

ARCHITECTURAL GUIDELINES AND STANDARDS

OVERVIEW

It is the intent of these guidelines to establish design standards for homes within Sterling on the Lake. It is not the intent of these guidelines to restrict or inhibit design creativity. Rather, the goal is to achieve a harmonious and pleasing neighborhood environment through thoughtful exterior design of the home and landscape, and the careful planning of exterior materials and colors. The Developer and Sterling on the Lake Community Association Inc. reserve the right to change or modify these guidelines as they deem in the best interest of the community.

Work will be subject to these guidelines, and the authority and approval of the Design Review Committee (DRC). As such, modifications must be submitted to the DRC for approval prior to commencement of any work.

Failure to comply with any procedure required by the DRC/DRC or any provision of these guidelines is a serious violation and will result in enforcement under the powers of the Declaration of Restrictive Covenants. Any design element that does not conform to these guidelines must be specifically noted on the modification form and approved by the DRC/DRC.

RETAINING WALLS

Any retaining wall to be located on a residential lot shall require DRC/DRC approval relative to height, materials and location on the property. Neither treated 6"x6" timbers nor modular block shall not be used within the front setback line or otherwise when deemed highly visible from the street or lake. Creosote railroad ties are not permitted.

Retaining walls located near property lines may be of any approved material provided that the wall can be satisfactorily screened with landscaping. If modular block is used, it must be of rough texture. Permitted colors are buff, beige, tan or custom color to match wall, grey will not be permitted. Railings (per City/County code), on top of retaining walls are to be constructed of black wrought iron or aluminum, or natural pickets and shall be stained or water sealed, unless otherwise approved by the DRC. Walls 3' or higher which attach to the residence must utilize the same materials as the wall that they adjoin. Maximum height of any wall is 6'. As previously stated, retaining walls 3' or higher which attach to the residence must utilize the same materials as the wall that they adjoin.

SCREENING/ SWINGSETS/ BASKETBALL GOALS/ SATELLITE DISHES

Recreational and playground equipment shall be placed or installed only on the rear of the Lot where it will have minimum visual impact on adjacent properties and streets and must be properly screened from view of street and adjacent home sites as approved by the DRC. Landscape screening may be required in certain areas, (see Exhibit A). All equipment must be manufactured of natural wood and all accessories should be of a solid color (Navy or Hunter Green) unless specifically approved by the DRC. No trampolines will be permitted. Basketball goals may be placed adjacent to the driveway as approved by the DRC, but must be constructed with a single black metal pole with a Lucite or clear backboard. Portable Basketball goals will not be permitted. Tree houses or platforms of a like kind or nature shall not be constructed unless approved by the DRC. Metal swings sets will not be approved. All playground equipment must be approved by the DRC.

No antenna, satellite dish, or other device used for transmission or reception or television signals or any other form of electromagnetic radiation shall be erected, used or maintained without the prior approval of the DRC. As long as a signal can be received, dishes must be mounted on the rear of the home under the eave. If the signal cannot be received at the rear, side installations should be done as close to the rear of the house as possible under the eave. Ground installations must have prior approval and will require additional landscaping for screening.

AIRCONDITIONING UNITS/OTHER EXTERIOR EQUIPMENT

No window air conditioning units or installed window fans will be permitted. Air conditioning units must be screened with planting at the higher of at least 30" in height or the height of the exterior equipment and/or placed in a location that is not visible from the street. No other house equipment (i.e., water heaters, softeners, etc.) shall be located on the front or sides of the house.

CLOTHESLINES, GARBAGE CANS

No unsightly or unkempt conditions shall be visible from neighboring residences or streets, including but not limited to:

- I. Clotheslines
- II. Garbage Cans
- III. Woodpiles
- IV. Children play toys

No frog ponds, flag poles, lawn sculptures, fountains, artificial plants, large rock gardens, or similar types of accessories and lawn furnishings are permitted on any home site without prior approval of DRC.

