



Architectural Guidelines

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I. Preface

A. History and Stewardship

At one time, Anderson Creek Retreat was part of a vast forest and the exclusive reserve of the Cherokee Indians. Following the discovery of gold in nearby Dahlonega in 1828, the State of Georgia offered 160-acre land lots to pioneer settlers and speculators in the 1832 lottery. In 1838, after facing inevitable conflict, the Cherokee began the long Trail of Tears march to their Oklahoma reservations leaving their Georgia land's abundant water, rich bottomland, dense woodlands and plentiful game to the Scotch-Irish settlers.

To preserve an informal, low-key rural lifestyle and to minimize the impact of development on the rural setting, the Master Plan for Anderson Creek Retreat offers home-sites averaging more than three acres. This commitment to a low density community is designed to protect water quality, open space and wildlife habitat.

Ownership rights of both private and common property are clearly defined in the Declaration of Covenants and Restrictions. An Architectural Review Board oversees all aspects of architecture and landscaping. The review process and building standards for ACR are explained in these Architectural Guidelines.

Property owners play a vital role in preserving the look and feel of Anderson Creek Retreat. Owners are encouraged to research regional styles and to create a residential experience compatible with the natural setting. The lay of the land, the topography, of each home site is unique. A custom design is required to determine driveway access, consideration of views, breezes, the way light falls in various rooms and the impact on the land and neighboring properties.

B. Architectural Review Board

As stated in each owner's deed, all site improvements must conform to the protective covenants which are intended to preserve the natural beauty of Anderson Creek Retreat.

Article VII of the covenants establishes the authority of an Architectural Review Board consisting of owners and, on occasion, professional design consultants. The Architectural Review Board (ARB) conducts both formal and

informal reviews and provides constructive guidance during key stages of the design process.

C. Master Plan Concept

Protecting, preserving and enhancing the natural beauty of Anderson Creek Retreat is the underlying principle of planning activities. The Master Plan offers a variety of individual home settings. All homes, fences, gates, and drives should blend into the environment and be shaped by the existing topography and vegetation. All structures on the property should be screened from neighbors with landscaping.

Anderson Creek Retreat is surrounded by hundreds of thousands of acres of public lands unencumbered by lights from towns and cities. To preserve our “dark skies”, lighting sources should be concealed from view and used only for essential functions and security. Floodlights are not permitted.

D. Use of Design Professionals

The unique features of each home site offer an opportunity to design a Custom home to fit the lay of the land and take advantage of views, breezes and light. Design professionals add value to the construction of a home and help assure blends with the natural features and the historic rural character of the surrounding area. The architectural history of the southern Appalachian consists of modest, functional structures which have been carefully sited with regard to one another and to the uses of the surrounding land. To preserve the beauty and character of Anderson Creek Retreat, it is essential that the development of each home-site be done with extreme care.

Each home should be designed with the assistance of a registered landscape architect and a residential architect, approved by the Architectural Review Board (ARB).

A registered landscape architect designs everything outside the walls of the building and prepares a site analysis before architectural design begins. This includes, but is not limited to, consulting with the residential architect as to where the house is placed and how it relates to the site and during all phases of design for drives, service yards, parking, roads, utilities, walks, decks, terraces, pools, kennels, gardens, grading, drainage, outside lighting, and planting of trees and shrubbery.

II. Design Guidelines

To meet the development and aesthetic objectives of Anderson Creek, owners and designers must adhere to the strict and comprehensive design guidelines. In addition to the guidelines stated herein, refer to the Declaration of Covenants, "Article VIII, Use and Building Restrictions" for any additional requirements or restrictions. The architect and owner must thoughtfully integrate each site and house design with this special setting. The following establishes architectural guidelines, material selections and detailing, and landscape design requirements:

A. Architectural Design Guidelines

Creative architectural solutions are encouraged to complement the uniqueness of each site, to express the design concept of the individual property owner and to contribute to Anderson Creek Retreat as a whole.

The traditional southern vernacular architecture exhibits certain characteristics that respond to climate, building shape, function, and site. The richness, simplicity, and rationality of this regional vernacular should serve as the primary reference source for the design of Anderson Creek Retreat homes. This architecture was responsive to the technology of an earlier time when building forms and styles were determined by local building material, tradition, and climate. Some of these features are listed as follows (refer to the Declaration of Covenants and Restrictions for additional requirements):

1. **Building Heights** should use the natural tree cover as a guide. No building will be more than 3 stories or a height of 35 feet. New trees and other plant materials should be planted on the property as soon as possible in open areas to provide visual screening.
2. **Forms:** Steeply pitched roofs and generous overhangs are recommended. Height and profile should be dictated by the setting. Profile is the overall shape and height of a structure. It determines how the structure fits within the overall contours of the space around it. Therefore, open fields would dictate a low profile, whereas heavily wooded areas, a high profile.
3. **Layout:** Open planning is recommended to allow through ventilation. Glass should be used to capitalize on views and vistas. Size and height should be scaled to the site. Shape and location of buildings and grounds should fit, where possible, within the existing or planted trees.
4. **Space:** High ceilings are desirable with well-developed inside/outside relationships. Rooms should open onto terraces, decks, balconies, and views.

5. **Exterior:** Integration of grounds, drives, parking, car shelters, and gardens is essential. House, courtyards, porches, greenhouses, service yards, and support buildings should create a unified design.
6. **Views and Ventilation:** Rooms with generous windows take full advantage of the beautiful natural views. They should be carefully located to fit the specific site and its trees, sun exposure, vistas, etc. Large multi-paned windows are suggested.
7. **Balconies:** Balconies, cantilevered or supported with columns, are encouraged on high profile homes to allow outdoor living, to capitalize on views and vistas, and to assist with scale and massing, which is regard for the optimal shape and relative proportions of a structure.
8. **Verandas:** Common use of verandas, porches and decks is encouraged, screened, glazed or open, providing inside/outside transitions.
9. **Lighting:** Light bulbs shall not be seen directly. Illumination of surfaces such as walls, walks, and decks is permissible. Porch lighting, for example, may include wall washes and recessed decorative fixtures to illuminate the entry surface, but the source of lighting should not be in view. Floodlights or other lighting directed away from the house are strictly prohibited, regardless of circumstances. All outside lighting must be incandescent and not exceed 75 watts from any one source. Refer to the supplemental lighting exhibit for examples of acceptable exterior light fixtures. A variety of appropriate fixtures is available through Masterpiece Lighting in Atlanta. (www.masterpiecelighting.com 470-296-3626)

B. Required Architectural Materials and Details

It is recommended that the general quality standard comply with Earthcraft Homes Building Standards. A copy of the Earthcraft Homes Building Standards can be obtained at www.earthcraft.org or information found at www.southface.org.

