

EXHIBIT "A"
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HAMMOCK RIDGE SUBDIVISION

ARCHITECTURAL CONSTRUCTION AND LANDSCAPE GUIDELINES FOR
HAMMOCK RIDGE

EFFECTIVE AS OF OCTOBER 23, 2007

1. INTRODUCTION

1.1. Authority. These guidelines are established by the Architectural Review Board (the "Board") pursuant to the Declaration of Covenants, Conditions and Restrictions for Hammock Ridge, as the same is supplemented and amended (the "Declaration"). Any capitalized terms in these Guidelines not defined herein shall have the same meaning as more specifically set out in the Declaration. The Board reserves the right to amend any or all provisions of these Guidelines at any time and from time to time, in its sole and absolute discretion.

These Guidelines are in addition to specific construction and landscaping requirements and other restrictions set out in the Declaration.

1.2 Applicability to all Lots. As to any Lot, no improvements may be commenced, erected or maintained until the Board has given its written approval of Final Plans under Paragraph 3.2 below, and given its written Approval to Commence construction under Paragraph 3.3 below, pursuant to these Guidelines, including any amendments or revisions hereto in effect on the date such Final Plans are submitted to the Board.

These Guidelines shall apply to all Lot Owners and builders at Hammock Ridge and any reference herein to an "Owner" shall also apply to the Owner's builder and subcontractors.

1.3 Advisory Design Professionals. The Board may retain an architect and/or other design and construction professionals to advise the Board in the plan review and approval process. Lot Owners and builders may wish to consult with these professionals on a preliminary, informal basis with questions about the design intent of these Guidelines and their application to the overall design or design features of individual house and landscaping.

Since these professionals will be advisors only, their views and opinions will be considered by, but will not be binding on the Board.

The Board will make the names and telephone numbers of these professional available on request.

1.4 Definition of "Improvements". The term "Improvements" shall mean and include any and all man-made changes or additions to a Lot, including but not limited to the location, materials, size and design of all building (including any exterior devices

attached to or separate from buildings, such as heating and air conditioning equipment, solar heating devices, antennae satellite and receiving dishes, clothes lines, etc.) storage sheds or areas, outbuildings, swimming pools, garages, piers, docks, roofed structures, parking areas, fences, walls, lighting scheme or devises, landscaping (including cutting of trees), hedges, mass plantings, poles driveways, site preparation, signs and changes in any exterior color or shape. The definition of Improvements includes both original Improvements and all later changes to Improvements. However, the definition of Improvements shall include all matters previously approved by the Board, provided that such replacement or repair does not change exterior colors, materials, designs or appearances from that which were previously approved by the Board.

1.5 Philosophy. These Guidelines have been developed to implement the design philosophy of Hammock Ridge and to create a harmonious and aesthetically pleasing residential community. These Guidelines are intended to provide direction to Lot Owners and builders in the planning, design and construction of their residences. The purpose of these Guidelines is not to create look-alike residences or other Improvements, or to suggest that all residences employ the same colors, styles and materials. Rather, the primary emphasis is upon quality of design and compatibility among all Improvements without unduly restricting Lot Owners' ability to exercise individuality in their choice or design of a residence. No one residence, structure or other improvement should stand apart in its siting, design or construction so as to detract from the overall environment or appearance of Hammock Ridge. The Board will be open to encourage creativity, innovative use of materials and design and unique (if appropriate) methods of construction as long as the final result is consistent with the spirit of these Guidelines and the guiding philosophy of Hammock Ridge.

2. DESIGN STANDARDS

The following statements and standards shall be explanatory and illustrative of the general intent of the development of the Lots and are intended as a guide to assist the Board in reviewing preliminary plans, the Final Plans and other submittals.

2.1 Buildings.

2.1.1 Exterior Colors. The exterior colors and materials used on a house should blend together to create a harmonious whole. The dominant stain or paint color for any project should be compatible with the environment and neighboring homes. Samples of proposed exterior materials and colors must be submitted as part of the Final Plans. The name, manufacturer, grade, type of finish and proposed application for samples of the exterior site and building materials and finish colors shall be provided as follows:

1. Materials samples:

a. Siding - wood, brick, stucco, fiber cement siding, rock shall be allowed for exterior wall covering. Vinyl & aluminum shall be allowed on dormers, soffit, trim and accent pieces as approved by the Board.

b. Roofing

c. Any visible exterior materials

2. Color samples:

- a. Chimneys
- b. Shutters
- c. Deck
- d. Miscellaneous site construction
- e. Siding
- f. Trim and windows
- g. Stucco
- h. Exterior doors

2.1.2. Chimneys. Chimneys should be full foundation based and made of brick, stone, stucco or other material approved in writing by the committee, and of a design, location and material appropriate to the house. Exposed metal flues should not be used.

