

**EXHIBIT C  
WILD RIDGE  
ARCHITECTURAL GUIDELINES**

**INTRODUCTION**

In order that all residences in Wild Ridge shall be compatible and so that the value of all the residences are protected, High Acres, Inc. (the "Developer") has compiled the Architectural Guidelines (the "Guidelines") to be utilized by the property owners, developers, designers and builders in the planning and construction of their residences. The Guidelines are intended to be complementary to and in harmony with the Declaration of Protective Covenants, Conditions and Restrictions for Wild Ridge ("CC&Rs"). They are not devised to unduly restrict buyers, but rather to protect all residents against anyone building a residence in Wild Ridge, which may be built in poor taste and thus would detract from the value of the other residences in Wild Ridge.

In order to implement these Guidelines and as set forth more particular in the CC&Rs, an Architectural Review Committee may be established by the Developer to serve as a resource and to guide the owners, builders and designers of homes within Wild Ridge. For purposes of these Guidelines, the Developer, or the Architectural Review Committee, if the Developer has delegated all or a portion of its architectural review rights under the CC&Rs to the Architectural Review Committee, shall be referred to as the "Reviewer."

These Guidelines are minimum allowable requirements and are in addition to any contractual obligations contained in the owner's purchase contract and the CC&Rs. In the event of any conflict between these Guidelines and the CC&Rs, the provisions of the CC&Rs shall control. The Reviewer specifically reserves the right to change or modify these Guidelines or to waive the application of any of their provisions.

**MINIMUM SQUARE FOOTAGE RESTRICTIONS:**

Minimum Square Footage Restrictions. No dwelling unit shall be erected or be allowed to occupy any lot or lots unless the main structure, exclusive of garages, open porches and basements be not less than the following minimum square foot restrictions:

- (a) Single Family Homes "The Cottages": The minimum square foot restrictions for a single-story Single Family Home shall not be less than 2,000 square feet.
- (b) Patio homes "The Retreat": The minimum square foot restrictions for Patio homes shall not be less than 1,800 square feet.
- (3) "The Bungalows": the minimum square foot restrictions for "The Bungalows" shall not be less than 1,250 square feet.

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(The Cottages) of Wild Ridge houses constructed on the following lots shall be classified as follows: Lots 1-28, 85-108, 139-174

(The Retreat) of Wild Ridge houses constructed on the following lots shall be classified as follows: Lots 29-60, 109-138

(The Bungalows) of Wild Ridge houses constructed on the following lots shall be classified as follows: Lots 61-84, 175-199

## STYLE

A residence in Wild Ridge will be well designed with respect to appropriateness of form, color and materials to design style. The proportion of window to wall and wall to total form and appropriateness of detailing are important considerations for approval by the Reviewer. The use of true historical styles of homes in the Signal Mountain area is encouraged rather than arbitrary combinations and exaggerations of styles.

## SCALE AND IMAGE

A well-designed residence has appropriate scale and a balanced relationship between the sizes of architectural elements, the size of the overall structure, and the distance to the street. The front entry should be the focal point of the residence and should present an inviting, human-scaled image to the street. Exaggerated or oversized entry doorways will not be permitted, unless approved by the Reviewer. Roof forms and massing, window proportions, and chimney elevations are critical elements in design scale.

## EXTERIOR MATERIALS

Materials: The variety and number of primary exterior materials should be held to a minimum. Changes in exterior wall material should have a logical relationship to the massing of the house and may not be made for reasons of economy and function only. Changes of material in the same wall plane along a vertical line must be strictly avoided. The Reviewer must approve House exteriors.

Color: Exterior paints and stains for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used. Paint and stain colors must be approved by the Reviewer. The color palette of existing adjacent residences will be considered in making approvals in order to avoid monotonous color schemes.

Chimneys: Chimneys must be clad in brick, stone, stucco or siding. The Reviewer must approve prefabricated metal fireplaces and metal flues.

