

Spring Creek

ARCHITECTURAL AND LANDSCAPE GUIDELINES

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SECTION 1 - AN OVERVIEW

A. DESIGN GUIDELINES - PURPOSE

Spring Creek is planned as a distinctive and unique country club community. In order to establish and maintain a consistent character for the community, and to insure that homes are well designed, constructed, and landscaped, Design Guidelines (hereafter referred to as the "Guidelines") have been developed. The intent of the Guidelines is to accommodate individual taste to the extent possible, while ensuring that overall property values within the community are protected.

B. EMPOWERMENT

The requirements as discussed herein are effective as of October 6, 2004, and are adopted by Spring Creek Land and Development, LLC as its general policy pursuant to authority set forth in Article 8 of the Declarations of Covenants and Restrictions of Spring Creek dated October 6, 2004.

C. ADMINISTRATION

To administer the Guidelines, Spring Creek Land and Development, LLC has appointed the Spring Creek Architectural Review Committee. The ARC meets weekly on Wednesday mornings at the Spring Creek Sales Office to review and provide comment on submitted plans.

D. ITEMS REQUIRING APPROVAL

Prior to beginning construction or installation, ARC approval is required for any improvements placed or constructed on a lot including but not limited to the following:

- * Construction of a new home
- * Modifications or additions to an existing home
- * Construction of secondary structures
- * Landscaping and landscape changes
- * Fences
- * Pools
- * Basketball goals, swing sets or play equipment
- * Driveway and parking areas
- * Terraces
- * Garden walls
- * Exterior colors
- * Awnings
- * Exterior lighting
- * Retaining Walls

Alterations in the exterior appearance of any building, fence or other structure, including exterior color or finish, require ARC approval.

Pine trees measuring less than six (6) inches or other trees measuring less than three (3) inches in diameter, at a point two (2) feet above ground level may be removed from lots by

the Owner without ARC approval. Should such removal occur the Owner shall be responsible for cleaning and seeding the lot as necessary.

E. SUBMISSION DEADLINES FOR PLANS

Plans must be submitted to the ARC Administrator at the Spring Creek Sales Office no later than 12:00 PM on Wednesday prior to Wednesday of the following week in order to guarantee review.

F. PLAN REVIEW FOR PRELIMINARY APPROVAL

The ARC will review sketches of preliminary drawings of house plans, site plans, landscape plan or other items to provide the Owner conceptual approval or suggested changes prior to the preparation of construction ready final plans. Preliminary approval does NOT imply approval to start lot clearing, site work, landscaping or house construction.

Payment of appropriate fees and stakeout review are required prior to beginning lot clearing or construction activities. Preliminary review is NOT A REQUIRED part of the ARC review process, but an available step to provide the owner input prior to the expenditure of funds for design work.

G. PLAN REVIEW FOR FINAL APPROVAL

1. Plan Submittals:

Three (3) sets of plans and all related data must be submitted to the ARC, two (2) sets of which will be retained by the ARC as part of its records. One (1) set will be returned after the review process is complete. While the ARC has up to thirty (30) days to respond to submittals, it is the policy of the ARC to respond as quickly as possible. The Owner and/or Owner's representative will be notified of the ARC's action in one of the following ways:

- * Approved as submitted
- * Approved subject to stated conditions; or
- * Disapproved with comments

2. Submittal Forms:

A Spring Creek ARC Submittal Form (Attachment 1) must accompany EACH plan submitted to the ARC. A single Submittal Form may accompany plan submissions for several types of plans with each item so noted on the Submittal Form. For instance, one Submittal Form may be used for final house plans, site plan and landscape plan for a new home. However, if house plans and a landscape plan for a new home are submitted at separate times, then a Submittal Form must accompany each submittal.

3. Meeting Attendance:

Owners and/or the Owner's representative MUST attend the ARC meeting to discuss the submission of plans. It should be noted that involvement of a design professional or contractor does not relieve the owner of the responsibility to meet ARC requirements.

4. Plan Review Fees:

The review of final house plans for a new home requires the payment of a fee of \$295.00 to Spring Creek Land and Development, LLC. This payment should accompany the submission of final house plans, and approval will not be given until the fee has been paid.