Finish treatment of buildings should be comparable in quality and detail on all four sides of the building.

Materials used and construction techniques employed shall be primarily those that are traditional to the southern Appalachians. Log homes are limited to materials that reflect traditional log techniques. Detailing of structures at Anderson Creek Retreat must be done with proper consideration for the indigenous southern vernacular architectural style, the available construction

technology, and the environment. The environmental considerations include preservation of the tree cover, wildlife habitat, water quality, the hot summer sun, heavy seasonal rains, high humidity, cold winter winds and storms. Simplicity in detailing is encouraged.

1. **Roofs**

Roof colors, textures, and exterior wall materials should be compatible with the setting and reflective of rural styles, specifically wood shingles or metal.

- a. Metal:
 - 1) Standing seam metal roofs must be a minimum of 26 gauge or better.
 - 2) Spacing of standing seam metal panels should be 12" to 18" with maximum seam height of 1" and seam width of 3/4" except end seam at rake not to exceed 1-1/2" in width and to have a similar profile to typical seam.
 - 3) To blend in with the surroundings, roof colors will be darker shades of brown, green, gray or red.
A clear galvanized finish coating is not allowed except by special permission.
- b. Asphalt architectural roofing shingles must be approved by the Architectural Review Board.
- c. Roof Pitch Height: 10 on 12 minimum, 12 on 12 maximum.
- d. Rafter Detail: The end face of rafters shall be exposed with a minimum extension of 1-6". No boxed soffits at eave overhangs.

2. **Exterior Materials**

- a. Brick, metal siding, stucco, and cement composite clapboard are not allowed.
- b. It is recommended that wood lap siding be mitered at the corners of the building instead of using trim boards.
- c. The use of native stone for stone walls, foundation facings and chimneys is required.
- d. Masonry requirements:
 - 1) Minimum average size will be 5 x 12 face dimension.
 - 2) Ties are required every 16" o.c. vertically and 24" o.c. horizontally - minimum.
- e. Fieldstone is to be stacked with a minimum of 4" in depth, field installed with edge of stone exposed as opposed to a pre-manufactured product or flatwork laid up like tiles. Stonework should have the same dimensional characteristics found in the area. Prefabricated stone or prefabricated stone panels are not allowed.
- f. For fieldstone skirt at basement or foundation wall, we require a wall detail where the stone face is pulled back behind the face of the wood siding.

3. Decks

- a. Deck material should be cedar, redwood or other insect and rot resistant wood with a low moisture content variation. Exposed pressure treated materials are acceptable for blocking, framing and decking. The highest grade pressure treated materials should be used for primary deck spaces.
- b. Screening between open framing beneath the decks to be either stone masonry or wood. Wood screening will be made of solid stock members, minimum ¾" thickness in a horizontal or vertical pattern. No pre-fabricated diagonal lattice pattern or pressure treated material are allowed.

4. Fireplace Construction

- a. Pre-fabricated masonry systems are not allowed except for ARB approved modular masonry fireplace assemblies such as manufactured by Isokern or ARB approved equal. Pre-fabricated fireplace systems with metal inserts are prohibited. When using a modular masonry system, all stonework on the exterior face of the fireplace is to be stacked stone with minimum depth of 4 inches (refer to Item # 2 - Exterior Materials).

5. Exterior Doors

- a. Exterior doors are to be a full 7'-0" high and 2'-10" wide minimum.
- b. Doors must be of solid wood construction and of a minimum 1-3/4" thickness.
- c. Custom milled & fabricated doors are recommended.

6. Windows

- a. A true-divided lite window is recommended. A simulated divided lite window product with a divider component between the interior and exterior panes will be considered by the Architectural Review Board if the exterior face of the muntin has a stepped wood profile similar to the Kolbe & Kolbe "Ovolo Bar." A flat, mitered muntin profile or any "snap-on" type system applied to the exterior face of the glass is not acceptable.
- b. List of Recommended Manufacturers: Kolbe & Kolbe; Pella, Architectural Series

7. Window Frame Detailing

- a. Typical exterior window sill will extend a minimum ¾" from the face of the exterior wall and 1" to 1-1/2" beyond the jamb trim.

8. Interior Ceiling Heights

- a. Ceiling heights of all rooms for all structures of the ground floor level will be a minimum of 10'-0", from finish floor to ceiling or the top of the wall plate and a 9'-0" minimum on secondary level above the first floor.

C. Landscape Design Guidelines and Recommended Plants

All landscape design decisions should be closely integrated with the architectural design concept. This close relationship should continue through each design phase. At a minimum, landscape design should address the following issues:

1. **Preservation:**

Preserve as much as possible of the existing ecological systems including trees, roots, vegetation, drainage areas, and wetlands. The idea is to design the home to fit the land, its trees, grades, views, sun, etc. rather than force a preconceived house on the site. Save existing trees and minimize damage to trees during design and construction. No trees at two feet above the ground over 5" in diameter or 3" in diameter for small flowering trees or evergreens may be removed at any time without prior Architectural Review Board approval. (The Anderson Creek Retreat Property Owners Association, ACRPOA, may relocate individual trees.) No wild azalea plants may be removed.

It is prohibited to remove trees beyond what is necessary for the installation of the structure and driveway. Clearing for a structure will not exceed more than 40 feet from the finish footprint or 10 feet beyond a finished driveway.

2. **Entrances and Driveways:**

- a. Entry drives shall meet the roadway at 90°, and be 8' minimum, 10' maximum width, and whenever possible, shall curve through the landscape buffers to avoid direct views from the roads to the house. The entry drives shall continue as gravel roads as far as can be seen from the main road, at which point the surface material may vary if approved by the Architectural Review Board.
- b. No automobile gates are permitted.
- c. Mailbox designs shall be approved as a part of the site plan review.

3. **Vegetation:** Both existing and added plant materials should be carefully and thoughtfully used to:

- a. Provide enrichment to the home setting and to contribute visually to the total image of Anderson Creek Retreat.
- b. Stabilize the ground, prevent erosion, and control runoff.

