

STATE OF GEORGIA

COUNTY OF COLUMBIA

Deer Run Estates

Architectural Design Guidelines

The purpose of the Architectural Design Guidelines (ADG) for Deer Run Estates is to create a small community with a cohesive style; blending designs, materials and landscape to make estate homes.

The declarant is the sole member of the ADG and will be involved in the review process as well as the construction phase all the way through the final NOT issuance and construction bond review and refund.

The declarant reserves the right to approve or disapprove any builder from approval to build a home in Deer Run Estates. Furthermore, the declarant reserves the right to require any homeowner that wishes to build their own residence to have all the necessary requirements, including insurances and a Blue Card for soil and erosion requirements.

Design Guidelines

The emphasis shall be on creating an estate looking subdivision, with the design being a European or estate looking home, including the low country variation. A stacked 2 story home will not be considered under the ADG, unless the front is unique and impressive. Additionally, the main roof lines shall be a minimum of 9/12 pitch (excluding the porches). Roofing material shall consist of 30 year architectural shingles or better. Color selection shall be submitted prior to installation. Use of metal roofing is acceptable and encouraged. All metal needs to be factory applied color, no field painting of metal is allowed. Standing seam is the preferred style of metal roof. Drip cap should be installed to either match the roofing color or the fascia board color. Example, don't install white when using black roof and/or off-white trim color.

Windows and Exterior doors shall be vinyl or aluminum clad, with the doors and windows having similar matching grids. Grids must be SDL or TDL on all windows and doors. However, it is considered appropriate for grids only on the front and Deerwood Lane facing (Lots 1 & 8) houses and the remaining rear and side(s) can be 1 lite configuration. Wooden doors are discouraged, but allowed. Staining of wooden doors and the maintenance shall be the responsibility of the homeowner to keep up. Stainable fiberglass entry doors are an acceptable alternative to wooden doors. The front of the home is required to have either wooden decorative entry door or glad door, both require SDL grids. Doors not viewed from the street can be Thermatru style "flush" doors, with SDL grids where appropriate. Doors with

screwed in inserts are not permitted. Garage entry doors are not required to have glass. Homes with large gable ends shall have a minimum 32" x 60" window installed in the gable and trimmed with siding or other approved materials to blend in with the rest of the house. Any attic window shall have a 2" blind installed prior to house being completed and bond being returned.

Soffit and fascia shall consist of James Hardie Soffit. No vinyl or aluminum soffit and fascia products shall be permitted, nor shall wood material (except decorative material like crown or bed molding). Decorative trim using crown molding, bed molding, apron or cap molding is acceptable and shall be painted to match the soffit. Trim boards for windows and corners shall be 5/4 trim boards, this is slightly deeper than 4/4 boards but gives a more original and deeper appearance. It is highly recommended that these wooden products be primed on both sides prior to installation. Additionally, porch ceiling shall consist of either wood, or James Hardie products, painted or stained. No vinyl porch ceilings or beams shall be permitted. Columns shall either be precast columns, cedar columns or wood columns wrapped with James Hardie Trim. Aluminum or Vinyl wrapped are not allowed. Exposed treated wood material shall not be permitted as a column or handrail. All columns shall be painted to compliment the colors on the house. No raw material shall be allowed, with the exception of natural cedar wood.

Exterior paint on the home (either on brick, siding or trim/porches) shall consist of Sherwin Williams brand Superpaint or equivalent, or higher quality paint. Low end paints that easily fade or diminish from washing are not allowed, as this will detract from the long term aesthetics of the neighborhood. Failure to use the appropriate level of paint shall result in forfeiture of some construction deposit.

The exterior of the home shall consist of a minimum 50% brick, stone or a combination of the 2 elements. The remainder of the home can consist either stucco, James Hardie siding or James Hardie board and batten siding or shakes. The color schemes of the house is important and shall require preapproval prior to installation.

Shutters shall not be vinyl or made of pine. Choices of materials included solid PVC, cedar, James Hardie trim boards. Shutters shall be finished with the appropriate paint. Shutters shall be either board n batten, or paneled. Only Solid PVC louvered shutters will be considered when using louvered shutters. Shutters shall be proportionate to the window size and style of the home.

Homes shall be a minimum of 3000 heated sq ft, which shall include the main floor and 2nd floor above ground that is finished. Only 50% of a finished basement shall be counted toward this requirement. Garages are required to be attached. If an additional garage is requested, a minimum 2 car attached garage is required to be on the main house. The detached garage shall consist of the same building materials and restrictions as the home and shall have a paved driveway leading into the door openings. Straight in front loading garages are NOT permitted. Garages that are angled on the side of the home are permitted, however; it is required that the front of these style garage entry have some architectural detail such as columns and pedestals, pediments over the doors or other architectural designs that are appealing. These doors are required to be no larger than 10' wide. Side entry garages can have up to 20' wide garage doors. Although not required, it is recommended that side entry garages have 30'-35' of

turnaround space. Also, side entry garages shall have landscaping to block the garage view from the neighbor or the main road of Deerwood Lane. Landscaping shrubbery or trees similar to Magnolias, Cypress, Lorepetulum, Clyera, legustrum recurve, and wax myrtle are all appropriate for screening, as are many other varieties of shrubs and trees.

Mailbox cluster unit will be provided by the developer if required and shall be located in the cul-de-sac of the neighborhood. This is a requirement by the post office. Individual mail boxes shall be consistent in size, shape and color and will be required (if allowed by postmaster).

Swimming pools are allowed. Approval of the swimming pool and a review fee and bond shall be paid prior to any work being started, unless being constructed while the main residence is being built.

