

“The Settlement” Patio Homes Architectural Guidelines

At all times, Builders and Lot Owners will be expected to abide by the architectural and construction guidelines of the Indian Lakes Architectural Controls Committee (ACC) and the Indian Lakes Declaration of Covenants, Conditions, Reservations, and Restrictions. Home construction and sitework will be required to occur consistent with the established Architectural Guidelines, and as amended from time to time. This document is intended to provide additional guidelines for construction within “The Settlement” patio homes. These Architectural Guidelines may change without notice. Each Builder and Lot Owner shall verify that they are working under current Guidelines prior to submitting plans to the ACC or commencing home construction.

Lot Clearing and Site Preparation

The Developer will deliver the lot at closing cleared of trees/shrubs. Each Builder/Lot Owner will assume all responsibility for sub-grade grubbing and site preparation for home construction.

Jobsite Storage

Each Builder/Lot Owner will be allowed to store construction material within the confines of the lot under construction. The Developer may provide an additional, to be determined, location for each Builder to store materials. The Developer shall not be responsible for any stored materials. All Builders will be fully responsible for all cleanup, maintenance, and security of their materials and equipment. Once construction is complete, each Builder must return their storage area to its original condition prior to use as a storage area. Each Builder/Lot Owner will be responsible for maintaining a clean, presentable jobsite at all times. Builders will not be allowed to store construction materials within the street rights-of-way, utility easements or adjacent lots, whether owned by the Developer or other party, unless prior written approval is obtained from the ACC.

Sitework & Drainage

The Developer has constructed a concrete street system that will allow for street and lot drainage to occur within the street rights-of-way. Each Builder/Lot Owner shall understand and assume full responsibility for transitioning all lot grading and providing positive drainage. The Builder will not allow pooling of water on any lots. Each Builder/Lot Owner also agrees to install any necessary sedimentation control fencing, devices, or structures to prevent any soils, materials, excessive drainage concentrations, or construction-related debris from leaving the confines of the lot. Builders must understand that all sitework activities will be conducted in accordance with Best Stormwater Management Practices and with all local, county, state, and federal environmental requirements as well as those delineated in the Declaration of Covenants, Conditions, Reservations, and Restrictions.

Driveway Construction and Street Connection

Each Builder will be responsible for constructing the access driveways to each lot. Driveways shall be constructed with an exposed aggregate finish and 5-foot radius aprons to the street. Builders will tie all driveways in flush with the street. Any necessary costs to correct damage done to the street system, if any, as a result of home construction activities will be the responsibility of the Builder/Lot Owner.

Utility Connections

The Developer has provided water, sanitary sewer, and electrical service to the front of each lot. The Builder/Lot Owner will assume all responsibility for utility service connections and taps. Each Builder will need to coordinate the connection of utilities with each utility service provider on an individual basis. Contact information for each utility service provider is available upon request.

Approved Architectural Plans

Each home within The Settlement shall be constructed according to plans and specifications approved by the ACC. All proposed exterior plans and elevations must be submitted to and approved by the ACC prior to the commencement of construction activities. The Developer has provided several pre-approved plans that a Builder or Lot Owner may choose from. If a Builder or Lot Owner chooses to submit a different plan from those provided by the Developer, it is required that the Builder or Lot Owner meet with an ACC representative prior to submittal to discuss specific requirements necessary for non-pre-approved plans. The plan review process and submittal requirements are further explained within the Indian Lakes Declaration of Covenants, Conditions, Reservations, and Restrictions. All civil, structural, mechanical, electrical, and plumbing design services shall be the responsibility of the Builder or Lot Owner.

Landscape Construction

All proposed landscape construction plans must be submitted to and approved by the ACC prior to the commencement of construction activities. Specific landscape requirements are set forth in the Landscape Guidelines. The Homeowner's Association is responsible for ground maintenance of all common areas, vacant lots, and yard mowing of each lot. Lot ground maintenance will be conducted in accordance with the schedule and program set forth by the Homeowner's Association, and as amended from time to time. All proposed landscaping material constructed must meet the requirements provided within the Landscape Guidelines. All front yard vegetative ground cover and beddings must be watered by an underground irrigation system. The installation, maintenance, and repairs of the underground irrigation system shall be the responsibility of the Lot Owner. The Lot Owner may choose to have turf grass placed within their side and rear yard areas. If there is turf grass it must be watered by an underground irrigation system.