COMMERCIAL AND RECREATIONAL VEHICLES AND TRAILERS

No commercial vehicle, house trailer, mobile home, motor home, recreational vehicle, camper, truck with camper top, boat or boat trailer or like equipment shall be permitted on any Lot on permanent basis, but shall be allowed on a temporary non-recurring basis not to exceed forty-eight (48) consecutive hours. Notwithstanding the foregoing, any such vehicles or equipment may be stored on a Lot, if it is kept in the garage so as to be concealed from view by neighboring residences and streets.

The use of roll off trash containers (Dumpsters) must have prior approval before delivery. DRC will need to know what size container, where it will be placed and for how long.

ANIMALS

No agricultural animals may be kept on any lot and no animals may be kept unless they are household pets. Residents will be limited to a maximum of three pets. Any structure for the care, housing or confinement of any animal must be approved by DRC.

SOLID WASTE

- I. No person shall dump rubbish, garbage, or any form of solid waste on any lot or Common Property, including but not limited to grass clippings, limb debris, Christmas trees etc..
- II. No person shall dump any construction material or waste on any lot or Common Property except during approved construction and as approved by governmental authority.
- III. Except during approved construction, no lumber, metals, bulk materials or solid waste of any kind shall be kept, stored or allowed to accumulate on any Lot unless approved by DRC.
- IV. Trashcans should be at curbside the day of scheduled pick-up only and stored out of sight from the street and neighboring homes.

PARKING

Homeowner parking should be in the garage or driveway. There is no overnight parking on the street.

MAINTENANCE

Home sites must be kept clean, mowed, weeded, mulched and free of debris. Home sites must be maintained as to paint, roof, windows, trim, etc. Paint colors for house, trim, doors, windows, etc., must be submitted to the DRC for approval, unless you are painting the same color as was originally approved. No material or debris (including grass clippings or bush trimmings) shall be disposed of on any adjacent property. They must be carried off site.

WINDOWS AND DOORS

Windows should be of a size and design appropriate to the architectural character of the house. Windows should be approximately a 2 to 1 proportion height to width. Various styles such as double hung, casement or awning are acceptable if compatible with the style of the house. Examples of acceptable windowpane arrangements are 1/1, 2/1, 3/1, 4/1, 2/2, 6/6 or 6/9 where the first number is the upper sash and the second number is the lower sash of the window. These window configurations are required only on the facades of the home visible from the street. Windows may be prefinished aluminum, painted wood, clad wood or other approved material if sized, proportioned and finished to look like painted wood. Window screens are allowed, but must cover both upper and lower sashes. Storm windows should be in keeping with the architectural character of the house and must be submitted to the DRC for approval.

Window jamb trim shall be a minimum of 4 inches wide. Head trim shall be a minimum of 6 inches tall. Non-shuttered windows visible from the street shall have a more decorative head and sill treatment.

Arched and half-round windows are not allowed. Segmented radius windows may be approved on a case by case basis

Boxed bay and bay windows are encouraged. Window projections or more than 30" shall extend to finished grade. Bay window roofs may be copper or prefinished metal. Projections of less than 30" must be bracket supported.

Skylights and solar panels are not permitted on roofs visible from the street.

Dormer windows in single or paired configurations are encouraged. Dormers may have gabled, hipped or shed roofs.

Flower boxes and decorative urns are encouraged where appropriate on house facades visible to the street. Boxes may be constructed of wood or other approved materials. Urns may be constructed of cast concrete or other approved materials

WINDOW TREATMENTS

Unless otherwise approved in writing by the DRC, all window treatments and any portion thereof visible from the outside of the dwelling on a unit shall be white, off white, or natural wood color. This includes but not limited to fabric window treatments, blinds and shutters.

OUTBUILDINGS

Outbuildings or detached structures must be consistent with the architectural character of the house and must be approved by the DRC. Only neighborhood Tree houses are permitted and must be approved by the DRC.