- c. Create outdoor “rooms” and other spaces through screening with plantings and also to screen buildings from each other and from the roads.
 - d. Create an exterior third dimension through the use of tree canopies, patio walls, and trellises.
4. **Use of Natural Elements:** Existing vegetation on lots should be treated as an opportunity to capture initial full scale landscape, have a low maintenance design, create privacy and screening by careful minimal clearing, provide shade/climate control and stabilize the ground; thus, harmonize the site through the protection of existing plans and the planting of new ones.
 5. **Open Fields:** Building in fields and pastures is discouraged, unless no other option is available. It should be noted that more new trees and plant materials will be needed for home sites located near open fields than for those on sites that are heavily wooded to extend the woods to the building.
 6. **Screening with Plants:** Homesites have been located in order to increase the privacy with natural arrangements of indigenous plants. Undisturbed vegetative borders or native plantings between the lots maintain the natural rural character. Property owners should add trees and shrubs to these buffers to create a verdant environment to ensure a minimum of visual exposure of homes from property to property, from road to home, and from open areas.
 7. **New Plantings:** Parking areas must be screened from view. Foundation plantings around the home are encouraged much as they were historically used. At the same time, plantings should extend the geometry of interior spaces into outdoor terraces and spaces and provide visual privacy from roads and neighbors. Supplemental planting should be planned for any disturbed area due to construction (around the building, along the new driveway, construction access paths, construction holding areas).
 8. **Grass:** Lawns are discouraged. In existing open areas and pastures, it is recommended that the land be used for meadow grass, wildflowers, gardens, and orchards as are common in rural areas.
 9. **Irrigation:** Irrigation systems are to be discouraged, as properly selected plants that are nurtured for two to three years will become “naturalized,” which will greatly simplify maintenance, particularly in periods of vacancy. If irrigation is needed, special designs under trees must be used to protect the root system.
 10. **Views and Vistas:** With approval of the Architectural Review Board, the existing trees and vegetation may be trimmed a

minimum amount to allow views from the home. Clear cutting for a view is not allowed.

11. **Service Areas and Utilities:** Service areas of individual homes must be carefully planned to screen from view garbage can enclosures, dog pens, utility hookups, and mechanical equipment. Service areas must be fenced in a design that architecturally blends with the house. Property owners shall provide underground lines to their respective residences. All such utilities shall enter the house in the service yard area. Television antennas, CB antennas, and satellite dishes are not permitted unless their locations are approved by the Architectural Review Board to conceal them from view of neighbors, common areas and Anderson Creek Retreat Club property.
12. **Fences:** As a general rule, fencing of the property is discouraged. Where approved, fencing should be limited to areas immediately adjacent to the primary structures. Fencing of an entire lot is not allowed. Where approved by the Architectural Review Board, four-board horse fences are encouraged for horse pastures. No automobile gates are permitted.
13. **Landscape Borders:** Landscape timbers or railroad ties are not permitted unless approved by the Architectural Review Board.
14. **Off-street Parking:** A minimum of two car spaces (permanent) and two visitor spaces are required. These spaces need not be on paved surfaces. Garages, carport-like sheds and other secondary non-inhabited structures, must be sited so the entrance is not seen from roadways, common areas or adjoining house sites. Generous landscaping is required to hide cars and parking areas and soften driveway entrances.
15. **Plant Material Suggested for Use:** Planting plans should call for sufficient quantities of large trees with enough additional plant materials to provide cover, scale, and visual privacy for lots located near open fields.
The following is a comprehensive list of suggested plants, including those that are native.

Trees and Shrubs

Small Flowering Trees

(Native)

Serviceberry
Eastern Redbud
Grancy Grey Beard
White Dogwood
Chickasaw Plum
Flameleaf Sumac
Sassafras

Deciduous Trees

(Native)

Red Maple
Sugar Maple
Pignut Hickory
Yellow Buckeye
Persimmon
Tulip Poplar Fraser
Magnolia Big Leaf
Magnolia Black
Gum Sourwood
Sweetgum

Evergreen Trees

(Native)

American Holly

Shrubs

(Native - Deciduous)

Red Buckeye
Devil's Walking Stick
Hercules Club
American Beautyberry
Sweetshrub
Red Flowering Quince
Scotch Broom
Smooth Hydrangea
Oakleaf Hydrangea
Winterberry
Flame Azalea
Piedmont Azalea
Pinxterbloom Azalea
Pinkshell Azalea

(Native - Evergreen)

Inkberry
Pfitzer Juniper
Mountain Laurel
Drooping Leucothoe
Mugo Pine
Carolina Rhododendron
Rosebay Rhododendron
Piedmont Rhododendron
Bear Grass

Groundcovers and Wildflowers for Wooded Sites

Columbine	Big Blue Liriope (not native)
Wild Ginger	Sensitive Fern
Butterflyweed	Mondograss (not native)
Lady Fern	Cinnamon Fern
Blue Wild Indigo	Royal Fern
Crossvine	Woodland Phlox
Trumpet Vine	Solomon Seal
Green and Gold	Christmas Fern
Hay-scented Fern	Bracken Fern
Autumn Fern	Bloodroot
Strawberry Bush (hearts-a-bustin)	Greenbriar
Joe-Pye Weed	Southern Shield Fern
Carolina Yellow Jasmine	Low Bush Blueberry
Climbing Hydrangea	Periwinkle (not native)
	Ox-eye Daisy

D. Additional Controls and Recommendations

The following permits are required from Gilmer County. Forms necessary to apply can be obtained on the Gilmer county web site. www.gilmercounty-ga.org , Planning and Zoning Dept.:

1. Permit for a septic system (land disturbance)
2. Permit for building construction
3. For your domestic water system, your contractor will need to hire a certified well drilling company who in turn will handle all of the necessary permitting.

Other recommended reference documents include:

1. The Southern Standard Building Code
2. Landscape Architect or Architect may want to use a Tree Penalty Clause in their Specifications (sample text is included in Section IX. Appendix 1).

III. Review Procedures and Timing Summary

Prior to beginning the home design process, the owner and his design consultants should carefully familiarize themselves with the requirements of these Architectural Guidelines as well as "Article VII: Architectural Review" of the Declaration of Covenants.

Once the property owner has selected an architect and landscape architect, it is recommended that the owner attend an informal meeting with a member of the Architectural Review Board. This meeting of the owner, architects (if possible), and the ARB member will provide an opportunity to discuss the architectural design review and construction process and any general questions regarding overall design, materials, siting , etc.

As the design activities proceed, the Architectural Review Board will meet as required to review any home design documents that have been submitted for review. Each submittal shall follow the sequence and format outlined in Section IV of this document.

All communication with the Architectural Review Board must be through, or will include, the Owner's Architect or Landscape Architect. All design documents, material and color samples submitted for review are to be prepared and submitted by the Architect or Landscape Architect. Each submission document must be accompanied with the appropriate form (see Section VIII) and signed by the designated representatives.

Submissions for each phase will not be reviewed until a 100% complete submission is received including receipt of fee. Any omissions of requested data for each of the three reviews outlined in Section IV will cause unnecessary delays in the process.