5. Final Site Plans and House Plans:

The ARC will review plans submitted in accordance with the established Guidelines on a weekly basis until all issues are resolved to the satisfaction of the ARC, and final plans approved. A site plan must accompany house plans before final approval is granted for either. A landscape plan may be submitted at this stage, or deferred until later. Review and approval of plans by the ARC DOES NOT constitute approval of requirements of Louisa County, or of the structural and engineering sufficiency of the plans, and the ARC, its members, or Spring Creek Land and Development, LLC assume no liability or responsibility therefore.

6. Plan Modifications:

Any modifications or additions to approved plans including material or color changes must be submitted to the ARC for approval prior to implementation.

7. Builder Approval:

Because they are familiar with the ARC process and requirements, owners are required to use Class A Builders and encouraged to use Spring Creek SELECT BUILDERS for construction of their homes. Builders other than Select Builders will require approval by the ARC, and if approved will be required to deposit with Spring Creek Land and Development, LLC a cashier's check in an amount to be determined by the ARC before construction can begin. Non-select builders will be required to sign a Damage and Completion Deposit Agreement and pay a minimum of \$5,000.00. Monies will be refunded upon satisfactory completion of all phases of the project. Owners may obtain a list of Spring Creek Select Builders from the Spring Creek Sales Office.

8. Pre-construction Requirements:

Prior to the start of construction, site plan and house plan approval must be obtained in writing. Additionally, the Owner or their agent must meet on their lot with a representative from the ARC to review the stake out of the approved site plan. Each corner of the house should be clearly marked by a stake and the driveway defined with flagging tape. Any other areas to be cleared should also be clearly marked with flagging tape. At this meeting, a Construction Agreement Form (Attachment 2) must be filled out and signed by the Owner, or their agent. Completion of this form is required before clearing and construction is allowed to begin.

9. Landscape Plan Review:

A landscape plan must be submitted, approved in writing by the ARC, and installed prior to issuance of a Certificate of Compliance. In the event inclement weather postpones installation of landscaping until after occupancy an appropriate amount to be determined by the ARC will be held in escrow until the landscaping work is completed.

10. Final Inspection:

Following the completion of all site work, house construction, landscaping, other construction or installation activities and site clean up, the ARC will perform a final inspection. In this inspection the ARC will confirm:

- * The siting of the house, driveway, walkways, retaining walls, and other items, as well as materials used, conform with the approved site plan and any approved modifications.
- * The exterior of the house, including materials and colors, and architectural details conform with the approved house plans and any approved modifications.
- * The landscaping conforms to the approved landscaping plan and any approved modifications.

Should all work conform to approved plans, and provided conditions contained in the Construction Agreement are met the ARC shall issue a Certificate of Compliance. Should construction not conform to approved plans or if conditions contained in the construction agreement are not met, the ARC will inform the Owner or their agent of items needing attention.

11. Certificate of Compliance:

Upon satisfactory completion of the final inspection and receipt of all appropriate fees the ARC will issue a Certificate of Compliance. The ARC requires at least a 48 hours notice before the Certificate of Compliance can be issued in order to complete the final inspection. If a bond or letter-of-credit was required, it will be released at the time the Certificate of Compliance is issued.

SECTION II - PLAN REQUIREMENTS

A. SITE PLAN

A site plan must be submitted at a scale of 1" = 30', and must include the following information:

- * Section and lot number.
- * Owner's name.
- * Name of person or company who prepared the plan.
- * Date plan prepared.
- * Utility and drainage easements.
- * Building setback lines.
- * All proposed structures including decks, porches, stoops, terraces, HVAC equipment, outbuildings and play equipment.
- * Driveway, walks, parking and/or service courts, fences, swimming pool and pool equipment, site lighting, retaining walls, and any other elements visible from outside the home.
- * Topographic contour lines at two (2) foot intervals indicating areas of significant grade changes and natural drainage areas.
- * The area to be cleared and areas of existing vegetation to remain. Selected trees to remain in areas of general clearing should be indicated.

- * Planned connections for water and sewer.
- * When judged to be needed by the Spring Creek ARC, the owner/builder will be required to show adjacent lots and home sitings as part of their site plan application.

B. HOUSE PLANS

- * An architectural seal is highly encouraged for all house plans, but is not required.