Architectural Sheet Metals: All stack vents and attic ventilators shall be installed straight and true and shall be located to minimize street view visibility or hidden in a chase. All exposed roof flashing, stack vents, skylight curbs, attic ventilators, or any other metal roof accessories shall be copper, or painted to match the roofing color.



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Guttering and Downspouts: Gutters shall be made of copper or prefinished extruded aluminum.

Skylights and Solar Collectors: the Reviewer shall approve the location and design of all skylights and solar collectors.

Windows: Windows and window proportions shall be square or more vertical than horizontal. The use of horizontally proportioned windows or mullions will require approval of the Reviewer.

Window Materials: All windows shall be double paned. Windows shall be wood or vinyl. No aluminum windows shall be permitted. Glazing shall be clear and colorless on windows as well as doors with glass.

Glass Block: In general, acrylic glass block panels are accepted practice in bathrooms for privacy. The use of glass block will require approval of the Reviewer.

Shutters: Shutters shall be made of wood or quality materials, and shall be sized to match the window or door opening. They shall be installed to operate or appear operable.

Main Entrance Doors: Exterior pedestrian doors visible from the street shall be made of wood or quality materials with a painted gloss finish or stained. Glass shall be clear and colorless.

Dormers: Dormer shall be less than 2 feet from an end gable. Windows should fill the front side of the dormer so that a minimum amount of wall is exposed. Overhangs should be proportional to the size of the dormer.

Roof: The roof pitch on the main portion of the residence must be a minimum of seven twelve (7/12) unless otherwise approved by Reviewer.


Shingles: Architectural dimensional fiberglass, metal or wood shingles are allowed but must be approved by the Reviewer.

Siding: Cement siding, smooth horizontal wood, vinyl or an approved equal premanufactured clapboard. Artificial, simulated or imitation materials (aluminum siding or simulated brick) are not permitted without the approval of the Reviewer.

Brick: Shall be hard-fired, which has an overall appearance of evenness in color and texture. Painted brick may be used where appropriate to the style of the residence.

Stucco: Shall be smooth, steel-troweled cement "hard coat" stucco.

Foundations: Foundations of all residence shall be covered with brick or stone. The intent is to eliminate the exposure of concrete or concrete block from the street view. Stucco foundations are only allowed when entire house is Stucco.

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Exterior Air Conditioning Equipment: Exterior heating, ventilating and air conditioning (HVAC) equipment shall not be visible from the street. Air conditioning condensers located along interior side lot lines shall be screened from view of neighbors or the public by landscaping, solid fence or wall. No window air conditioners shall be allowed on any residence or garage in Wild Ridge. Grills, vents, or flues shall not be visible from the street.

Mailboxes and House Numbers: No mailbox, newspaper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar material shall be of any type other than that which will be designed and approved by the Reviewer. The location of the mailbox must be shown on the site plan when submitted and approved by the Reviewer. House numbers must be legible, simply designed and in an appropriate scale and of "professional quality." Developer shall choose a uniform mailbox type to be used by all residences.

## **SITE**

Site Planning: All residences shall be planned to conform to these Guidelines, the CC&Rs, the recorded plat, and any subsequent easements. Site planning and exterior design shall present a sense of individuality while reinforcing an overall image of community.

Setback Lines: Minimum setback requirements have been established on the recorded Plat, but are not intended to engender uniformity. They are intended to avoid overcrowding and monotony. It is, therefore, intended that setbacks may be staggered, where appropriate, so as to preserve trees and to assure vistas of open areas. The Architectural Review Committee reserves the right to approve the site plan and location of each house or other structure on each Lot and to arrange the same in such manner as it shall deem in the best interests of the overall development. With the exception of driveways, walks, and mailboxes, no structures shall be allowed on any lot outside the building setback lines. The minimum building setback and side setback requirements are established by the Signal Mountain Zoning Ordinances and are set forth on the Wild Ridge Planned Unit Development Master Plan and/or applicable plats.

The residence must face the street or face the major street in a case of a lot fronting more than one street, as indicated by the building line shown on the plat; and no part of any residence or building shall be nearer to the street on which it faces or the street on the side than the building line shown on the plat, nor nearer than ten (10) feet to any side line.

