



**Exhibit “B”**

**SILVER WOODS  
ARCHITECTURAL GUIDELINES  
FOR FEE SIMPLE, SINGLE FAMILY LOTS**

**INTRODUCTION**

**ARTICLE I.**

The guidelines and project philosophy as set forth herein are meant to establish a level of aesthetics which will benefit the value of the individual homes and properties, and therefore the entire community. These standards will be the basis of the architectural review process for the fee simple, single family Lots in the Development. The guidelines set forth herein shall not apply to the Commercial Lots, Assisted Living Parcels and/or any Condominium or Living Units in other multifamily structures that may be constructed in the Development.

**PHILOSOPHY OF DEVELOPMENT**

**ARTICLE II.**

Silver Woods is a community with a design concept focused on promoting a natural, private, active setting for its home owners.

It is the stated goal of this community to maintain this natural condition and to build on the remaining site in a way that results in a cohesive character with a strong sense of community identity.

Each new house design, while maintaining its individuality, should recognize its important role of reinforcing the established character of the community. The intent of these guidelines is to establish architectural guidelines that enhance and compliment the natural setting, thereby creating a community that will increase in value over time, and that promotes an unmatched style of living.

Persons interested in building may use any builder of their choice, subject to the approval by the Silver Woods Architectural Review Committee of plans and building materials

except to the extent otherwise provided in the Declaration of Covenants, Conditions and Restrictions for Silver Woods in Ocean View ("Declaration").

## LEGAL RESTRICTIONS

### ARTICLE III.

All construction shall conform to the codes and ordinances of Sussex County and the State of Delaware.

This document, which will be made a part of the Declaration, is a legal agreement among all property owners in Silver Woods. It provides for a community association and gives that Association certain powers.

These architectural guidelines, by agreement, establish directives on the use and development of all property in Silver Woods to protect the character and environmental quality of the community for the benefit of the Members.

One essential component of this agreement is the establishment of the Silver Woods Architectural Review Committee (SWARC). This provision is made and described in the Declaration.

The SWARC is charged with the responsibility of interpreting the intent of these architectural guidelines in order to promote, preserve, and protect the design and environmental qualities of Silver Woods. For this purpose, these guidelines have been established.

### SILVER WOODS ARCHITECTURAL GUIDELINES DEFINED:

These Guidelines are a written composite summary of the SWARC's policies that relate to architecture, materials and finishes, and landscaping and site improvements for all residential properties.

These architectural guidelines differ from the Declaration in that they establish more specific requirements as determined to be appropriate by the Developer and/or the SWARC.

Changes may be recommended by the Developer or the SWARC and adopted in the manner prescribed in the Declaration.

These architectural guidelines are authorized by the Declaration and, as such, are legally enforceable restrictions.

## SILVER WOODS

### ARCHITECTURAL REVIEW COMMITTEE (SWARC)

#### ARTICLE IV.

##### REVIEW BASIS

The SWARC bases its review of each application on its interpretation of the Declaration and these architectural guidelines only.

Due to time constraints, the SWARC's review of all applications occurs without personal presentations by the applicants. Therefore, it is incumbent upon the applicant to provide sufficient and accurate information to the SWARC for proper consideration. If, in the applicant's opinion, extenuating circumstances exist which would require a variance from stated guidelines, such information should be presented with the application. The SWARC may grant variances from these guidelines if it determines that a strict application of these guidelines would result in exceptional hardship to the applicant.

All buildings and improvements constructed by the Developer or a Participating Builder (as defined in the Declaration) shall be exempt from the SWARC application, review, and approval process. However, except as otherwise provided below, the Developer and Participating Builders shall be required to satisfy all Design Guidelines set forth below and all construction, design, and architectural guidelines set forth in the Declaration that are applicable to the Developer and/or a Participating Builder.

## PREPARATION OF DRAWINGS

For consideration by the SWARC, drawings must be neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design, including all visible details, is cause for rejection of an application.

New home and home improvement applications require two (2) sets of the following: site plans (showing the location of the structure or addition with dimensions to property lines and to include landscape plans), floor plans, elevations, and a description of the exterior materials and colors. For additions, the plans and elevations should show both the existing structure and the new construction. The drawings should address as many of the architectural guidelines as possible.

## DESIGN GUIDELINES

### ARTICLE V.

#### A. Site Development

1. All driveways shall be concrete paved. All elevations related to the driveway will be set and/or approved by the SWARC. The driveway apron shall not impede adjacent stormwater swales and shall be appropriately contoured as required.

2. All houses shall be provided with a driveway. The only acceptable paving material is concrete.

3. All other paved areas shall be subject to individual approval by the SWARC.

4. All refuse/waste containers shall be concealed in an approved enclosure.

5. All electric and telephone service lines shall be buried underground. All exterior lights not attached to a building shall not be greater than six (6) feet in height.

6. Each Lot is required to have a minimum landscaping plan to include one street tree per Lot as part of the Participating Builder landscape plan or the plan

submitted by an individual owner or other builder, which must be approved by the SWARC and completed in conjunction with the completion of any house constructed on the Lot. Participating Builders shall submit their landscaping plans to and receive approval from the Developer as set forth in Article VI, Section 18 (a) of the Declaration. If landscaping cannot be completed due to weather, the planting must be completed at the first available opportunity that weather allows.

7. No exterior appendages or apparatus such as the following shall be allowed (by way of illustration and not limitation): antennas, towers, clothes lines, flag poles, or yard decorations.

8. Street numbers shall be limited to six inches (6") in height.

9. All propane, gas and oil tanks shall be concealed.

**B. Minimum House Size**

1. There shall be no more than one dwelling per Lot as delineated on the Record Plot. No dwelling shall have less than one thousand two hundred (1,200) square feet for a one-story house and one thousand four hundred (1,400) square feet for a two story house of under roof heated interior space, exclusive of porches and decks, garage or similar non-year-round heated space. Each house shall include a two-car garage. The foregoing minimum square footage requirements shall not be applicable to the Developer or a Participating Builder.

**C. Architectural Features**

1. All exposed portions of the foundation shall be of a finished concrete and/or covered with stone, brick, porridging or stucco.

2. All materials except for decking shall be approved by the SWARC. No exposed-to-view materials will remain unfinished

3. All roofs shall be sloping. No flat roofs shall be allowed. The foregoing requirements shall not apply to accessory structures, such as a portico, constructed by a Participating Builder.

4. All roofing shall be architectural asphalt, cedar or approved metal.

5. Siding and trim shall be wood, aluminum or vinyl.

6. All windows shall be trimmed or of a pre-trimmed variety.

7. No primary wall may be windowless.

8. All chimneys shall exit the roof near or at the ridge of the roof. Metal flue caps shall be located only within metal chimney cap. Participating Builders shall be permitted to install direct vent fireplaces, in which case the foregoing requirements shall not apply.

9. Fences are allowed provided that they are approved by the SWARC.

10. Dog kennels are not allowed.

11. Paint colors, color schemes, and materials used for all exterior surfaces must be approved by the SWARC both when original construction occurs and when any change or alteration to the exterior surface is desired at some later date.