Specific information to be submitted with house plans includes the following:

- * Section and lot number.
- * Owner's name.
- * Name of person or company who prepared the plan.
- * Date plan prepared.
- * House elevations at a scale of $1/4" = 1'$ with notes indicating all exterior finishes and materials, accurate grade lines, and any attached elements such as decks and retaining walls.
- * Floor plans at a minimum scale of $1/8" = 1'$ scale. While the ARC does not approve floor plans, they are often utilized in suggesting revisions to the exterior elevations.
- * Architectural details for exterior doors, windows, porches, and entrance features are encouraged and may be required by the ARC prior to final plan approval. If required, they must be at a minimum scale of $3/4" = 1'$.
- * Material and color samples may be required by the ARC prior to final plan approval, but, in any case, are required prior to installation.
- * Elevations for any secondary structures such as garages, storage buildings, etc., at the same scale and providing the same information as the house plans.

C. LANDSCAPE PLAN

A landscape plan must be submitted at a scale of $1" = 30'$ either as additional information on a copy of the approved site plan or as a transparent overlay of the approved site plan, (i.e., on tracing paper).

The landscape plan must include the following:

- * Section and lot number.
- * Owner's name.
- * Name of person or company who prepared the plan.
- * Date plan prepared.
- * Existing areas of vegetation including existing trees in cleared areas.
- * Areas to be grassed, mulched or left natural.
- * The number, plant name, size and location of plants to be installed.
- * The species of the plant material to be installed must be listed as well as the size of the plant material. For trees, the caliper of the trunk as well as the height of the tree must be listed.
- * The lot boundary lines and house footprint, along with driveway, walks, patios, decks, retaining walls, fences and other hardscape items.
- * Topographic contour lines at two (2) foot intervals indicating areas of significant grade changes and natural drainage areas.

- * Utility and drainage easements.

SECTION III - DESIGN GUIDELINES

The following general design guidelines are offered to property owners and their designers as a planning guide. The guidelines should be followed, and exceptions will be granted only where strict adherence would result in extreme hardship. As Spring Creek grows, the relationship of each residence to its neighbor will become increasingly important and will be a prime consideration in the design process.

At Spring Creek, to create a living environment that enhances property and preserves a sense of identity and community, the design process for individual houses shall integrate building forms which are carefully planned additions to the natural setting. Careful siting, selection of colors and materials, and design considerations that extend beyond the building walls to include the entire homesite shall create the most pleasing country club community possible.

In order to enhance the aesthetic character of Spring Creek and to respect the Green Springs National Historic Landmark District which adjoins Spring Creek to the north, a traditional attitude regarding exterior architectural style is encouraged. Traditional design principals should be used to create authentic historic structures, or appropriate interpretations of traditional homes. Exterior elevations should be carefully designed in order to develop a consistent aesthetic in terms of scale, proportion, and balance. In this context the term traditional is intended to mean those house styles traditional to this region of the country that were originally constructed during the 18th and 19th centuries.

Generally, the relationship of the house to the street shall be considered less important than other constraints such as views, topography, trees, and breezes. It is not as important that the house be parallel to the street as it is for the house to be fitted naturally into the site, taking advantage of views and unique vegetation while minimizing the impact on the golf course, green space, or the adjoining property. Preserving the existing terrain, using natural vegetation and minimizing disturbance of the natural setting should be focal points for landscaping.

Landscaping in a manner that strongly "connects" the house to its natural setting, siting houses so they are staggered in relation to one another and careful selection of colors are some of the most important considerations used to achieve a pleasant "streetscape".

The most effective streetscape, therefore, is one in which the houses are sited and landscaped in a way that they blend together and yet still display the uniqueness of the individual house designs.

A. SITE IMPROVEMENTS

1. House:

- * When siting houses, care should be taken to preserve existing natural vegetation and topography. The existing terrain shall be left undisturbed wherever possible.
- * Spring Creek has been approved by Louisa County as a master planned community.

Setback requirements are therefore different for each neighborhood and are noted on the final subdivision plat for each section.

- * On lots adjoining the golf course, the ARC will require that the midpoint of the house be no closer to the golf course than the midpoint of the lot.