A formal review by the ARB of each submission will take place within (15) working days from the date of receipt of the 100% complete submission. Owners and their submitting architects will be promptly notified of the board's recommendations and decisions.

It is possible that the Architectural Review Board may need additional time due to unusual circumstances. In this case, owner and architect will be notified.

If a submission requires more than two reviews in a phase, there will be an additional cost for each additional review.

No partial reviews will be conducted for foundation packages or other partial packages released for construction.

IV. Design Review Phases and Construction Submission Requirements

The first step in building a home is for the owner, architect and landscape architect to visit the site and receive a guided tour of Anderson Creek Retreat by a board member. It is important that everyone involved understand the unique features of each site and its rural context and to conduct a visual survey of the setting, the immediate surroundings and the broader environment of the community.

Design Review Phases (subsections A, B, and C):

There are three phases in the planning process before construction can begin). Each phase requires the submission of documents and reviews by the Architectural Review Board:

1. The first, Pre-Design and Conceptual Review, precedes the actual house design. In many ways, it is the most important phase.
2. Second is the Preliminary Design Review.
3. The third and final phase is Construction Documents Review.

With each submission, the owner will pay fees to compensate ARB professional consultants for the review of the plans. If the actual costs are less, an owner will be refunded the balance.

Construction Submission Requirements (subsections D, E, and F):

1. Construction Permit and Performance: After construction documents are approved, the builder or the owner must apply for an Anderson Creek Retreat construction permit and make a refundable \$3000 construction performance deposit.
2. Landscape Installation and Performance: An additional \$5,000 deposit is required from the owner as a refundable landscaping performance deposit.
3. Final Inspection and Owner Occupancy: In case an owner requests an occupancy permit before construction is complete, an additional \$3,000 deposit is required.

Construction or Design Changes and Future Improvements (subsection G)

1. Subsequent to approval of the Construction Review Documentation by the ARB, there may be cases where changes are desired or required to be made to the structures or site. In these cases, a new Design Review must be undertaken and approved by the ARB.

2. In addition future improvements after initial construction is complete including building additions, outbuildings, landscape elements, and any alterations to the exterior, will require design review by the Architectural Review Board. Such plans should be discussed with the Architectural Review Board at the earliest convenience.

The following are details and specific requirements for the review phases and construction requirements described above:

A. Pre-Design and Conceptual Review: First Submission - Form 1
Review Fee: \$600

1. The Pre-Design phase requires a tree survey by a licensed surveyor, a site analysis by the landscape architect and a drawing by the architect that shows the number and sizes of the proposed buildings, their general locations and the path of the new driveway. The drawings should show how the buildings will relate to existing grades and existing vegetation and indicate the anticipated amount of clearing and grading.

- a. **Site Analysis.** A site analysis shall be presented at a minimum scale of 1" = 20'-0" depicting the site data gathered. The analysis should be drawn on a copy of the topographical/tree survey (see item b below), prepared by a Licensed Land Surveyor. This site analysis should include but is not limited to, sun analysis, breeze directions, drainage, views, adjacent homes and driveways, site access and areas providing minimal or maximal privacy. The analysis must take into account the potential impact of the building site from key vantage points, including neighboring lots.

The site analysis should include the following:

- 1) Anderson Creek Retreat Lot Location Map. (See Exhibit A, page 41.) The lot should be indicated on this map either outlined or highlighted. The map can be attached to the Site Analysis.
- 2) Identification and description of views and vistas.
- 3) Description of special or unusual features on the site and beyond to note creeks, mountain views, and significant trees and vegetation.

- b. **Topographic/Tree Survey.** To assist with the site analysis, a thorough site/tree survey will be prepared for the areas impacted by construction to show the shape of the land (topography) and significant vegetation. The site survey should extend as far into the adjacent areas as necessary in order to provide the designer necessary information to address all environmental opportunities and issues. The site survey should identify property lines, easements, setbacks, contour lines, wetlands, and other prominent features. Utilities locations shall be noted. Contours should be shown at two foot intervals (available from the Anderson Creek Retreat surveyor). The scale of the survey shall be at least 1" = 20'.
- The tree survey, which can be a part of the site survey, should identify all trees over 12" in diameter at chest height and any significant massing of native shrubs within 40 feet of all areas to be disturbed. The survey should indicate size and species.

2. The Conceptual Design drawings should illustrate the general development, building footprint and design intent and their impact in relation to the site. The minimum square footage for the primary building is 1500 sq. ft. Refer to the Declaration of Covenants and Restrictions, Article VIII, Section 24, for information regarding setback requirements and building restrictions. Individual variances in setbacks and sidelines may be granted by the Architectural Review Board or the Declarant when mountainous topography or other variables call for special consideration. For example, front setback requirements may be reduced up to a minimum 50 ft from the property line where topography dictates.

- a. **Concept Plan.** A freehand site plan at a scale of 1" = 20'-0" showing the location of the house, driveway, walks, and amenities with proposed landscaping concepts as intended to help integrate the building with its environment. The plan will show the proposed footprint of the house with dimensions to show all required easements and setbacks. Driveways and walks must be located along with the service and parking access, HVAC units, septic tanks and fields, electric meters, trees to be removed, screening of roads and neighbors.
- b. **Schematic Landscape Plan.** A freehand landscape plan at a scale of 1" = 20'-0", developed by the project's landscape architect, showing the location of the house, driveway and walks, and amenities with proposed landscaping concepts to integrate the building with its environment and to provide positive drainage.

- c. **Exterior Elevations.** Drawings presented at 1/8" scale (freehand or hard line) representing the view of the primary sides of the proposed structure. These drawings may be supplemented by photograph images illustrating the general design intent and aesthetic.

The Architectural Review Board will either grant approval or state reasons for withholding approval and will offer suggestions for improvement. If the Site Analysis or Conceptual design drawings are substantially changed, either by request of the Architectural Review Board or desire of the owner, they must be re-submitted and receive approval before proceeding with Preliminary Design Documents.