Fencing & Lot Connectivity

Each Builder will be responsible for constructing fencing on and across each lot, in accordance with the following requirements:

- *Front Lot Fencing* – Fencing and a gate that faces the street is required. Fencing between homes must be constructed of similar masonry as that which is used on the home and in a manner consistent with the Fencing Plan (see Exhibit A). The Builder/Lot Owner shall be responsible for the Front lot fencing along their lot and the adjacent Use Easement. Maintenance of the fence and gate shall be the responsibility of the Lot Owner.
- *Rear Lot Fencing* – Rear lot fencing shall be ornamental metal as specified by the ACC. Certain lots with high visibility have additional masonry requirements. These requirements apply to all lots with side yards facing streets. Contact an ACC representative for more information.
- *Perimeter Lot Fencing* – Perimeter lot fencing shall be constructed by the Developer and shall be maintained by The Settlement Homeowner's Association.
- *Side Lot Fencing* – As shown on Exhibit A, shall be constructed of full masonry, full ornamental metal, or a combination of masonry and ornamental metal. Construction and maintenance of the side lot fence shall be the responsibility of the Lot Owner. If a masonry fence is chosen, the masonry material selected must be similar to that which was used on the home.

Refer to the Fencing Plan (Exhibit A) for more information of the location and design of fencing.

11/12/2009

Entry Gate and Telephone Communication System

The Developer has constructed an entry call box system at the entry gate to the development that provides communication between each home and the entry gate. The telephone utility service provider will be responsible for the installation of telephone service lines to the front of each lot within The Settlement. It will be the responsibility of each Builder to provide and install the service tap, drop line, and in-home components for each home.

Connection to Trail System

The Developer plans to construct a network of walking trails throughout the development. Connection to the trail system, for lots with trail frontage, will be the responsibility of the Builder and/or Lot Owner.

Exterior Home Lighting and Street Address Display

Each Builder/Lot Owner will be required to install at least one ACC-approved lamp fixture on the front of their home. This light shall be placed on a photo-cell.