2. Driveways:

- * Driveways are limited to a single entrance from the road.
- * Where a pipe is required at the entrance to accommodate drainage, a 15" diameter by 24' long corrugated metal pipe (CMP) must be used and flared metal ends are required.
- * Where required, the CMP must be installed before site work begins.
- * Driveways should be considered from the standpoint of safety access upon the main road and ease of grade, minimizing the amount of required clearing.
- * Curved driveways are encouraged.
- * Driveways must be paved with asphalt or other material to be approved by the ARC. In parking courts, other hard surface paving materials may be used, but require approval of the ARC.
- * Driveway locations and alignments shall be determined at the time of final site plan approval.

3. Walks:

- * Walks must be 8' from the house in order to accommodate landscaping between the walkway and the foundation.
- * Walkways must be of concrete or brick, slate or similar materials set in concrete. They may not be material loosely placed on top of stone dust or dirt, or constructed of wood or gravel.

4. Retaining Walls:

- * If attached to the house, retaining walls must be the same material as the foundation.
- * If a retaining wall is judged to be a safety hazard, a railing approved by the ARC may be required.
- * If the wall is a landscape wall made of timber it cannot be higher than 30" above finish grade. However, timber walls may be terraced provided no wall is more than 30" above finish grade.
- * If the wall is built around the ends of driveway culverts, it must be either fieldstone, gray stone or stone approved by the ARC. A flared end to the pipe is still required. It should be noted that this wall will most likely be located in area owned by Spring Creek Land and Development, LLC and approval of construction of wall also needs to be obtained from the Community Association. Furthermore, ARC approval does not constitute approval from Louisa County relative to drainage issues and or road acceptance by the County. Wall details must be submitted for approval by ARC before constructed. The property where roadside drainage ditches are located is Homeowners Association (HOA) property. Although property is HOA owned, the owner of the house is responsible for maintenance of wall and must keep it in its approved condition.

5. Trash Receptacles/Outdoor HVAC Screening:

- * All outdoor HVAC units and trash receptacles must be visually screened from the golf course, street and neighbors with a picket fence or a similar architectural element approved by the ARC. The ARC will review placement of these units to ensure that their screening conforms to community standards.

6. Exterior Lighting:

- * Landscape lighting is encouraged, but requires ARC approval.
- * Post light location shall be submitted with site plan or landscaping plan. Post light must be located on owner's property, not in Homeowners' Association road common area.
- * House mounted fixtures including flood lights are acceptable but should be directed in such a manner as to minimize the impact on adjacent property.
- * In approving lighting, the impact on adjacent properties will be considered by the ARC.

7. Fences:

- * The ARC or its designated representative will review each fence application on an individual basis, and in its sole discretion will determine whether the fence will be approved. All fence proposals must include a foundation survey showing the Current location of existing structures with the proposed fencing area shown.
- * Boundary fencing must be a three or four plank dark stained fence in keeping with the rural landscape of the Green Springs Historic District. Boundary fencing must be placed a minimum of 5 feet from the property line to allow room for any maintenance needed to the fence or lawn. Boundary fencing may only be used in the rear yards, and not extend beyond the rear corners of the house.
- * All other fences such as pool enclosures, privacy fences, and decorative fencing for landscaping purposes will be considered by the ARC on an individual basis. Factors taken in to consideration will include the height of the proposed fence, the visibility from the road, and the style of fence in relation to the architectural design of the house. Also considered will be plantings used to buffer the fencing from view and to lessen the impact of the golf course, streets and neighboring properties.
- * Invisible fences will be 2' inside property line

8. Irrigation Systems:

- * All individual irrigation systems are subject to approval by the Louisa County Water Authority and the ARC.

B. HOUSES

1. Foundations:

- * The owner and builder should strive to minimize exposed foundation walls. Exposed foundations shall be covered with brick, stone or stucco in a complimentary color to the house and accepted by the ARC. Uncovered concrete, painted parged block, or wood materials are unacceptable unless pre approved by the ARC.

2. Roof:

- * Roof pitches must be 7/12 or greater. Any exceptions must be approved by the ARC.
- * Wood shingles or shakes, architectural asphalt shingles, sheet metal, copper and slate

roofs are acceptable. Asphalt or fiberglass shingles must be rated at a 25 year minimum.

- * Asphalt roof colors must be dark brown, dark gray or black. A copper roof may be allowed to finish naturally, and raised seam metal roofs must be dark in color.

3. Siding

* In order to create harmony on the site it is suggested that brick, composition concrete siding such as Hardiplank, stone, cedar, cypress or redwood siding be used as an exterior finish. Other exterior materials may be considered by the ARC depending on the particular specifications.