Builder and/or homeowner shall be responsible for installing an 18" pipe across the drainage ditch at the front of property. Pipe shall be installed so that the bottom of the pipe is 2" lower than the ditch grade on the high side, this is to prevent damming up of rain water. It is also recommended that stone be installed on both sides of the pipe to allow water to pass and prevent or reduce the chance of settling on the driveway at a later date.

No satellite dishes shall be permitted to be installed on the front roof of a house or in the front yard. The side yard and rear of the house is permitted for installation. Only 1 dish is allowed to be installed per lot.

Landscaping shall consist of full permanent vegetation as required by the Georgia Environmental Protection Division (EPD). Large pine straw beds, seeding and strawing the lawn are not acceptable by the EPD and will prevent the property from receiving a Notice of Termination (NOT), which is required by the county prior to obtaining a Certificate of Occupancy. The NOT is required prior to any bond refund being rewarded.

Additionally, landscaping shall consist of a minimum 2 gal shrubs along the sides and rear of the home for foundation coverage. The front shall consist of 3 gal minimum plants and a minimum of 4 shrubs/trees that are 15 gallon (1-1 1/2" in caliper) in size. A landscape plan shall be provided 14 days prior to commencing with the landscape installation. All materials and sod are required to have irrigation. Only real sod is allowed, no artificial grass shall be considered. Depending upon the amount of shade, different varieties of sod shall be considered acceptable. All areas of concentrated ground water shall either have sod or some type of material that will not wash away. River rock stones are an attractive material in this situation.

All outdoor equipment should be somewhat shielded from street view. HVAC equipment shall be placed no closer than 10' from a front corner and not in the front of the home. NO window HVAC equipment will be considered. Tankless hot water heaters mounted outside are acceptable, but should be mounted as to be no higher than 6' above the ground and should have some plantings near. In the event a house has multiple tankless hot water heaters mounted on the same side of the home, it shall be at the discretion of the ACC board to determine if larger shrubs are required to help soften the impact of a

cluster of tanks. It is recommended to split the tanks and put on opposite sides of the house to eliminate this issue and for better performance of the product.

Driveways and sidewalks shall be paved with either asphalt or concrete, or brick/landscape pavers. No dirt, rock or other materials shall be considered as driveway materials.

Basketball goals are permitted to be installed alongside a driveway, but no closer to the street than the front edge of the house. Basketball goals are not permitted to be installed on a structure. Play sets are permitted in the rear yards of the home. Bright colored or materials attracting attention are not permitted on the play sets as to distract from the neighbors enjoyment.

Exterior lighting- lighting that is mounted on the home as decoration shall be appropriate as to the size and design of the home. Flood lights are allowed, but keeping floods lights on all night is not permitted. It is recommended that all flood lights be motion sensor. Light poles and other decorative lighting are encouraged.

Gutters are not required, but if used, the style and materials shall be consistent with other colors on the home. All water on each property is required to be directed to a drainage ditch, either by berm or swale. No homeowner shall direct water across another owners property, unless through utilizing a drainage easement. If a house is constructed next to a vacant lot, landscaping must take into consideration that vacant lot as if it had a home and properly direct the flow of water. Ultimately, each homeowner is responsible for the watershed from their property and will be required to properly control such water.

Fireplaces attached to the home must have chimneys that protrude through the roof and terminate at a height that the top of the chimney is 10' perpendicular to the roof. No fireplaces that extend outside of a house wall shall be permitted to terminate in the soffit. The only exception to this is if the fireplace is ventless and is on the back wall of the home, it shall be permitted to terminate in the covered porch ceiling. However, if there is no covered porch at the location on the rear, then the fireplace shall be required to protrude through the roof and terminate at mentioned earlier.

BUILDER/HOMEOWNER APPLICATION

The homeowner and/or builder shall be responsible for the following:

1-Constructing the home in accordance to the presented and agreed to guidelines. It is understood that any changes to the exterior plans require ADG approval and failure to do so could result in loss of some or all the construction deposit. _____Initials

2-Maintaining BMP with regards to soil and erosion practices. The owner or builder shall get a Secondary Permite notice from Georgia EPD. The overall site for Deer Run Estates has a detention pond and other storm water carrying devices, including drainage ditches, rip rap and drain pipes. Failure to control silt and run off, including dirt in the street shall result in a fine that could include loss of the construction deposit. It is required by the developer to install gravel, either crush and run or #4 stone all the way to the garage door entrance, this requirement is more than what is required by the local issuing authority. If complete failure to maintain proper soil and erosion conditions persist, the developer shall submit a 10 day cure letter and then if still not maintained, shall hire the work to be done with a 20% mark up and then a mechanics lien placed on the property. Additionally, the developer could take other actions including working with the local issuing authority or EPD to help get matters handled in accordance with the requirements of the NOI. If failure to install and maintain proper BMP causes the entire development to be shutdown, then a fine of up to \$1,000 per day can be brought against the Builder/Homeowner. _____Initial

3-Homeowner/builder understands that working on holidays and Sundays is not permitted if other homes are occupied. If work needs to be done inside the home in a manner that doesn't create excess noise outside the home, special request need to be asked 48 hours prior to requesting holiday or Sunday work. Doing so without written permission shall result in a \$200/day fine for the first offense and \$300 for each after. Additionally, the developer has the authority based on this document to terminate the work and have the contractors leave the site immediately. The developer understands that certain instances may require work on these days and ask that permission be asked so that no other neighbors are not inconvenienced in the process. Work hours during daylight savings time are 7:30 am to 7:30 pm and during non-daylight savings time- 7:30are until 6:00 pm. _____Initials

This building application is hereby requested on this date _____ by:

Home Owner

Builder

Home Owner