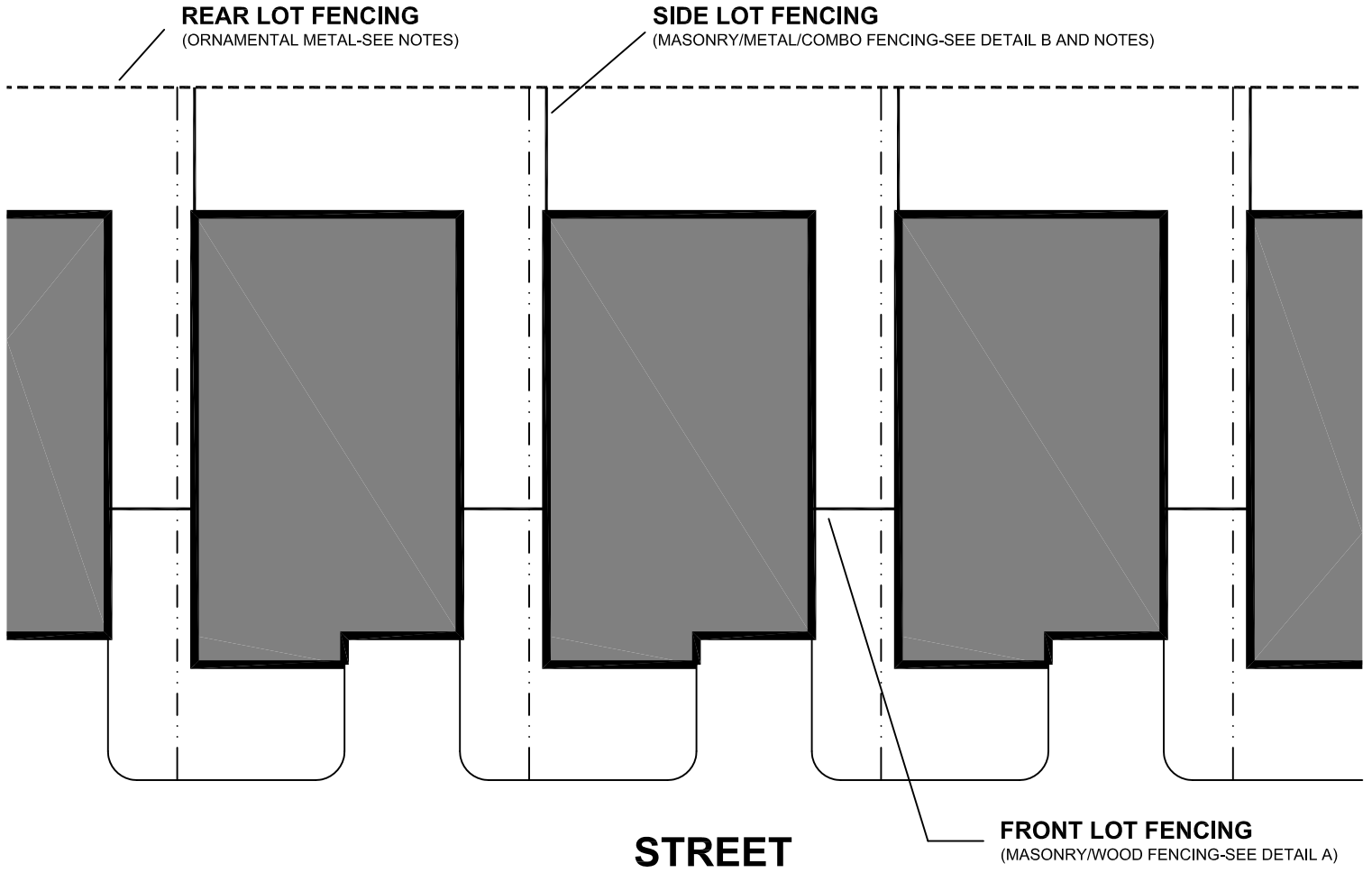
Street address signage shall be a bronze plaque as specified by the ACC.

Builder or Lot Owner Vacant Lots

In the event a Builder or Lot Owner chooses not to start construction on their home prior to the completion of the adjacent left-side home, the Builder or Lot Owner shall be responsible for the construction of a temporary ornamental metal fence along the inside edge of the Use Easement for purposes of closing in the side and rear yards of the adjacent left-side home. Please contact an ACC representative if you have questions regarding this requirement.