4. Windows/Doors/Trim/Shutters:

- * Metal windows and doors must be of a painted or baked enamel finish. No natural metal finishes such as aluminum finish windows, storm doors, or doors are to be used.
- * Window screens and storm doors must be white, anodized bronze or match the trim or body color of the house.
- * The style of storm doors must be approved by the ARC.
- * Window casings must be 2 3/4" minimum and wood sills must be 2 1/2" on the front elevations of the house. On a brick houses, brick roll lock will be allowed in lieu of 2 1/2" wood sills. On wood sided houses, corner board must be 4" minimum.
- * Shutters are not required on houses. Vinyl shutters are allowed. Shutters must be half the width of the window in size. No shutters will be allowed on "twin windows" without specific approval by the ARC.

5. Garages:

- * Rear entry garages will be permitted only in urban neighborhoods with alleys for access.
- * Front loading garages are discouraged except in situations where the lot width or grade conditions make side loading undesirable or impossible (generally in cul-de-sacs).

6. Front Porch:

- * Wood flooring on front porches must be paint grade material and be painted unless otherwise approved by ARC.
- * Wood front porch steps must have risers. The construction must be paint grade wood and treads and risers must be painted.
- * Wood porches must be supported with columns of brick or of the approved foundation material (if not brick), and the areas between the columns enclosed with lattice or in another manner acceptable to the ARC.

7. Gas Fireplaces:

- * If the fireplace is on the front of the house and outboarded, it must have a full chimney. If the fireplace is inboarded, no vent pipes will be permitted on the front of the house or on the front portion of the roof.
- * If the fireplace is inboarded a vent will be permitted either through the side of the house or through the rear portion of the roof (i.e., the back roof of the house).
- * If vented through the roof, the vent must be painted to match the roof color or painted

black. If vented through the side, the vent must be painted to match the siding, or if the siding is brick, the vent must be painted black.

- * If the fireplace is on the rear of the house, the same rules apply as to the side of the house, except that the ARC will consider alternative designs for the purpose of creating special architectural elements. For instance, glass surrounds of a gas fireplace will be considered to the rear of homes. In considering exceptions, the Board will consider the visibility to neighboring properties, streets, and the golf course.

8. Decks:

- * Decks should be solid stained or painted and if on golf course lots or highly visible from the street, need to be supported with columns other than treated timbers. If wood, deck supports should be a minimum of 6X6 posts and solid stained or painted. Other supports such as brick pillars are encouraged.

C. LANDSCAPING:

1. The minimum landscape requirements apply to the front of the home from front corner to front corner. The minimum requirements are a baseline to begin a landscape design. Additional plants may be required by the ARC, depending on the size of the home and the size of the lot, as well as how the home sits on the lot and interacts with its neighbors and the golf course. Ornamental grasses and similar perennial plants, will not be considered as part of the minimum requirements. Likewise, ground-hugging junipers and similar ground covers, will not be considered as part of the minimum requirements. Existing shade trees preserved in the front yard may be counted toward the minimum requirement.
2. If the lot borders the golf course, additional landscaping may be required at the sides and rear of the house to minimize the impact to the golf course.
3. A 15' strip of lawn adjacent to the road is required. If there are trees existing along road frontage, mulched beds around the perimeter of trees will be acceptable with grass around the perimeter of the mulched beds. In any case, a grass strip must be maintained along the road edge through the ditch line.
4. Flowering trees may be substituted for shade trees to meet minimum requirements provided shade trees already exist in the front of the house in locations necessary to meet the minimum requirements.
5. Additional landscaping may be required to address erosion control and other site sensitive situations such as parking areas. Where mulch is used as an erosion control measure, it must include plantings for stabilization.
6. In seeding and/or sodding of the lot, positive drainage must be maintained from the edge of the road through the ditch line.