DECKS

Wood posts less than 12' must be a minimum of 6" x 6". Wood posts more than 12' must be a minimum of 8" x 8". Any other material must be submitted and approved on a case by case basis. Decks are to be stained or water sealed. Color must be approved by DRC.

EXTERIOR LIGHTING, CEILING FANS AND PORCH SWINGS

Exterior bracket, pendent, pier and/or post lighting, ceiling fans and porch swings shall be consistent with the architectural character of the house and proportioned DRC accordingly. Ceiling fans and porch swings are encouraged on all porches. Lighting fixtures should be correctly proportioned to the house façade. All lighting should be low level, non-glare type and located to cause minimal visual impact to adjacent streets and properties. Exterior spotlights or floodlights must be hooded to eliminate glare onto adjacent properties.

OUTDOOR PATH LIGHTING

All lighting must be approved by the DRC prior to installation. Please submit a site map of your lot showing the home, sidewalk and driveway indicating where lighting will be installed.

Outdoor lighting may be low voltage or solar, all bulbs/lens must be white or clear with a maximum wattage of 20 watts.

Sidewalk/path lighting may be installed without the need for a processing fee if you meet the following criteria:

Pathway Lighting for Safety- Fixtures are to be placed along walkways, and directed down onto the walk's surface.

1. All lights installed must be black or copper in color and be directed downward;
2. For Tiered light they must be placed at a minimum of 6' apart on 55' and 65' lots (Pods A, B and C) and a minimum of 9' apart on lots above 65'(all other Pods);
3. For Pendant (lantern) type they must be 9' apart on 55' and 65' lots (Pods A, B and C) and a minimum of 12' apart on lots above 65' (All other Pods)
4. They can be no taller than 15" tall;
5. All fixtures must be placed in a pine straw/mulch bed with low plants to surround post base;
6. Fixtures may not be made of plastic.

Spot Lighting or Up-lighting – fixtures are to be installed so that they shine upward and illuminate trees, statues, or other objects that have a sculptural quality.

1. All lights installed must be black or copper in color;
2. All spot or up lighting must be concealed behind shrubs, trees, or other architectural object and not be visible from the street;
3. All fixtures must be directed away from streets or adjoining neighbors;
4. All fixtures must be placed in a pine straw/mulch bed; and
5. No more than 1 up/spot light for a 24sq ft area.

FENCES

No fence of any kind, including electric fences, shall be installed or maintained on any Lot without written notice approval of DRC. In general, fences or walls are discouraged within Sterling on the Lake. Hedges, berms, or other landscape alternatives are preferred.

Under no circumstances will fences other than the Developer-installed 4-rail fence be permitted in the rear of lots backing onto Blackjack Road. Fencing is discouraged on all lots backing onto streets designated by the DRC as parkways or collector roads.

****All fence submittals must have the following shown on a site plan. A fence company proposal is not acceptable.**

General guidelines for fences are as follows:

- I. Fence style must conform to one of the approved designs included herewith as Schedule "B";
- II. Fence locations shall be to the rear of the house and to the property lines or directly behind the house and where at all possible tie into the corner of any existing fence. Exceptions to this guideline may be made to avoid meters, air conditioning equipment, trees, and severe slopes or to enclose basement doors. Special consideration will be given to lots where the rear yard backs the front yard of an adjacent lot. There may be a need to curve the fence or add extra landscaping for screening.
- III. Corner lot fences in the street side of the yard shall be no closer to the street than the building line and may be required to be screened with landscaping; An example

of how to calculate the building line is, from the curb to the right of way (property line) is 13', the plat will indicate how far the building line is from the property line, in most cases it is 15', therefore, most corner lot fences must be no closer to the road than 28'. No fence may obstruct any streetscape view to the front of any adjoining house.