Adjoining Lots: When a single owner purchases two adjoining lots, the site plan and the house design shall address the resulting composite lot as a single, larger lot.

Driveways: Driveways shall be located a minimum of two (2) feet from the side property line to allow landscaping, except in special conditions when approved by the Reviewer and are to be constructed of concrete, pavers or other hard surface (i.e. brick or stone) approved by the Reviewer. Grass median strips are also allowed. Driveways constructed of asphalt are prohibited unless otherwise approved by the Reviewer.

Patios: All patios and other paving in entry courts or other areas visible from the street view or other public areas shall be concrete, unit concrete pavers, tile, stone or wood decking.

8.3.15



Swimming Pools; Spas and Hot Tubs: Swimming pool design and construction details shall be submitted for review and approved by the Reviewer. All swimming pools shall be in ground. Pools will be fenced for safety as per state and/or local laws. Pools shall not be permitted on the street side of the residence, nor shall any portion of a pool, decking or enclosure be permitted to extend outside the building setback lines. Mechanical equipment shall be concealed and located so as not to have an adverse effect on the use of adjacent property. Swimming pools must be built in accordance with the Town of Signal Mountain ordinances.

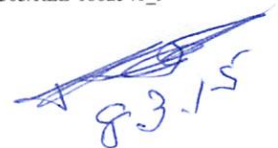
Spas/hot tubs shall be located in the rear yard away from adjacent property so that the use, presence, and noise of the mechanical equipment do not adversely affect the use of the adjacent property. They should be an integral part of a deck, patio, or landscaping. Mechanical equipment, pipes, and wiring must be concealed. Spas/hot tubs shall be screened from adjacent property and all of the understructure of spas/hot tubs which are set into above ground decks shall be screened.

Gates, Walls and Fences: The design for any fence, wall or gate shall be compatible and harmonious with the design of the residence that it serves. Fence foundations must be constructed entirely on the owner's property unless there is a written and recordable document reflecting an agreement with respect to the cost, design, construction, maintenance, and responsibility for the fence. Where a gate is powered, the motor cover and related equipment shall be screened from street view. All fence design and construction shall be approved by the Reviewer. Privacy fences on lots shall not exceed six (6) feet in height and shall be appropriately landscaped. Fences are allowed no nearer the front lot line than the rear line of the residence. Fences must be wood, powder coat aluminum or wrought iron. Chain link fencing will not be permitted. Reviewer may approve plastic or vinyl fencing.

Decks: A deck has a significant impact on the appearance of a house. Decks may also affect the privacy and right of enjoyment of adjacent residents. These two factors are weighted heavily in the review of decks. The deck shall be located at the rear of the house unless otherwise approved in by the Reviewer. The configuration, detail and railing design of a deck shall relate harmoniously with the architectural style of the house.

Wood decks shall be constructed with rot-resistant wood and, in many cases, may be left to weather naturally. In some instances, the Reviewer will require that the decks be stained to coordinate with the neighborhood design or to help integrate the deck with the house. If decks are stained, the color shall relate to the colors of the house. A skirt board shall be constructed and landscape planting shall be provided to screen structural elements and to soften the structure visually.

Non-Architectural Improvements: Any non-architectural improvements on any lot, e.g. playground equipment, basketball backboards, sculptures, garden ornaments, decorative exterior lighting fixtures, etc., shall be located within the building area of the lot, and shall be screened from street views. No prefabricated or modular storage sheds shall be allowed. All storage sheds must be consistent and compatible with the architectural style and finishes of the main house. All out buildings and their location must be approved by the Reviewer for their appearance and structure.

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Clotheslines: To promote sustainability and save energy, outside clothesline and clothes hanging devices will be permitted. No clothes, carpets, drapery, or other items may be left out on lines beyond twenty-four (24) hours. All clotheslines shall be located within the building area of the lot, and shall be screened from street views.