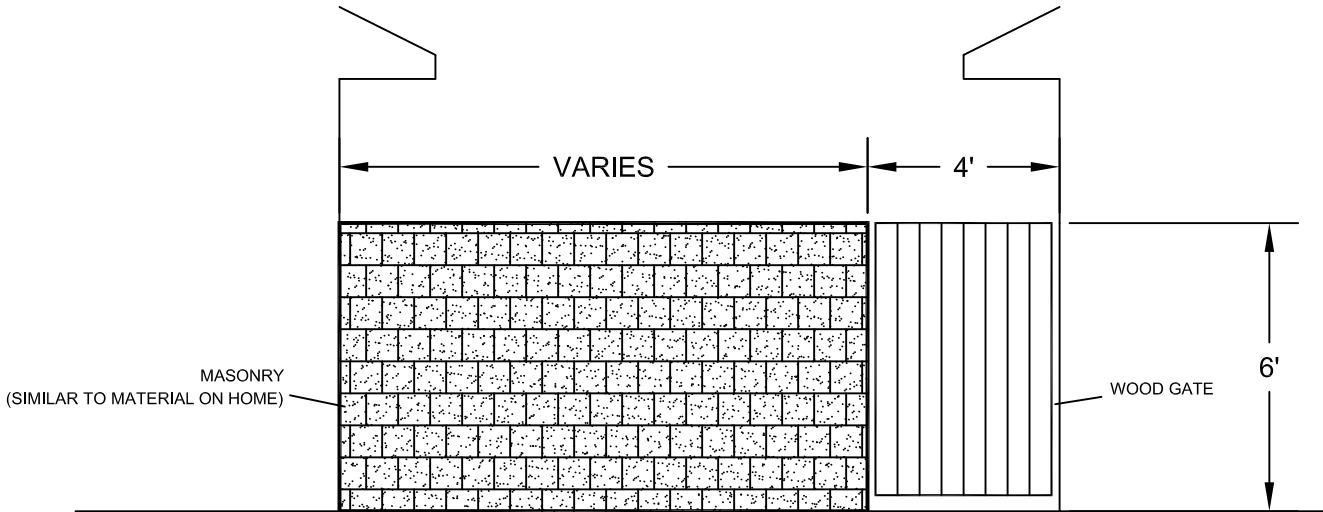
Hours of Construction

During construction activities, Builders will be required to start work no earlier than 7:00 AM each morning and will have to cease work each evening by at least 7:00 PM in order to avoid disturbing existing Homeowners.

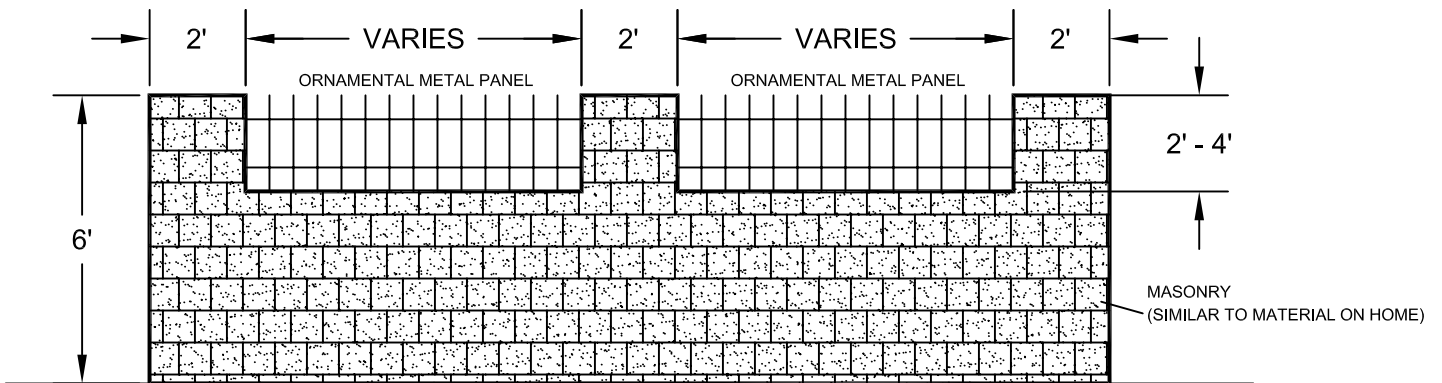


***"THE SETTLEMENT"* at INDIAN LAKES**

FENCING GUIDELINES NOT TO SCALE



DETAIL A



DETAIL B

NOTES:

1. IN LOCATIONS WHERE ORNAMENTAL METAL FENCING IS TO BE USED, PANELS SHALL BE 6-FEET TALL AND BLACK IN COLOR. LOTS ALONG THE PERIMETER OF THE SUBDIVISION WILL HAVE REAR YARD FENCING INSTALLED BY THE DEVELOPER. SEE SALES STAFF FOR DETAILS.
2. ACC MUST APPROVE BRAND AND TYPE OF ORNAMENTAL METAL FENCE USED.
3. MASONRY MATERIAL USED IN FENCING MUST BE SIMILAR TO THE MATERIAL USED IN THE CONSTRUCTION OF THE HOME.