upon building plans promptly so as not to delay planning, design or construction progress.

Plans will be reviewed according to the guidelines hereinafter included. No construction, tree removal, or site alteration shall commence on any lot without the written approval of the Design Review Committee. No construction alteration or addition, including exterior staining involving a color change, shall commence without written approval of the Design Review Committee. This includes but is not limited to such structures as basketball hoops, play sets, dog houses, swimming pools, fences, etc. The basis for approvals shall be the approved plans as submitted and on record. Proposed changes in plans following approvals must be resubmitted in writing to the Design Review Committee.

The Declarant and the City may in accordance with the Declaration, replace any existing members of the Design Review Committee or appoint additional Design Review Committee members.

The Design Review Committee will review and by majority vote approve, approve with comment, or disapprove each submission.

PRELIMINARY PLANS

Prior to commencing preparation of working drawings (final engineer and architectural) it is recommended that the builder submit to the Design Review Committee preliminary plans to assure conceptual acceptability; two copies of the plan should be submitted to the office of the Association. Preliminary plans should include:

1. A site development plan showing proposed building location, and driveway location, any proposed change in existing topography, existing trees of 4" or greater in caliper and proposed retaining walls.
2. Sketches of building elevations showing exterior appearance of all sides.
3. Sketch of building floor plan.

The Design Review Committee will review the sketch plans and promptly return them to the builder with comments, enabling the builder to proceed with detail design and preparation of final working drawings.

FINAL APPROVAL

Prior to commencement of any construction activity, four copies of complete site development and building plans to scale shall be submitted to the Design Review Committee for approval. These plans must include:

- (1) grading plan showing finished contours (maximum contours shall be 2');
- (2) existing environmental features (e.g. ravines, creeks, significant tree stands, and the like);
- (3) proposed building pad with dimensions and lot setback distance;
- (4) proposed retaining walls;
- (5) driveway location with dimensions and type of surface materials;
- (6) complete architectural plans and specifications including structural details, floor

- plans, decks or balconies and elevations clearly depicting the design and exterior appearance including roof pitches, types of materials, color trim and detail for each side of the structure (on a scale of no less than 1/8" = 1'); and
- (7) landscape plan including all exterior lighting and street trees if applicable to a specific lot.

BUILDING SETBACKS

Specific setback requirements will be established on the record plat and by zoning requirements, and should be referenced prior to planning any construction activity. These setbacks will be created based on housing type, lot size, desired street scene etc.

“Outdoor” elements of the house which are attached to the home (such as decks, porches, wing walls, swimming pools, and such) are considered to be part of the house proper and will not be allowed to encroach into side or rear yard setbacks, except as variations in the case of unique site characteristics, which the architectural review committee may consider on a case- by-case basis. Patios, driveways, walks etc. may usually encroach into setback areas.

EXTERIOR MATERIALS AND ARCHITECTURAL FEATURES

The exterior of each residence should be consistent with the high quality of the overall community. To this end it is required that all exterior finish materials be consistently applied to all sides of the building. Brick, stone, wood, hard coat stucco, or other cementitious material are permitted. No simulated wood, simulated metal, or vinyl shall be permitted as a siding material. No vinyl or aluminum siding will be allowed on any home in the Development, however, vinyl or aluminum fascia and soffits will be permitted, subject to the approval of the Design Review Committee.

The main roof of the home must be dimensional weatherwood asphalt shingles. Standing seam metal or copper on porch or accent roofs are permitted, subject to the approval of the Design Review Committee. Roof protrusions should be located on the rear elevation where possible. All roof protrusions shall be painted to match the roof color. Soffits of at least 12 inches in width shall be on each side of a building. All roof pitches must have at least an 8/12 minimum slope unless approved by city of Centerville. The exposed portion of a chimney must be constructed solely of brick, stone or hard coat stucco, or other cementitious material. If the fire box is prefabricated it must meet all current codes and be approved by the Design Review Committee prior to any consent or approval. Direct venting will be permitted.

Architectural Feature: All side elevations consisting of a continuous plane shall have a minimum of 2 architectural features (defined as a masonry base/wrap, window, door, louver, dentils, gable decorations, etc.). The following lots must have a minimum of 3 architectural features on the side elevation of the home adjacent to the public street, conservation area, or utility easement:

Lots #1, 7, 10, 11, 13, 14, 17, 18, and 27

All rear elevations must have a minimum of 4 architectural features. All windows and doors

on the side and rear elevations of a building shall be encased in a minimum of 1x4 trim. All side and rear elevations of a building shall have eaves, soffits, or overhangs of at least 12" in depth; this measurement shall include the depth of the exterior veneer material.