TV Cable & Satellite Dishes: Outdoor television and dish antennas will not be permitted, except small dish antennas located on the rear of the home measuring no more than twenty-six (26) inches in diameter. Reviewer must approve the location, size and screening requirements.

Utilities: All utilities must be underground. This includes telephone, cable TV, electricity, gas, water, sewer, and any other items that might be considered a utility in the future.

Drainage: Every effort should be made to minimize the surface runoff onto adjacent properties. No fill other than what is necessary to attain finish slab elevation and for final grading and grass (sod) planting is permitted without written approval of the Reviewer. Because the decentralized waste treatment facility is sized to the number of bedrooms, there are a limited number of bedrooms approved for the Development. As such, the Reviewer shall have the right to approve or deny the number of bedrooms in any structure within Wild Ridge. In addition, absolutely no storm water or down spout drains shall enter any septic tank.

Retaining Wall: Each retaining wall used to form a terrace shall be no more than six (6) feet tall and spaced no closer than three (3) feet apart. Terraces may be allowed to deviate from this requirement with specific approval of the Reviewer. No walls, other than the retaining walls, may be constructed along the street on the front of any Lot unless approved by the Reviewer. All boundary and retaining walls must be of brick, stone, stucco, or other material approved by the Reviewer.

Property Maintenance: The builder or owner shall maintain the property consistent with the character of a quality residential neighborhood. Each owner shall keep foundation, exterior walls, windows, doors and glazing, roofs, structural, mechanical and electrical systems, landscaping and grounds, fences and retaining walls in a high state of maintenance, repair and appearance. Trash containers shall be stored in provided enclosure except at time of pick up.

## LANDSCAPE

Landscape Specifications: All landscaping design and specification for the street sides of each residence shall require the approval of the Reviewer. All yards are to be sodded with fescue grass.

Landscape Maintenance: Owners, including the builder prior to sale, are responsible for proper care, maintenance and pruning of their gardens, lawns and landscaping.

Landscape Plan: Each owner shall submit a landscape plan to the Reviewer as part of the design approval process. All landscaping must be planted by the completion of construction. Native plants are encouraged.

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Sidewalks: The builder shall construct a sidewalk (5' feet wide and two (2) feet from the curb) parallel with the street across the front of each lot (on one side of the road only).

## DESIGN APPROVAL PROCESS

The design approval process is intended to confirm a correct interpretation of the Guidelines in order to identify problems with submitted designs. Each of the items listed below should be submitted in accordance with the plan submission and approval process as outlined in the CC&Rs. When a buyer's plans are approved, the copies will be signed by both the buyer and the Reviewer and a copy will be retained by the Wild Ridge Community Association, Inc. (the "Association"). Signed plan approval by the Reviewer is required prior to the undertaking of any site improvements, including clearing, grading, paving, signs, structures, fences, landscaping, building additions or alterations, and subdivisions.

No changes to these approved plans shall be allowed without prior written approval of the Reviewer. Each application will be evaluated on its own merits.

An application checklist shall be included with each submittal.

- (c) Application for Review: Use for any pre-construction submittal.
- (d) Exterior Materials Selection: Use to obtain approval of all exterior building materials, and to obtain approval of all exterior colors.
- (e) Landscape Review: Use for any site improvements not part of the approved residence.

The Reviewer will, at the owner's request, meet with the owner or his or her representatives at a mutually agreeable time for discussion of any submittals. Any required submittals shall be sent to the Reviewer. Copies of all approved plans and approval letters shall be kept on file at the Association's office.

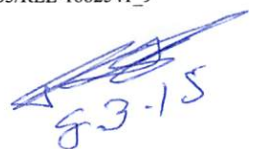
The Reviewer shall review and approve, disapprove or comment on all plans, requests, and other submissions within thirty (30) days after receiving the plans, requests or submissions.

