

EXHIBIT DD

ARCHITECTURAL DESIGN GUIDELINES

I. Spacing and Repetition of Approved Plans. All front exterior elevations must meet the design guidelines as outlined in the recorded covenants for the Subdivision, Repetition of a house plan within a Section or neighborhood will be permitted as follows:

A. FRONT HOUSE R-1 and R-3

House Plan	Elevation	Side of Street	Masonry/Color	# of Lot Separation
Same	Same	Same	Same	5
Same	Same	Opposite	Same	5
Same	Same	Same	Different	4
Same	Same	Opposite	Different	4
Same	Different	Same	Same	3
Same	Different	Opposite	Same	3
Same	Different	Same	Different	2
Same	Different	Opposite	Different	2

B. REAR OF HOUSES

The same brick/stone/stucco material/color combinations must be separated by a minimum of two lots of different stone/stucco material/color combinations.

C. FRONT ELEVATIONS

The same elevation may be repeated within a spacing of four lots provided that the conditions of one of the following categories are met:

1. Category 1. The front elevation must include one of the following, and one item from Category 3:
 - a. The roof design must have different elevation, or
 - b. The roof must be of a different material.

*3rd Amendment
to Development
Agreement*

2. Category 2. The front elevation must be reversed and must include one item from Category 3:
 3. Category 3. The front elevation must include three of the following criteria:
 - a. Different door/window design
 - b. Different exterior colors
 - c. Different exterior material such as white stone, brick, stucco, etc.
 - d. Remove or add porches or balconies
 - e. Different door/window trim
 - f. Different roof material
 - g. Remove or add bay windows
 - h. Remove or add structural planters
 - i. Add wing walls
 - j. Remove or add wainscoting, or
 - k. Remove or add courtyard wells and gates
- II. R-3 Garage Orientation Elevations. Front loaded garages will be permitted on R-3 lots, provided that the garage doors have different designs and the same door design will not be permitted within five lots including the design guidelines in the above categories.

EXHIBIT "E"

Building Code Ordinance Variances

1. Section 7.09A Garages and Carports: Residential.

A variance to allow dwelling units within R-5 zoning districts within gated communities with private streets to be designed with a garage or carport with a minimum capacity, for one or two bedroom units, of one standard-sized car. For units with more than two bedrooms, two spaces for standard-sized cars will be provided within a garage or carport. Garage and carport spaces will be counted towards the total off-street parking requirements specified in Section 15.03A. (See chart below)

2. Section 15.03A. Off-Street Parking: Residential.

A variance to permit off-street parking requirements within R-5 zoning districts within gated communities with private streets to be constructed within the Property at one space per bedroom, plus an additional $\frac{1}{2}$ space per unit, up to a maximum of 4 spaces per unit. Parking spaces required by Section 7.09A will be counted towards the satisfaction of this requirement. (See chart below)

3. Section 7.01A. Building Plans: Residential.

The parties agree that "unique", as used in this Section, means all exteriors must be different, but interior floor plans may be duplicated.

Number of Bedrooms	Covered Parking	Additional Parking	Total Parking
1	1	$\frac{1}{2}$	1-1/2
2	1	1-1/2	2-1/2
3	2	1-1/2	3-1/2
4	2	2	4

Development Agreement