2.1.3. Windows and Shutters. Windows should generally be the same type and style all around the house. Thermal pane windows are required and exterior storm windows will not be permitted unless approved by the board.

2.1.4. Mailboxes and House Numbers. All mailboxes and newspaper boxes must be of a color, size and design as approved by the Board or as provided by Hammock Ridge, LLC and may be installed only in a location approved by the Board. (See attached Exhibit "A"). House numbers may be displayed on buildings or mailboxes only as approved by the Board. Each homeowner shall install a lamp post controlled by a dusk to dawn photocell meeting the design requirement (See attached Exhibit "A") of the Board at the driveway five (5') feet from the road for street lighting.

2.1.5. Foundations. Concrete block foundations are to be finished in stucco or brick. No "block images" whatsoever may show. Open areas under elevated homes shall be screened on all sides with lattice, louvers, siding or some other appropriate architectural treatment, as may be approved by the Board.

2.1.6. Exterior Wall Materials. Exterior wall surfaces may be wood, brick or stucco. T-111 wood or other plywood sidings are not acceptable. Brick may also be used as an exterior wall treatment. Brick type must be compatible with surrounding homes.

2.2 Building Envelopes, Driveways and Utilities.

2.2.1. General. The location and design of each residence and all other Improvements should be tailored to the specific features of each Lot. All Improvements should be sited so as to minimize disruption to the existing natural setting, including mature trees, drainage ways and views.

2.2.2. Building Orientation. The Board may control the location and orientation of the house on a Lot. Side Entry Garages must be provided unless otherwise approved by the Board.

2.2.3. Driveways, Sidewalks Utilities. Driveway location will vary on each Lot depending on the Lot size, shape, topography, vegetation, placement of the Building Envelope, sight distances at the entry to the public street and the location of other houses and

access drives in the vicinity. Driveways and sidewalks should be curved where practical between existing trees to avoid unnecessary cutting, and to avoid a "straight shot" view to the garage, parking area or front or side doors of the house. In general, driveways on the same side of the street should be separated by a distance equal to at least one-half the Lot frontage. This will not be possible in all situations, particularly on cul-de-sac lots, fan lots or flag lots, but should be applied wherever practical. Driveways should be constructed of brick, lightly brushed concrete with a smooth trowelled decorative edge, unless another material is approved for a particular Lot by the Board.

2.3. Grading and Drainage. Grading must be designed to conform as much as possible to the natural site contours. Any minor grading that occurs on Lots should produce rounded contours rather than sharp angles and should allow for transition at the head and toe of slopes.

In the event of a low-lying home site or in areas where artificial elevation will not adversely affect views from surrounding Lots, filling to provide elevation may be acceptable.

2.4. Erosion and Sediment Controls. During any clearing, grading and construction activities on a Lot, all run-off, erosion and sediment beyond that which occurs in the natural, undisturbed condition of the Lot must be contained within the setbacks of the Lot. In addition, individual trees or tree groups on the Lot which are designated for preservation must also be protected from run-off, erosion or sediment damage.

2.5. Protection of Vegetation.

2.5.1. General. Prior to disturbing any trees or vegetation, an Owner must submit to the Board for approval a cutting and clearing plan designating any trees or vegetation outside the Building Envelope which is to be cut or removed.

Equipment used for the removal of fallen trees shall be operated in a manner to avoid damage to vegetation outside the designated clearing area. Ropes or cables shall not be fastened to any tree outside the clearing area except to support or stabilize the tree. All such supports shall be of a type to eliminate the possibility of damage to the tree.

2.5.2. Outside Building Envelope. "Building Envelope" is defined as the area on a lot ten (10') feet or more outside the exterior foundation line of the principal structure (including garage, stoops, porches and connected decks). All trees, shrubs and ground cover outside the Building Envelope are considered to be "protected" vegetation in that cutting and clearing generally is not permitted outside the Building Envelope. The practical exceptions to this rule are that dead or diseased trees may be removed, poisonous plants may be removed, underbrush may be selectively cleared, understory may be thinned to provide better views, individual trees may be limbed up, and approved grass or ground covers may be planted.