The garage doors of each home on Lots Numbered 7, 10, 11, 13, 14, 16 and 27 shall have a side entry type access unless the Design Review Committee grants an exception, for example where the size and shape of the home site would preclude a functional approach to the garage. All homes must have a minimum of a two-car garage.

METERS, EQUIPMENT, AND UTILITIES

Utility meters and air conditioning equipment must be located in the side yard or the rear yard immediately adjoining the structure. Pool equipment may be allowed in rear yards when proper location and screening has been approved by the Design Review Committee. To the extent reasonably possible, it shall be screened from view in a manner approved for each particular Lot by the Design Review Committee. Mechanical equipment shall be located in such a manner as to minimize offensive noises, odors, and appearance to adjoining

properties. Location of equipment and landscaping/screening shall appear on the appropriate drawings and documents that are then approved by the Design Review Committee. All common areas and the utility easements on the plat plan shall be dedicated for utility easement purposes and green space. All plumbing vents and roof ventilators of any kind shall be installed so as not to be seen from the front (street side) of the home and additional measures should be taken whenever feasible to reduce exposure. Any plumbing vents or other roof appurtenance must be painted a color most similar to the roof color in order to minimize their appearance.

WALLS AND FENCES

Walls should be considered an extension of the architecture of the residence. They should serve to make a transition between the mass of the architecture and natural forms of the site. All walls should be designed to be compatible with the total surrounding environment and should not block natural views. Walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. Walls will not be allowed to serve as perimeter fencing. Although it is encouraged that homeowners add trees and shrubs to their yards, the installation of row like plantings will be discouraged and may not be approved by the Design Review Committee.

All walls must be approved by the Design Review Committee prior to their installation. It is recommended that walls be made of solid masonry. No fencing of any kind, whether wrought, iron, aluminum, wood, pvc or chain link will be permitted within the community, except for fencing encircling an in-ground pool that is limited to the pool and adjoining patio or deck area. Fencing encircling an in-ground pool shall be iron, aluminum or other metal. The maximum height of walls and permitted fences encircling pools shall not exceed 6'. The Design Review Committee will review requests for height increases and material usage on a case-by-case basis.

Retaining walls which attach to the residence should utilize the same materials that the wall comes in contact with. All retaining walls should be made from stone, brick, stucco or other approved materials. Final designs and materials must be approved by the architectural committee.

In ground pools fencing will be considered a vertical structure and must meet code requirements. Notwithstanding the foregoing, City of Centerville requirements and regulations of fencing and swimming pools shall prevail, provided, however, that all fencing of swimming pools shall be open type fencing.

MAILBOXES

The Design Review Committee will require the installation of a mailbox prior to its final site inspection and release of the Landscaping and Erosion Control Deposit (LECD). The mailbox will be of a similar design throughout the community. A vendor for the acquisition of the mailbox will be approved by the Design Review Committee. The payment for the mailbox and its installation will be the responsibility of the builder. All mailboxes must meet the U.S. Postal service specifications and applicable to City of Centerville ordinances.

EXTERIOR LIGHTING

As with all exterior design work, lighting should be used to enhance the overall design concept of the home in an aesthetically pleasing manner. Exterior pool and landscape lighting must not infringe upon adjacent neighbors: therefore, glare shields are required to eliminate bright spots and glare sources. Exterior lighting should utilize low voltage or similar non-glare direct type fixtures and they should be as close to grade as possible. No bare light fixtures are permitted to be shown and shall require shields for bulb concealment. All lighting conduit and fixtures must be as inconspicuous as possible, especially by day if lights are above grade level. Exterior lighting must meet National and Local codes and must be approved by the architectural committee prior to installation.

POOLS

The construction of in-ground swimming pools and spas is permissible: however, their location, design and use of materials must be approved by Design Review Committee. In addition to the restrictions of the Design Review Committee, builders and property owners are subject to the requirements to local building authorities. There will be no above ground pools permitted in the community, however hot tubs are permitted. References in these Design Review Guidelines to a pool or pools shall mean in-ground pools, spas and hot tubs.