B. Preliminary Design Review: Second Submission - Form 2
Review Fee: \$600

All preliminary submissions must contain the following:

1. **Approved Site Analysis.**
2. **Dimensioned Site Plan.** This will be a hard line drawing based on the approved Conceptual Plan, drawn at a scale of 1" = 20'-0".
3. **Updated Landscape Plan.** This updated plan at a scale of 1" = 20'-0" or 1/8" = 1'-0", will reflect any adjustments made to the approved Conceptual Schematic Landscape Plan – building location, hardscape, grading issues or proposed planting material.
4. **Building Elevations.** Drawings presented at 1/4" scale representing the view of all exterior sides of the proposed structure. All exterior elevations must indicate actual grades and existing topography. Proposed spot elevations at the corners of the building and estimated floor elevations are to be included. A spot elevation is a point on a map or chart that has its elevation noted, usually in terms of vertical distance from sea level.
5. **Floor Plans.** Floor plans at 1/4" scale must depict the layout of spaces for all levels of the proposed building.
6. **Building/Site Section.** A minimum of 2 sections drawn at 1/4" scale showing the relationship of the interior and exterior spaces with the natural topography are required.
7. **Preliminary Stake-out.** In accordance with the approved Concept Plan, the house and driveway must be staked out on the lot with stakes at least two (2) feet tall marking the corners. A string shall connect all stakes outlining the shape of the house. All trees over 12" in diameter to be removed shall be tied with red surveyor's ribbon. Utility ditches, septic tank, roads, pools, and amenities will also be staked.

The Architectural Review Board will either grant preliminary approval or state reasons for withholding approval with suggestions for improvement. If the Preliminary Drawings are substantially changed, either by request of the Architectural Review Board or desire of the owner, they must be re-submitted and receive Preliminary approval before proceeding with Construction Documents.

C. Construction Documents Review: Final Submission - Form 3
Review Fee: \$800

The Construction Documents are prepared after changes are made, if any, from the review of the preliminary submission. The final stake-out, reflecting any changes, must be completed before submitting for the final submission. A representative of the Architectural Review Board will preview all submissions and will not present a project to the Board for final review unless the following are completed and have been submitted:

1. **Final Stake-out.** The preliminary stake-out must be updated reflecting changes, if any, in the location of the house or driveway, amenities, and any additional trees to be removed. All underground utilities will be staked and adjusted to save tree roots. (See 3. below)
2. **Color Samples.** Proposed colors of all exterior materials including siding, trim, roofing, and lattice must be submitted on actual samples of materials proposed for use. These sample submissions are most important to the Architectural Review Board in evaluating the final appearance of the house as color chips often vary greatly from actual applications.
3. **Landscape Plan.** Landscape plans must be drawn at a minimum scale of 1" = 20'-0" or 1/8" = 1'-0" and must convey a scale representative of all roads, septic systems, well locations, mechanical equipment, all exterior lighting and landscape lighting locations, sprinkler head locations, walks, fences, pools, decks, patios, play structures, mailboxes, site grading, and any existing significant plants. New planting materials should be identified by size, common name, variety, and quantities. Adequate landscaping, plant screening or fence must be provided for driveway entrances, service yards, trash enclosures, and electric meters. All underground utilities including, but not limited to, water line sewage lines, telephone lines, cable lines, irrigation lines, lighting lines, etc. will be located on the plans. Tree protection barriers and silt fencing locations must also be included.
4. **Dimensioned Site Plan.** The submitted plan shall be similar to the preliminary plan including any changes and proposed utility services.
5. **Foundation and Framing Plan.** The submitted plan shall be at 1/4" scale, showing locations and sizes of foundation and framing elements and how they relate to nearby trees.

6. **Exterior Lighting Plan.** This plan shall be at 1/4" scale and will coordinate with the Landscape plan. It will show locations of all exterior lighting proposed for the building, deck and outdoor areas, landscaped areas, and paths. Refer to Section XIV. Exhibit D for examples of exterior lighting options.
7. **Floor plans.** Floor plans must be drawn at 1/4" scale, containing all information necessary for construction.
8. **Elevations.** Drawn at 1/4" scale, elevations shall accurately represent the view of all sides of the house and other structures. Floor elevations must be delineated and existing and proposed grade levels must be shown. All exterior materials must be labeled.
9. **Building Sections.** Sections shall be drawn at 1/4" scale as necessary for clarification or construction.
10. **Details.** Details shall include:
 - Roof edge and roof rake details
 - Typical wall section
 - Exterior siding details
 - Exterior trim details
 - Window and door details
 - Exterior walls, fences, or screens
 - Exterior railing systems
 - Screen porch section and details
 - Porch and Deck section and details
 - Privacy walls, as appropriate
 - Foundation wall detail
11. **Specifications.** Specifications must be submitted defining the quality of all work and materials.
Note: We may allow submission of cut sheets and samples in lieu of written specifications.
12. **Septic Permit.** Approved Septic Tank Permit.

If the Architectural Review Board fails to grant final approval, it may suggest items to be corrected or resubmitted.

D. Application for Anderson Creek Retreat Construction Permit- Form 4
Construction Deposit: \$5,000

The approved contractor may submit an application for an Anderson Creek Retreat construction permit, either at the time of the Construction Documents Review or before construction begins. At the time he makes this application, the contractor must submit four (4) sets of complete working drawings and specifications to be approved and stamped by the Architectural Review Board. The stamped Anderson Creek Retreat construction documents are required for a building permit from Gilmer County.

The construction deposit may be used to make corrections for unauthorized work, to insure compliance with plans approved by the ARB, clean up of site debris, or to repair roads, trees or road shoulders damaged by the contractor. The deposit, or portions of it, will be released when the final inspection is complete.

E. Application for Landscape Installation - Form 5
Owner's Deposit: \$5,000

Each owner must submit an application for landscape installation. The deposit is to insure that the proposed landscaping is installed as required. All landscaping should be installed within 6 months after the building construction is complete and at which time the deposit will be returned. If the new landscaping is not installed by the time allotted, the deposit will be forfeited.

F. Final Inspection and Owner Occupancy - Form 6

The culmination of this major planning and construction effort will be when the owner takes occupancy of the new home.

If a property owner insists upon occupancy after a temporary certificate of occupancy is received from Gilmer County but prior to completion of construction, then a \$3000 deposit is required for the owner to guarantee completion of the project as approved. This will be refundable upon satisfying the Architectural Review Board's requirements.

G. Application to Make Construction or Design Change - Form 7

Subsequent to approval of the Construction Review Documentation by the ARB, there may be cases where changes are desired or required to be made to the structures or site. In these cases, a new Design Review must be undertaken and approved by the ARB.

In addition, future improvements after initial construction is complete including building additions, outbuildings, landscape elements, and any alterations to the exterior, will require design review by the Architectural Review Board. Such plans should be discussed with the Architectural Review Board at the earliest convenience. When submitting for review of proposed design changes or improvements, presentations must include but not be limited to the following:

1. **Letter of Intent.** The owner should inform the Architectural Review Board as to the intent and purpose of the proposed design change or improvements.
2. **Color Samples.** Samples are most important when applying for improvement approval because of the necessity of matching existing materials.
3. **Site Plan.** A plan with dimensions of the property must be submitted showing the location of the proposed changes or improvements.
4. **Drawings.** Sufficient plans and elevations shall be submitted to adequately define and explain the changes or improvement.