- IV. All fences backing up to a lake, park or other amenity shall be constructed of black wrought Iron or aluminum
- V. All fences shall have a clear water seal applied by the end of the 1 year anniversary the installation and must be maintained by the homeowner(s)
- VI. Maximum fence height for the Shadow Box Privacy fence is six (6) feet at the top of the arch.
- VII. Aluminum fences must be 5' high in all pods after Pod D & E.

Uniform Appearance

Fences shall be uniform to the extent possible. To that end, any fence to be installed on an Owner's Lot shall be the same design as an existing fence on an adjacent Lot (other than fences installed by the Declarant or on its behalf); provided, however, in the event there are different fence designs on adjacent Lots at the time an Owner requests approval for a fence, the DRC shall on a case by case basis approve the fence design that would be the DRC's opinion be the most uniform. There may be the need to screen a portion or portions of the fence with Landscape material.

POOLS AND SPAS

There will be a \$2000.00 refundable deposit collected and held by the Association for damage that might occur to curbs, side walks and infrastructure. Please withhold this amount from your contractor's invoice until an inspection of the site is complete. All submissions must be on a scale of 1":20' and show house location, property lines, set back lines and easements. You must show the desired location of the pool, equipment, fence and screening etc.

Any swimming pool to be constructed upon any home site shall be subject to review by the DRC. **No above ground pools shall be allowed.** The design must incorporate, at a minimum, the following:

- I. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- II. Pools and hot tubs shall not be visible from the street or in front of the dwelling unit.
- III. Homeowners are responsible for compliance with all ordinances and laws concerning discharge water and chemicals
- IV. A fence application shall be submitted at the time the pool application is submitted.

The size, shape and setting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding environment. The location of swimming pools, therapy pools, and spas should consider the following:

- 1. Indoor/outdoor relationships
- 2. Setbacks, easements
- 3. Views, both to and from the pool area
- 4. Wind and sun

5. Terrain (grading and excavation)
6. Fencing and privacy screening

No pools are allowed within the building setback areas.

Pool and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail as well as screening or treated so as not to distract adjoining property owners because of noise or view.