HEIGHT AND RESTRICTIONS

The height of any dwelling shall not exceed 40', measured from the main entry floor level to the highest roof ridge. More stringent restrictions may be imposed on given home sites where it is deemed necessary by the Design Review Committee to protect the aesthetic integrity of the community.

There are no minimum square foot sizes for the homes in The Grove at Yankee Trace. Each home will be evaluated based on its individual impact on the home site, the homes in close proximity and the community as a whole.

LOTS – SUBDIVIDING

No Lot shall be hereafter subdivided into additional residential lots.

If Lots should be combined to create a larger home site for a single home, the Lot owner will be required to pay home owner association fees/assessments based on the number of Lots that were combined in the new Lot. If a Lot is divided and parts added to existing Lots, each resulting Lot will pay a part of the association fee/assessment that would be charged for that old Lot on a prorated basis determined by square feet added.

TEMPORARY STRUCTURE

No structure of a temporary character shall be permitted on any Lot, except during the active period of construction.

BILLBOARDS AND SIGNS

No sign or billboard of any kind shall be erected on any Lot within the Development, except one professional sign of not more than one square foot or one sign of not more than five square feet advertising property for sale or for rent, or signs by a builder approved by the Design Review Committee to advertise the property during the active period of construction on the house. The Design Review Committee may permit a builder to erect entryway signage within the landscape easement areas adjoining Paragon Road, subject to governmental regulations.

PARKING AND STORAGE OF VEHICLES

Except for delivery, loading or unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer, concession trailer, or house trailer upon or adjacent to any garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over one (1) ton in size.

DUMPSTER

Building contractors shall be required to employ the use of dumpsters or similar debris storage devices during construction or shall promptly remove all debris and excess material during the completion of construction.

SATELLITE DISH, TV AND CB RADIO ANTENNAS

No pole, tower or support for same shall be permitted for the support of any television antenna or satellite dish. No ham, amateur, or CB radio antenna shall be permitted. No satellite dish which exceeds 24 inches in diameter shall be erected, placed, or maintained on any part of the subdivision. All dishes must be obscured from front view (street front).

LANDSCAPING

VACANT HOMESITES

Some builders may not elect to start a home immediately. In this instance, the Lot Owner will be responsible for the maintenance of the home site. No stocking of material, firewood or temporary shelters will be permitted on any vacant home site without prior approval by the Design Review Committee. Unimproved lots will be seeded and mowed on a periodic basis. In the event that the Lot Owner does not provide the required maintenance, the Association will cause this work to be done at the Owner's expense. Construction of residence must be fully completed within one year after commencement of construction. In the event this rule is

violated the Association shall be empowered, after due notice to the owner, to remove the partially built improvements at the Owner's cost and shall assess the cost of the removal as an Individual assessment if not paid promptly.

NATURAL FEATURES

Throughout the Yankee Trace Community many fine mature trees exist. The Grove at Yankee Trace community will continue the tradition of the larger Yankee Trace Community by requiring approval by the Design Review Committee to remove any tree on any building lot with a minimum trunk diameter over (6)inches at four (4) feet above natural grade. In addition to the already established vegetation many other plant types will be acceptable for use within the community. The Design Review Committee will take into consideration all elements of individual landscape plan and plan materials selected during the approval process. Fundamental to the design criteria is the need for gardens and lawns to harmonize with the native terrain and natural beauty of the community. Owners are encouraged to landscape their home site with plant material which is indigenous to the existing area. Owners shall not install or remove any Landscaping within the Common Areas or mow any part of the Common Areas of The Grove at Yankee Trace community.

GRADING AND EXCAVATING

The design and development concepts of The Grove at Yankee Trace call for the maintenance of the existing grades in as much of the original condition as possible. The Design Review Committee is particularly conscious of site utilization and desires not to disrupt where possible existing grades. Whenever possible, structures should be designed around the specific home site. It is important to remember the beauty of our development is the land and its natural features and the overall continuity of the Yankee Trace Community as well as The Grove at Yankee Trace community. The architecture should be designed around the specific home site to fit into this environment. In order to help insure compliance with this philosophy, as part of the final design submittal, a grading plan will be required. Grading approval must be obtained from the Design Review Committee before earth is moved or removed from a specific home site. Absolutely no grading, whatsoever, shall be permitted without first obtaining the authorization.