After reviewing the project, the Architectural Review Board will either suggest changes or grant final approval. As with new construction, the construction deposit must accompany the completed Anderson Creek Retreat Form 4 - Construction Application and four (4) sets of the construction documents to be stamped before obtaining an Anderson Creek Retreat construction permit.

V. Enforcement of Design Guidelines

The design guidelines contained in this document are subject to enforcement by the Architectural Review Board. According to the Declaration of Covenants, "Article VII, Architectural Review," the Board has the right to enforce, by any proceeding at or in equity, all guidelines contained in this document". In particular, enforcement provisions are contained in Article X, Section 3 of the Covenants.

Property owners are encouraged to review the Covenants for Anderson Creek Retreat prior to beginning the design process.

VI. Construction Phase - Contractor Requirements

In order to protect the natural beauty of Anderson Creek Retreat as much as possible during construction, the following regulations apply to all contractors and their employees as well as service personnel while in Anderson Creek Retreat.

A. General Requirements

1. Contractors to be used must be approved by the Architectural Review Board prior to being awarded the contract. If the project is to be bid, the list of contractors that will be invited to bid should be approved in advance.
2. Contractors and the property owner should apply for permission to start construction using Form 4, (See section III.D of this document). Contractors must deposit \$3,000 at the time a building permit is issued, which is a refundable deposit. This deposit, or portions of it, may be used by the ACR management staff to repair damages to roads or shoulders, damage to trees caused by the contractor or to clean up a contractor's untidy site if the contractor fails to do so in a timely manner. (LL comment- should we include language regarding the forfeit of the deposit if the construction is not completed per ARB approval for materials and construction methods?) The permit allows 12 months to complete construction and may be renewed if necessary. Please note that it will be necessary to obtain an Anderson Creek Retreat permit before making application to Gilmer County. **All contractor personnel are required to sign the release and indemnity agreement.**
3. Contractor personnel are required to enter and leave through the **main entrance**. It will be open from 6:30 A.M. until 5:30 P.M., Monday through Friday, except on certain holidays (Thanksgiving, Christmas, and Independence Day). Actual construction work shall not start before 7:00 A.M. and must halt no later than 5:30 P.M. Special requests varying from this policy will be considered with 24 hours notice for such special arrangements.
4. Contractors are required to keep their job sites as neat and clean as possible at all times. A dumpster and portable toilet are required on site, at the construction staging area and completely out of view from the road. The dumpster must be set up after the grading is complete and before the foundation is poured. Trash and discarded materials will be removed daily. There will be no stockpiling of materials or trash on adjacent roads or property. Trash not removed in a timely

fashion will be removed by Anderson Creek Retreat and billed to the responsible contractor or subcontractor.

5. Contractors will use only the utilities provided on the immediate site on which they are working.
6. All roads in Anderson Creek Retreat are of gravel or clay construction and any damage to roads, drainage inlets, street lights, street signs, mailboxes, utilities, etc. will be repaired by Anderson Creek Retreat and such costs billed to the responsible contractor or subcontractor.
7. The established speed limit within Anderson Creek Retreat is 15 miles per hour for construction vehicles, including light trucks and autos.
8. There will be no washing of any truck on the roads or common property. Any concrete truck washed out must be on the construction site and promptly removed by the contractor.
9. Operators of vehicles are required to see that they do not spill any damaging materials while within Anderson Creek Retreat; and if spillage of a load occurs, operators are responsible for cleaning up. Cleanups done by Anderson Creek Retreat personnel will be billed to the responsible party. Please report any spills as soon as possible.
10. All personnel working on the property are to insure that they will keep all areas in which they work or travel free of discarded materials such as lunch bags, wrappers, and beverage containers. Objects should not be thrown out of cars and trucks.
11. No radios, stereos or loud noise will be allowed within the property.
12. No vehicles (trucks, cars, vans, etc.) may be left on the property overnight. Construction equipment may be left on the site while needed, but may not be kept on the roads or adjacent property.
13. No hunting or fishing will be permitted by construction personnel, nor will any dogs or other pets owned by construction personnel be allowed on Anderson Creek Retreat.
14. Only bona fide workers are allowed in Anderson Creek Retreat. Spouses may drive workers to construction sites and pick them up, but must not remain on the property unless they are actual employees of the contractor or subcontractor. No children under 18 will be permitted in Anderson Creek Retreat unless they are bona fide workers.

15. Contractors shall install portable toilet facilities discreetly positioned out of view from the road and adjacent property.
16. Construction personnel shall wear shoes and shirts when off the construction site. Personnel vehicles used by workmen shall be parked out of view to the greatest extent possible.
17. The contractor shall protect important trees and existing vegetation by fencing when directed by the designers or the Architectural Review Board.
18. Permits will be required for construction of a well and the installation of a septic tank and leaching field. These elements will be located on the site design drawings and must be approved by Gilmer County before the permit is issued. The forms necessary to apply for these permits can be found in the Planning and Zoning Department section of the Gilmer County website www.gilmercounty-ga.org . Special coordination will also be required by the contractor for telephone system activation, security system hook-up, and electrical power hook-up to the meter and panel.
19. Existing Utilities: Contractor shall locate existing underground utilities by careful hand excavation. If utilities are to remain in place, contractor shall protect from damage during construction operations.
Should uncharted or incorrectly charted piping or other utilities be encountered during excavation, contractor shall consult the landscape architect immediately for directions as to procedure. Contractor shall cooperate with owner and utility companies in keeping respective services and facilities in operation. Contractor shall repair damaged utilities to satisfaction of utility owner.
20. Backfilling Prior to Approval: Contractor shall not allow or cause any of the work performed or installed to be covered up or enclosed by work of this Section prior to all required inspections and tests. Should any of the work be so enclosed or covered up before it has been tested, the contractor shall uncover all such work at no additional cost to the owner.
After the work has been completely tested and inspected, the contractor shall make all repairs and replacements necessary to restore the work to the condition in which it was found at the time of uncovering - all at no additional cost to the owner.

B. Tree Protection During Construction

A tree is moderately damaged if it loses more than 20% of its root system and severely damaged if it loses more than 40%. Therefore, the following procedures will be used to help assure healthy trees at Anderson Creek Retreat. This procedure applies to all construction work which exists within the drip line of any tree not marked to be removed. Clearing is limited to 40 feet beyond the house foundation.