The design approval process should be approached as follows:

### STEP 1: SKETCH REVIEW SUBMITTAL REQUIREMENTS

When the builder or owner has completed the basic plans and elevations for a new residence or an alteration of an existing home, the Reviewer shall review the submission of the drawings or sketches. Because the Reviewer has the power to reject those designs, materials or details which it views as inappropriate for the community or neighborhood in which the house will be located, or which fail to comply with the appropriate documents, this provision benefits the owner and builder by allowing identification of potential problems at an early stage.

Should the owner or builder have unique site or design conditions that may require a variance, the Reviewer can evaluate the issues in this early stage.



## **STEP 2: PRELIMINARY DESIGN SUBMITTAL REQUIREMENTS**

Approval of the preliminary design shall be taken as approval to proceed with design development work and construction documents based upon the preliminary submission itself. By emphasizing the preliminary design review, the Reviewer hopes that all design issues for each residence will be reached before final construction drawings are submitted for review. The documents to be submitted during this phase of the approval process include three (3) sets of each of the following:

- Preliminary Site Plan (at 1"=20') showing locations and finished floor elevations of all proposed improvements (including grading) on the lot, relative to setbacks.
- Preliminary Floor Plan(s) (at 1/8"=1') with finished floor area calculations regarding square footage.
- Preliminary Exterior Elevations (all sides) - note colors and materials
- Preliminary Building/Site Sections
- Preliminary Landscape Plan (at 1"=20')

## **STEP 3: FINAL DESIGN SUBMITTAL REQUIREMENTS**

Within ninety (90) days after preliminary design approval, the owner/builder shall provide a final submission of two (2) sets of the final construction plans, material samples, and color chips, including the following:

- Site Layout Plan (at 1"=20'), showing locations of all proposed grading and indications of hardscape materials. Provide area calculations for landscape and hardscape.
- Floor Plan(s) (at 1/4" = 1') with finished floor area calculations for landscape and hardscape.
- Exterior Elevation (all sides) - note colors and materials
- Roof Plan: rooflines and pitches, structure, materials, product photos (or samples), color chips
- Typical Wall Sections, showing roof eaves/parapet, window head/jamb/sill and foundation conditions
- Landscape Plan (at 1"=20') showing tree locations, all plant materials, paving, walkways, pools, accessories and irrigation
- Exterior Doors and Garage Doors including specifications, materials, product photos and color chips
- Fences/Walls/Gates: design details materials, color chips, location
- Mechanical Equipment: location, screening details
- Exterior Lighting Details: specifications, product photos
- Driveways: materials, finish, color chips

The Reviewer may meet with the builder to discuss proposed site improvements, but will not grant verbal approval prior to the submission of the landscape plans.

## **STEP 4: MINOR CHANGES AND ALTERATIONS**



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It is anticipated that owners may wish to make improvements or modifications to their residences or property during the initial construction or at a future date. External modifications to existing construction shall only be undertaken after prior review and written approval of the Reviewer. All plans that are required for a final design submission which are affected by the addition/alteration shall be submitted to the Reviewer. Details as to how the addition will connect to the existing structure or be placed upon the site should be included.

Deviation from approved construction documents during construction without the approval of the Reviewer constitutes a violation of the Guidelines and the CC&Rs. All corrections of or to such deviations shall be required as provided in the CC&Rs.

Notwithstanding the foregoing, Reviewer may in its sole and absolute discretion, waive any of the aforementioned requirements when approving submitted designs. All requests for variances shall be made in writing to the Reviewer. Any variance granted by the Reviewer will be considered to be unique and will not set any precedent for any future decisions.

## **SITE OPERATIONS**

Signage Restrictions: All signage shall comply with all applicable Signal Mountain Sign Ordinances. In addition signs shall be attractive and in good repair and conform to these guidelines.

Work Continuity: Upon commencement of excavation for construction, the work shall be continuous, weather permitting, until the residence is completed.

Barricades: Builder shall provide barricades, fences, and guards as necessary to protect against personal injury and damage to residences and improvements adjacent to the work and to prevent the operation of construction equipment and stockpiling of construction materials within the drip line of existing trees, unnecessary cutting, breaking, skinning and bruising of roots, bark and limbs of any trees or other existing landscaping within the community. No Owner shall excavate or extract earth from any of the Lots subject to this Declaration for any business or commercial purpose. No elevation changes shall be permitted which will materially affect the surface grade of a Lot unless the consent of Declarant is obtained.