SECTION IV - OTHER REQUIREMENTS

- A. Fuel tanks or similar storage receptacles may be installed only within a main building, accessory building or buried underground. Propane tanks for grills that are hand carried off site for replacement or refill do not have to be buried, but will be treated as a part of the grill.
- B. Freestanding storage sheds, workshops, garages, or other outbuildings must be designed and located as an integral part of the house, service yard, and landscape designs. The same approval process if required for such out buildings as is required for the house.
- C. Dog houses, playhouses, gazebos, and other such structures must be painted or stained to blend with the house and/or natural landscaping. Approval of such structures by the ARC, including their location, is required.
- D. As stated under Site Plan Design Requirements, outdoor receptacles for ashes, trash, rubbish or garbage shall be screened, installed underground, or placed so as not to be visible from any lot or street within the development at any time except during refuse collection. Trash receptacles shall not be placed at the road side for collection purposes earlier than six (6) hours before pick up, or left longer than six (6) hours after pickup.
- E. No free standing television antenna, satellite dish, radio receiving or transmitting antenna shall be constructed or permitted on any lot or exterior of any dwelling except satellite dishes less than 30" in diameter. The location of those satellite dishes permitted must be approved by the ARC.
- F. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats, or other common household pets and they may be kept on individual lots. Enforcement of pet control has been assigned by the Spring Creek ARC to the Spring Creek Community Association.
- G. Mailboxes are provided by Spring Creek Land and Development, LLC for each new Residence (production/installation to be paid by owner with first HOA monthly dues payment). Any alterations in color or design must be approved by the ARC. Replacement of the mailbox, when required, will be the responsibility of the Owner, and must be the same design as the original.
- H. No more than one (1) detached single family dwelling, one (1) small accessory building, and one (1) detached private garage shall be permitted on one lot. An accessory building may not be constructed prior to the construction of the dwelling.
- I. Recreational vehicles, boats, trailers, large trucks or other such items are not permitted to be parked on streets, or exposed on lots. An RV area is provided for such vehicles, or the Owner may make other provisions for storage of such items. Fees and other information regarding the Glenmore RV Area are available from the ARC.
- J. No clothing, laundry or wash shall be aired or dried on the exterior of any home.

K. All toys bicycles, tricycles, motorcycles, mopeds, and such other similar items shall be removed each evening to an area not exposed to view.

L. The location of play equipment such as swing sets and basketball goals must be approved by the ARC, and may require landscaping for buffering.

SECTION V- CONSTRUCTION REQUIREMENTS

A. CONSTRUCTION PERIOD

House construction, including landscaping, must be completed within one (1) year except for complications as outlined in Article X 4.(a) of the Covenants and Restrictions.

B. FIRE BURNING POLICY

Burning of clean wood and paper products in 55 gallon drums for the warming of workers during cold weather months is permitted on construction sites. No other types of fires are permitted and no other types of materials are allowed to be burned. County codes are to be obeyed at all times.

C. WATER POLICY

Spring Creek Land and Development, LLC will not furnish water on a construction site. The builder may apply for a temporary meter through the Louisa County Water Authority at (540) 967-1122.

D. TRASH AND CONSTRUCTION DEBRIS

Each construction site must have some type of trash container located on the premises. The area must be kept neat and free of litter and debris. Trash and construction debris will not be accepted at trash sites in Spring Creek.

E. CONSTRUCTION HOURS

Due to the increasing numbers of residents at Spring Creek, construction activities may not start until after 7:00 A.M and is restricted to Monday through Saturday. Homebuilding construction is not permitted on Sundays.

F. PORTABLE TOILET FACILITIES

Each builder is responsible for providing a portable toilet facility at the construction site. Sharing of the toilet with another builder is acceptable to the ARC, but must be arranged by the builders. Facilities of Spring Creek such as golf course or club rest rooms are not available for use.

G. MATERIALS STORAGE

Construction materials may not be stored on a lot earlier than two weeks prior to the start of construction, and not before final house and site plan approvals have been obtained.

H. GRAVEL SURFACE ONTO CONSTRUCTION SITE

A gravel surface to the construction area must be maintained at all times to keep mud from being tracked to adjacent streets. If mud is tracked onto the street from

construction, builder is responsible for cleaning after each day. If builder does not clean the road, Spring Creek ARC will clean and bill the builder.

I. EQUIPMENT LOADING/UNLOADING

All equipment must be loaded and unloaded on the lot. No tracked vehicles or equipment are allowed on paved streets for any reason.

J. SHOULDER DAMAGE

Damage to street shoulder occurring as a result of construction must be corrected by the Owner/Builder at the completion of construction.