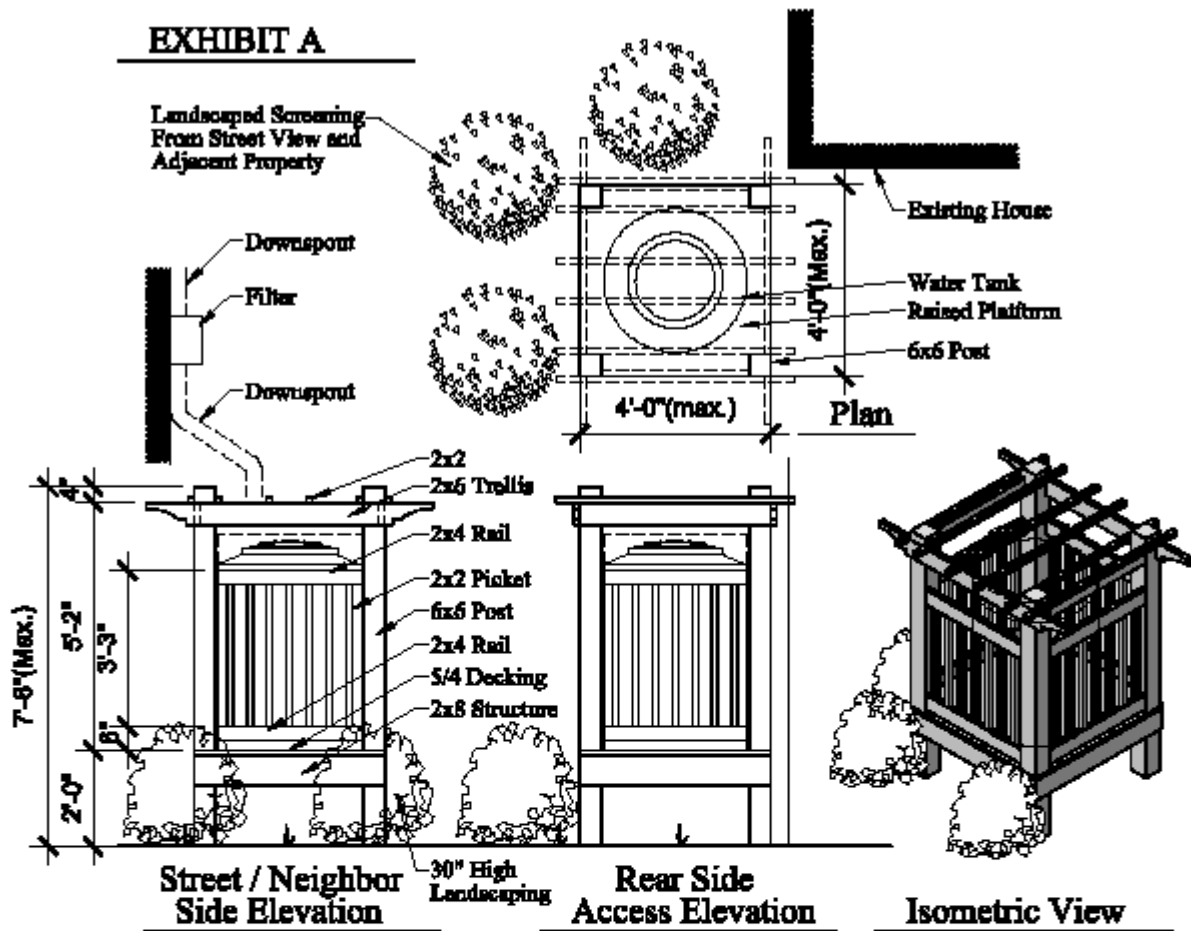
Rain Barrels

The following is to be added to the Sterling on the Lake Architectural Guidelines for Modifications dated April 2006. These guidelines were created in an effort to offer details for approvals which will minimize the approval process and expense to the homeowner with regards to rain barrels. Any rain barrel if installed per these guidelines will not have to be submitted. Any deviation from these guidelines must have approval by the DRC prior to installation.

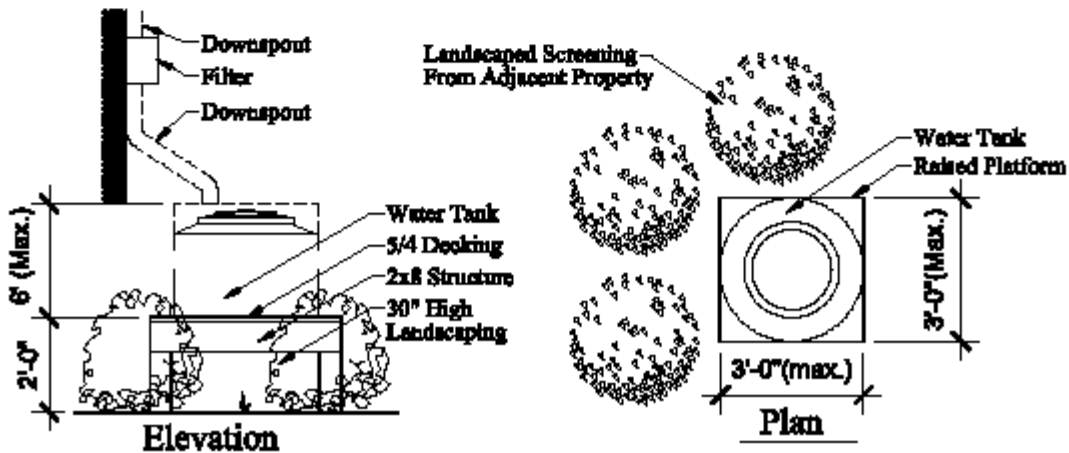
7. All rain barrels must be screened from view of the streets.
8. If the rain barrel is placed on the side of the house, it must be enclosed in a wooden structure as indicated on Exhibit A
9. All rain barrels placed in the rear of the home can either be put in the enclosed structure or be placed on a platform and the base of the platform screened with evergreen shrubs
10. Rain Barrels must be hunter green, black or natural barrel (see Exhibit A)
11. If you use a natural barrel, it is not necessary to place the barrel on a platform you can place it on a bed of pea gravel as seen in Exhibit A
12. Downspout hose connection must be painted the color of the existing downspout.
13. Highly visible homes ie: corner lots, lots backing another street or the parkway, lake sites, amenity sites, must have either the natural barrel or have the barrels placed in the enclosed structure in Exhibit A