Concrete Spoils: The developer and builder shall mutually locate a dumping and cleaning area for concrete suppliers to dump excess concrete and to clean out their trucks. No dumping or washing of trucks on individual lots or streets right-of-way is allowed. ANY DAMAGE TO EXISTING STREETS OR IMPROVEMENTS SHALL BE THE LIABILITY OF THE BUILDER. THIS RESTRICTION SHALL BE STRICTLY ENFORCED!

Construction Hours: Construction hours shall be from 7:00 AM to 7:00 PM, Monday through Friday and 8:00 AM to 7:00 PM on Saturday and Sunday, except as otherwise provided by the Association.

Waste Materials: Builder shall at all times keep the lot free of accumulation of waste materials and rubbish. A dumpster is required to contain rubbish.

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Litter: Builder shall provide a litter container at each construction site for all litter that can blow free of on-site garbage and trash piles. Builders are required to use silt screening around the construction site to control litter as well as runoff. It is the intention of the developer to be very restrictive with respect to on-site and windblown trash. The builder will be expected to maintain a clean job site characteristic of a first class residential neighborhood.

Chemical Substances: Builder shall dispose of all hazardous or toxic substances off-site in an acceptable manner. THE POURING OR DISCHARGE OF FUEL, PAINT, CONCRETE, OR CHEMICALS ON THE PROPERTY OR IN STORM DRAINS OR SANITARY SEWERS IS PROHIBITED!

Toilet Facilities: Prior to commencing any work, builder shall supply and provide for maintenance of adequate chemical toilet facilities for workers at the building site for the duration of construction on that site in such a manner that the toilets do not constitute a noxious nuisance for current residents.

Storage of Materials: All building materials shall be stored only on the buyer's property.

Construction Traffic: All construction vehicles shall enter Wild Ridge via the construction entrance or as otherwise directed by the Association. All builders shall furnish a list of and shall register with the Association all contractors, subcontractors and employees who shall require access to the community.

Street Maintenance: The streets must be cleaned of any soil, sand, gravel, oil, fuel, litter or other materials at the end of each workday. Curbs shall not be cut without permission from The Town of Signal Mountain.

Repair of Damage: Any damage to streets, curbs, sidewalks, streetlights, street signs, mail boxes, walls or other property of the Association or any other party during construction shall be the responsibility of the owner or builder who caused such damage and such owner or builder shall repair or pay for the cost of repairing such property or returning such item to its original condition prior to such damage.

Construction Deposit: Each owner shall pay a construction deposit of \$1,500 (One Thousand Five Hundred Dollars) to the Association to be held until all improvements are completed and approved. Any damages caused during construction that are not promptly repaired by the Owner or builder, or any construction debris which is not promptly removed by the owner or builder, will be repaired and/or removed by the Association and the costs of repairs and/or removal shall be deducted from the construction deposit. Any such costs of repairs and/or removal incurred by the Association in excess of the amount of the construction deposit shall be the responsibility of the owner and the owner shall promptly reimburse the Association for such amounts. Upon the completion and approval of the improvements, any portion of the construction deposit that is not used by the Association shall be refunded to the Owner.

Nuisances: No music from radios, recorders, etc. shall be allowed or tolerated during construction.

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Notification: It shall be the owner's responsibility to notify all of his contractors, subcontractors and suppliers of these restrictions. The owner shall be held accountable for any violation. FAILURE TO ABIDE BY THESE CONSTRUCTION RULES AND GUIDELINES MAY RESULT IN LOSS OF THE PERSON'S RIGHT TO ENTER WILD RIDGE.

**APPROVED CONTRACTORS:** All houses, buildings and structures constructed on any lot in Wild Ridge must be constructed by a contractor approved in writing by the Developer or the Association.

**OCCUPATION:** Before any house may be occupied, it must be completely finished.

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