K. LOCATING UNDERGROUND UTILITIES

Prior to the start of construction, all utility companies must be contacted by the Owner/Builder to mark the location of underground utilities. Areas disturbed to connect utilities must be restored by the Owner.

L. SILT FENCES

Silt fences, required during the construction period, are the responsibility of the Owner/Builder to install and maintain.

SECTION VI - CHANGES TO GUIDELINES

These Guidelines are subject to change at anytime at the sole discretion of the Spring Creek Architectural Review Committee. Because of the development of a specific group of house plans for the “Neo Traditional” sections, the application of these Guidelines and the ARC process may be modified at the discretion of the ARC for Neo Traditional” sections.

ATTACHMENT 1
Spring Creek ARC Submittal Form

Owner: _____
Section/Lot Number: _____
Submission Date: _____
Submitted By: _____ (name)
Address: _____
Phone: (Work) _____ (Home) _____
(Fax) _____ (Mobile) _____

PURPOSE OF SUBMISSION:

PLANS SUBMITTED:
(indicate type, plan date, and designer for each plan)

OTHER ITEMS SUBMITTED:
(materials, colors, etc.)

Date Reviewed: _____ By: _____

ACTION BY ARC:

ATTACHMENT 2
Spring Creek ARC Construction Agreement Form

Owner: _____

Section/Lot Number: _____

Submission Date: _____

Plan approvals required prior to starting construction:

Site plan dated: _____ Approved: _____

House plan dated: _____ Approved: _____

Stakeout review date: _____

By: _____

Reviewed with: _____

Stakeout Review:

House siting conforms to approved site plan: _____

Driveway/parking areas conform to approved site plan: _____

Clearing area conforms to approved site plan: _____

Trees to remain in cleared areas are marked: _____

Other: _____

Lot stakeout is:

Approved: _____ Disapproved: _____

By: _____

Agreements relative to construction:

(1) Start date is _____. House construction, site work and landscaping must be completed within one year of start date.

(2) Condition of shoulders at lot and adjacent lots is _____

(Owner/Builder agrees to restore shoulders to existing condition at the completion of construction)

(3) Driveway culvert is _____ is not _____ needed. If needed, the culvert will be installed prior to the start of construction, and will meet the requirements set forth in the Spring Creek ARC Guidelines dated October 6, 2004.

(4) Owner/Builder is responsible for maintaining the street adjacent to the lot in a clean condition during the construction period. Mud and other debris that accumulates on adjacent streets as a result of construction must be removed by the Owner/Builder. A gravel surface must be maintained at all times onto the construction site.

(5) Owner/Builder must contain construction debris on site during the construction period. The means of trash containment for this site will be_____

(Owner/Builder understands that trash/construction debris not accepted at development trash sites)

(6) All equipment must be loaded and unloaded on the lot. No tracked vehicles or equipment are allowed on paved streets for any reason.

(7) Restoration of areas disturbed for the connection of underground utilities must be restored by Owner/Builder.

(8) Silt fences are required as follows: _____

(9) Condition of water meter box is_____

(Owner/Builder will repair damage to water meter box occurring during construction period unless such damage is noted above)

(10) Condition of sewer lateral is_____

(Owner/Builder will repair damage to sewer lateral occurring during construction period unless such damage is noted above)

Additionally, Owner/Builder will be responsible for re-seeding all areas disturbed to connect sewer other than areas noted as follows: _____

(11) Burning is not allowed other than of wood and paper products in 55 gallon drums for the purpose of warming of workers. Owner/Builder is responsible for meeting all requirements of Louisa County or other agencies for the purpose of such burning in 55 gallon drums.

(12) If water is available to the lot, water will not otherwise be furnished by Spring Creek during the construction period. If water is not available to the lot it will be furnished as follows until it is available to the lot:_____

(13) Construction may not start until 7:00 a.m.

(14) Owner/Builder is responsible for providing toilet facilities at the site. Such facilities will be provided in the following manner: _____

(15) Construction materials may not be stored on site earlier than two weeks prior to the start date.

(16) All requirements of Louisa County or other agencies are the responsibility of the Owner/Builder (not the Spring Creek ARC).

Agreed to by:

Owner/Agent: _____ Date: _____

_____ Date: _____

Spring Creek ARC: _____ Date: _____

_____ Date: _____

_____ Date: _____