All grading reviews shall be subject to the jurisdiction of the Design Review Committee and shall be considered individually for each lot. Recommendations or demands will be based upon individual home site locations, terrain, soil conditions, drainage, cuts and fills, and whatever other conditions the Design Review Committee feels impact upon the site grading design.

LANDSCAPING PLAN

A strong emphasis is placed on landscaping in the design review process. Quality landscaping is important to both the appearance of each individual home and to insure that

the overall beauty and overall continuity of the Yankee Trace Community as well as The Grove at Yankee Trace community are protected. The Design Review Committee has the authority to approve or disapprove landscape plans for individual residences. Typically the Design Committee will require all front and side yards to be landscaped and sodded with nursery grade sod; rear yards can be seeded with straw, stolonized or hydroseeded. Grass types will be restricted to fescue, bluegrass, and rye unless otherwise approved. The Grove at Yankee Trace has been designed utilizing the natural elements as much as possible. Various hardwoods and other trees are prolific within the community and it is the intent of the Design Review Committee to maintain this landscape integrity. The determining factor of good landscape design should always be the architecture and location of the residence. The Design Review Committee will take into account the various relationships between the home, the site, adjacent homes, views, prevailing breeze, overall Yankee Trace Community development and other amenities in making decisions regarding specific landscape plans. Landscape plans should be detailed and accurately drawn to an appropriate scale (not less than 1" = 20') on a full sized site plan. The plans should show contours and elevations clearly, as well as drainage provisions, and all pertinent site and architectural information including an accurate outline of the building with door, windows, stoops, decks and other features accurately located and drawn. The particulars of outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc., should be specified. If spas or retaining or head walls are to be installed, architectural drawings of installations should be provided with an articulation of the materials to be used.

LANDSCAPING DEPOSIT

A Landscaping and Erosion Control Deposit (LECD) must be submitted to the Design Review Committee prior to approval of any permanent improvement. This deposit will ensure that all homes in the community receive a minimum landscaping package and will also serve to repair any damages to community property or site cleanings that are directed by the Design Review Committee. The amount of this deposit shall be established by the Board of Trustees and is subject to change from time to time. The Design Review Committee shall have the authority and discretion to waive the deposit. The full amount of the deposit is refundable, less any justifiable expenses, within 30 days of the issuance by the Design Review Committee of a Certification of Completion for the Landscaping. Any discrepancies identified at an inspection will cause the return of the deposit to be delayed until such time as the discrepancies are remedied. The deposit may be applied by the Association to remedy any failure of the Owner or its contractors to comply with any requirements regarding the installation of Landscaping, erosion control and any damage caused to the Common Areas or adjoining Lots in connection with the installation of Landscaping. The amount of the deposit does not limit an Owner's liability. The Owner is liable for the full cost to remedy any failure by the Owner or its contractors to comply with such requirements and any damage caused in connection with the installation of Landscaping.

DESIGN REVIEW CHECKLIST AND APPLICATION

The Design Review Guidelines have been established for the benefit of The Grove at Yankee Trace Owners. Please fill out the checklist below and submit with each plan to the Association for approval by the Design Review Committee.

Recorded Lot # _____ Submission Date: _____
 Lot Address: _____
 Builder/Architect: _____ Contact: _____
 Return Address: _____
 Engineer: _____ Contact: _____
 Landscaper: _____ Contact: _____

Submitted For:

Preliminary Design Review	<i>(Refer to the Yankee Trace Design Review Guidelines for submission request)</i>
Final Working Drawing Review	

Four sets of plans are enclosed. (Two sets of plans will be returned to the builder). Four plot plans are enclosed. (Two plot plans will be returned to the builder).

Two Landscape plans enclosed.

Landscape and Erosion Control Deposit (LECD).

Exterior material selections enclosed, i.e. roof, brick/stone, siding, trim, walls, etc. (Samples are included for all exterior materials).

Other – Two copies of any exterior plans for charges or improvements are enclosed. Product literature samples are included for all exterior materials.

REVIEW COMMENTS:

<p><i>The Grove at Yankee Trace Community Association, Inc. Design Review Committee</i></p> <p>____ Approved ____ Not Approved</p> <p>By: _____ Date: _____</p> <p>By: _____ Date: _____</p>	<p><i>City of Centerville</i></p> <p>____ Approved ____ Not Approved</p> <p>By: _____ Date: _____</p>
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