1. The architect's or landscape architect's plans will carefully designate which trees are to be removed. All other trees will be saved. No tree will be removed or damaged that is not shown to be removed. Should the stakeout or future work reveal that a tree will be damaged or is impractical to save; the Architectural Review Board (ARB) will be notified to render a decision.
2. All trees to be removed will be flagged and approved prior to clearing, grubbing, and tree removal.
3. No root rakes will be used for clearing under the dripline of any tree that is not marked to be removed except with special permission of the ARB.
4. All utilities shall be located in one ditch or immediately adjacent to each other where possible, and preferably dug in open areas. Ditching dug within the dripline of trees shall be staked and approved by the ARB prior to digging.
This includes, but is not limited to, septic tank lines, water lines, phone work, TV cable hook-up, irrigation lines, etc.
5. Grading, including cut and fill beneath the dripline of trees, will be adjusted on the site to protect the tree roots from damage. This includes damage by grading or smothering by fill. Grading will be staked and adjusted by the landscape architect or architect to fit the tree roots. Barricades will be placed around trees that are to be saved within the construction area.
6. Packing or running heavy equipment beneath dripline of trees is to be minimized.
7. Storage of materials for construction shall be located so as to protect trees and approval for storage areas should be cleared with the architect, landscape architect, or ARB.
8. In extreme dry weather, trees that have had roots damaged shall be watered with 1" of water weekly.

9. In cases where the landscape architect is not hired, the architect must be responsible to see that the above work procedures are followed and the protection of trees is maximized.
10. Clearing of views and vistas must be done in such a way as to protect the neighbor on each side as well as views back across open water or fields. Such clearing must be approved by the ARB prior to being done. This applies to brush clearing, tree limbing up or thinning, and any removal of trees or bushes over 5" in diameter two feet above the ground.

C. Erosion Control

1. To prevent erosion and silting of creeks, contractors and homeowners must install silt fence around the perimeter of the construction site before ground is broken. All disturbed ground must be grassed and mulched immediately.
2. Driveways must be ditched as required. Silt fence, erosion fabric and check dams must be constructed immediately after construction. Grass, fertilizer and mulch must be spread immediately.

VII. Future Improvements

There will no doubt be numerous future improvements to the site that will be intended to add beauty and enrichment to the home. It is anticipated that additional plant materials will continue to be used to contribute to the total master plan concept. The natural beauty of Anderson Creek Retreat should continue to be emphasized. Details for making construction or design changes, including future improvements is addressed here and in section III.G.

Form 7 – Application to Make Construction or Design Change, and in some cases, Form 4 – Application for Construction, will be required to be submitted to the Architectural Review Board for prior approval.

A. Application to Make Construction or Design Change

Future improvements including additions, outbuildings, landscape elements, and any alterations to the exterior, will require design review by the Architectural Review Board. Such plans should be discussed with the Architectural Review Board at the earliest convenience. When submitting for review of proposed improvements, presentations must include but not be limited to the following:

1. **Letter of Intent.** The owner should inform the Architectural Review Board as to the intent and purpose of the proposed improvements.
2. **Color Samples.** Samples are most important when applying for improvement approval because of the necessity of matching existing materials.
3. **Site Plan.** A plan with dimensions of the property must be submitted showing the location of the proposed improvements.
4. **Drawings.** Sufficient plans and elevations shall be submitted to adequately define and explain the improvement.

After reviewing the project, the Architectural Review Board will either suggest changes or grant final approval. As with new construction, the construction deposit must accompany the completed Anderson Creek Retreat Form 4 -Construction Application and four (4) sets of the construction documents to be stamped before obtaining an Anderson Creek Retreat construction permit.

VIII. Forms for Submittals, Reviews and Inspection

ANDERSON CREEK RETREAT

FORM 1 – APPLICATION FOR PRE-DESIGN AND CONCEPTUAL REVIEW

Please include four (4) sets of drawings.

Date Prepared: _____

Date Received: _____

Owner: _____

Section: _____

Lot: _____

Signed: _____

Design Professional

Review Fee of \$600.00 included []

Payable to : Anderson Creek Retreat POA

FOR USE BY ARCHITECTURAL REVIEW BOARD

Pre-Design and Conceptual Review Approved []

Date: _____

Comments:

Signed: _____

Architectural Review Board Chairman

ANDERSON CREEK RETREAT

FORM 2 – APPLICATION FOR PRELIMINARY DESIGN REVIEW

Please include four (4) sets of drawings, samples and/or descriptions, and colors of all exterior materials proposed.

Date Prepared: _____

Date Received: _____

Owner: _____

Section: _____

Signed:

Signed: _____
Design Professional

Architectural Review Board
Chairman

Review Fee of \$600.00 []
Payable to Anderson Creek Retreat POA

**FOR USE BY ARCHITECTURAL
REVIEW BOARD**

Preliminary Design Approved []
Date:

Comments:

Lot: _____

ANDERSON CREEK RETREAT

FORM 3 – APPLICATION FOR CONSTRUCTION DOCUMENTS REVIEW

Please include four (4) sets of drawings, samples and/or descriptions, and colors of all exterior materials proposed.

Date Prepared: _____

Date Received: _____

Owner: _____

Section: _____

Lot: _____

Signed: _____

Design Professional

(Seal)

Review Fee of \$800.00 []

Payable to Anderson Creek Retreat POA

FOR USE BY ARCHITECTURAL REVIEW BOARD

Construction Documents Approved []

Date: _____

Comments:

Signed: _____

Architectural Review Board Chairman

ANDERSON CREEK RETREAT

FORM 4 – APPLICATION FOR ANDERSON CREEK RETREAT CONSTRUCTION PERMIT

Please include four (4) sets of drawings.

Date Prepared: _____ Date Received: _____

Owner: _____

Section: _____

Lot: _____

CONTRACTOR: (Name, Address, Telephone and License Number)

Construction Deposit of \$5,000.00 included

[] Payable to Anderson Creek Retreat POA

AGREEMENT:

I hereby agree that I have read the Anderson Creek Retreat Architectural Design Guidelines and will fulfill the construction contract in accordance with the final approved Construction Documents. I will not make any changes without prior approval by the Architectural Review Board, as such changes may result in the forfeiture of all or part of the deposit.

Signed: _____
Contractor

Date: _____

I understand that this deposit may be used to make corrections for unauthorized work, to clean up site clutter, or repair streets, trees or road shoulders damaged by my personnel and that all or part of the deposit may be forfeited if changes are made without Architectural Review Board approval.