by
Newland COMMUNITIES

EXHIBIT A



For Structures Visible From Street



For Structures Not Visible From Street

LANDSCAPE

Sterling on the Lake is blessed with diverse areas of native plants and terrain to serve as guides and models. The community has been designed to utilize the natural elements to the greatest extent possible. It is the intent of the DRC to maintain landscape integrity. Emphasis shall be placed upon landscaping as a means of achieving a consistent beauty in the community and will be required for all residences. Existing annual color beds are required to remain as planted at the close of your home. These color beds are to be replaced each spring and fall with Annual Color planted no more than 6" on center.

Landscape design and planning shall be integrated with the overall area design concept and not be considered merely as an afterthought. Toward this end, proposed landscaping schemes will be evaluated as to their relationship to the existing natural landscape, developed and other proposed landscape, including those on adjacent properties and street right-of-way and the building or buildings existing and proposed.

Fundamental to the design criteria is the need for landscape areas that harmonize with native vegetation and terrain, which ensures natural beauty throughout the community. Throughout the community fine native specimen trees exist. In order to take a positive step in maintaining a natural habitat, the DRC requires approval to remove any tree on any home site. Owners are encouraged to landscape their home with plant material indigenous to help leave untouched as much of the existing vegetation and natural beauty.

The landscape plan must include all proposed site structures including drives, turnarounds, walks, patios, decks, fences, pools, spas, fountains, benches, exterior lighting fixtures, fences and any other site features. All items of the landscape are to be selected, not only for their functional value, but also for their aesthetic value and must complement the whole. Utility, trash, air conditioning and other visual screens must also be shown. Existing vegetation to remain should be specifically located and described. All planting plans should include type, quantity, and an accurate description on the plan of the location is important.

A complete plant list is required indicating the size, quantity and spacing of the proposed plantings. Phase planting is only permitted after the initial requirements are met. Areas to be mulched or planted as lawn must also be shown. Mulching, preferably with pine straw is required for all planted areas (minimum 3" thick). Mulching is to extend into all natural or naturalized areas a minimum of 10 feet. The mulched areas help provide a smooth transition to natural or existing natural areas. Any mulch other than Pine straw or Brown bark must have prior approval. (There will be no fee associated with this approval). Landscape edging is allowed using stone, concrete pavers, natural wood and any other application approved by the DRC. Plastic, wire and PVC are not allowed.

Landscaping should continue to the curb including easements and rights of way. Evergreens shall conceal transformers, utility meters, and any utility, trash and other areas if they are not screened by a portion of the home structure. All utility elements such as exhaust vents, utility boxes, meter boxes, disconnect switches, electrical conduits, telephone boxes or any similar utility device must be painted the same color as the adjacent wall when not adequately screened by landscaping. Landscaping shall be confined to your lot only. No trash, building material, landscape material (rocks, etc.) or any other debris shall be placed on any adjacent lot, vacant lot or open area. When grading occurs, silt fencing is to be installed to a depth of six inches where runoff will likely occur, as required by local building ordinances. All equipment shall be confined to the actual lot. Equipment is not allowed on the sidewalks, curbs or streets.