Signed: _____
Owner

Date: _____

Approved: _____
Representative of Architectural
Review Board

Date: _____

ANDERSON CREEK RETREAT

FORM 5 – APPLICATION FOR LANDSCAPE INSTALLATION

Date Prepared: _____ Date Received: _____

Owner: _____
Section: _____ Lot: _____

LANDSCAPE CONTRACTOR: (Name, Address, Telephone and License Number)

Owner's Deposit of \$5,000.00 included [] Deposit Returned []

Payable to Anderson Creek Retreat POA

AGREEMENT:

I hereby agree that I have read the Anderson Creek Retreat Design Guidelines and will fulfill the Landscape Installation contract in accordance with the final approved Landscape Design Documents. I will not make any changes without prior approval by the Architectural Review Board. I understand that all landscaping should be installed within 6 months after construction is complete and at which time the deposit will be returned. If the new landscaping is not installed by the time allotted, the deposit will be forfeited.

Signed: _____ Date: _____
Landscape Contractor

I understand that my deposit may be used to make corrections for unauthorized work, to clean up site clutter, or repair streets, trees or road shoulders damaged by my personnel, and that if the new landscaping is not installed by the time allotted, the entire deposit will be forfeited.

Signed: _____ Date: _____
Owner

Approved: _____ Date: _____
Representative of Architectural
Review Board

ANDERSON CREEK RETREAT

FORM 6 – APPLICATION FOR FINAL INSPECTION

Date Prepared: _____ Date Received: _____

Owner: _____
Section: _____ Lot: _____

Requested Date for Inspection: _____

I certify that construction has been completed and that all work done conforms to state, county and local codes, and meets Anderson Creek Retreat standards as approved.

Signed: _____ Date: _____
Contractor

Construction Deposit Returned []

Comments:

Signed: _____ Date: _____
Chairman of Architectural Review Board

ANDERSON CREEK RETREAT

FORM 7 – APPLICATION TO MAKE CONSTRUCTION OR DESIGN CHANGE

Date Prepared: _____

Date Received: _____

Owner: _____

Section: _____

Lot: _____

Architect: _____

PROPOSED CHANGE: (Attach sketches, construction documents, samples, etc if necessary)

REASON FOR CHANGE:

Signed: _____

Contractor

Signed: _____

Design Professional

FOR USE BY ARCHITECTURAL REVIEW BOARD

Requested Change Approved []

Date: _____

Comments:

Signed: _____

Chairman of Architectural Review Board

IX. Appendix

Appendix 1 - Tree Protection Specification

In order to ensure that existing trees are not damaged, contractors are required to take precautions and provide necessary bracing and shoring to guard against movement or settlement of existing improvements or new construction. Contractor is entirely responsible for strength and adequacy of bracing and shoring and for safety and support of construction and for damage or injury caused by the lack thereof or by movement or settlement.

Contractor shall protect existing trees and other vegetation against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Contractor shall provide temporary guards to protect trees and vegetation to be left standing.

Contractor shall water trees and other vegetation to remain within the limits of the contract work as required to maintain their health during the course of construction operations.

Contractor shall provide protection for roots over 1-1/2" diameter cut during construction operations. Contractor shall coat the cut faces with emulsified asphalt or other acceptable coating formulated for use on damaged plant tissues. Temporarily cover exposed roots with wet burlap to prevent roots from drying out; cover with earth as soon as possible.

Contractor shall repair trees and vegetation which are damaged by construction operations in a manner acceptable to the landscape architect. Contractor shall employ qualified tree surgeon to repair damages to trees and shrubs.

Tree Penalty: All trees to be saved shall be maintained in an undamaged condition. Damage shall be defined as the act of scarring, nailing, cutting, breaking limbs, etc. of any tree or its root system in such a manner as may cause the tree to be permanently damaged. Accidental damage due to dead trees falling, equipment breakdown or any act on the part of the operator which appears to the landscape architect as unavoidable, would not warrant a penalty. However, the Contractor will be liable for consistently damaging trees by accidental damage. Damage due to improper location of utility trenches or ditches will not be considered accidental. The Contractor shall be responsible for damage on the part of the operator or operators, whether by method or excavation, use of improper equipment, incompetence of the operator or failure to properly inform the operator as determined by the landscape architect.

All trees on the site shall be saved except those marked specifically to be removed on the plans and those marked specifically on the site by the landscape architect to be removed. No tree, either those marked for removal on the site or any other tree, may be removed from the site prior to the landscape architect's inspection. Penalties for damage to or removal of any tree not specifically approved by the landscape architect on the site will be as follows.

Small Flowering Evergreen Trees & Shrubs

<u>Height</u>	<u>Penalty</u>
6' - 8'	\$130.00
8' - 10'	150.00
10' - 12'	200.00
12' - 14'	250.00
14' - 16'	325.00
16' - 18'	475.00
18' and up - Follow large tree schedule of using caliper of trunk	

Large Trees

<u>Caliper</u>	<u>Height</u>	<u>Penalty</u>
1-1/2" - 2"	14'	\$ 135.00
2" - 2-1/2"	16'	150.00
2-1/2" - 3"	16'	182.00
3" - 3-1/2"	16'	212.00
3-1/2" - 4"	18'	250.00
4" - 4-1/2"	20'	295.00
4-1/2" - 5"	22'	370.00
5" - 6"	26'	475.00
6" - 7"		600.00
7" - 8"		750.00
8" - 11"		1,500.00
12" - 20"		2,000.00
21" and larger		2,500.00

Trees will be graded by the landscape architect as to species, condition, and site importance with the above figures acting as maximum penalties with the lowest assessment amounting to no less than one-half of the above penalty figures.

X. Appendix

Appendix 2 - Architectural Review Board Recommendations

1) Alternative Heating Sources:

To lower energy use and utility costs, the ARB recommends the use of a solar water heater or a tankless water heater to all homeowners who do not reside at Anderson Creek full time.

2) Exterior Lighting:

To reduce energy use, The ARB recommends fluorescent bulbs for exterior lighting where the lamp is not visible and the globe is not clear, but translucent or colored, to adjust the fluorescent light color to be more yellow.

3) The architect should meet with the Architectural Review Board before beginning Pre-Design and Conceptual process.

4) No corner boards should be used.

5) Shutters and window sills

a. Shutters will be custom fabricated of solid wood and operable. When closed, the shutters should cover the entire opening and have a similar pattern and detailing to the exterior doors. Off-the-shelf, pre-fabricated-type shutters are not recommended. Shutter hardware information to be submitted for approval.

b. Exterior window sills should be designed to have no skirt. The siding should run up to the bottom of the sill projection.

XI. Exhibit A Lot Location Map

XII. Exhibit B Stone Foundation Wall Detail

XIII. Exhibit C Window Detail

XIV. Exhibit D Exterior Light Fixture Options