"Mature trees" outside the Building Envelope may not be cut down or otherwise removed without the specific written approval of the Board. "Mature trees" for the purposes of these Guidelines shall mean the following:

<u>Tree Type</u>	<u>Diameter</u>
Evergreen	6" or greater
Deciduous	6" or greater
Dogwoods and other Flowering trees	1.5" or greater

2.5.3. Fines for Unauthorized Cutting. An Owner shall not under any circumstance cut, damage or remove any trees, shrubs or other vegetation on any other Lot or Common Area. The Board shall have the authority, upon approval in each instance, to assess fines against an Owner who cuts, damages or removes any trees, shrubs or other vegetation on its Lot contrary to the provisions of these Guidelines. Such fines shall be in addition to any costs charged against the Owner under Article 8, Section 1 of Restrictions.

2.6. Landscape Design. Landscape design should always complement and account for the architecture and location of the residence. When reviewing specific landscape plans, the Board will consider the various relationships of house to site, house to house, views, prevailing breeze, solar orientation, pond and other amenities. When reviewing specific landscape plans to ensure that the overall beauty of the community is preserved and enhanced, the Board has the authority to approve or disapprove landscape plans for individual residences.

2.6.1. Landscape Plan. A Landscape plan must be submitted and approved no later than prior to the start of the installation of the outside finish on the residence. However, it is encouraged that the landscape plan be submitted earlier, along with the Final Plans to avoid any unnecessary delay and expense. The landscape plan must show all proposed site structures and features including drives and turnarounds, walks, patios, decks, fences, pools, spas, mailboxes, utility boxes and any other site features. Utility, trash, air conditioning and other visual screens should also be noted. Existing vegetation to remain should be specifically located and labeled. The location, type and quality of all proposed planting must be accurately described on the plan. A complete plant list is required indicating the size, quality and spacing of the proposed plantings. Areas to be mulched or planted as a lawn should also be shown. Mulching is required for all planted areas. Irrigation systems, although not required, are strongly encouraged. Irrigation helps maintain a quality landscape throughout the year, especially in times of drought.

All landscaping shown on the plan must be completed prior to occupancy of the home on the Lot, unless approved by the Board. Any deviations in landscaping as installed from that shown on the plan are not allowed, unless approved by the Board.

3. Design Review Procedure

3.1. Preliminary Plan Approved. The Owner of any Lot may request a preliminary review of the design of its proposed Improvements upon the submission to the Board of the following:

- a) Architectural Review Fee of \$200.00. The review fee may change with approval by the Board;

- b) Schematic site plan to scale showing contour topography, building and driveway locations and dimensions and all areas of the Lot outside the Building Envelope in which any trees are to be cut or removed;
- c) Schematic floor plans to scale;
- d) Schematic elevations, showing all sides, exterior materials and exterior colors and accurate grade including entrance areas, decks, steps, ramps and retaining walls;
- e) Owner's address and telephone number (or the address of the Owner's authorized agent) to which the Board should mail its written notice of approval or disapproval of the items Owner submits to the Board under these Guidelines.

The Board shall review such preliminary plans and return one set to the Owner marked "Approved" or "Disapproved" as the case may be. As to any preliminary plans marked "Approved" by the Board, Final Plans produced thereafter must be in substantial conformity therewith, provided, however, that the Board's approval of the preliminary plans shall in no way bind or obligate the Board to approve the subsequent Final Plans.

The Board may refuse approval of preliminary plans, location and style of Improvements, exterior colors or finishes or other specifications for any reason including purely aesthetic reasons, in the sole discretion of the Board.

3.2. Final Plan Approval. Final plans and specifications (hereinafter, the "Final Plans") for all Improvements proposed to be constructed on any Lot shall be submitted in duplicate to the Board for approval or disapproval. Final Plans submitted for approval must be accompanied by the Architectural Review Fee set forth above if such Fee has not already been paid. In addition, the following items must be submitted prior to the Board beginning the Final Plan review process:

If found not to be in compliance with these Guidelines or if found to be otherwise unacceptable to the Board, one set of Final Plans shall be returned to the Owner marked "Disapproved" accompanied by a written statement of items found not to be in compliance with these Guidelines or otherwise unacceptable. The Board may impose an additional review fee for each re-submittal of Final Plans to the Board.

At such time as the Final Plans meet the approval of the Board, one complete set of Final Plans will be retained by the Board and the other complete set of Final Plans will be marked "Approved" and returned to the owner. Once the Board has approved the Final Plans, Improvements must be commenced within twelve (12) months and diligently pursued to completion. If such construction is not commenced within twelve (12) months following the date of approval of the Final Plans therefore by the Board, such approval shall be deemed rescinded unless a different expiration time is specifically stated in the approval. Before construction of Improvements can thereafter be commenced on the portion of the Property in question, the Plans therefore must again be approved by the Committee pursuant to this Paragraph 3.2.

Any modification or change to the "Approved" set of Final Plans must again be submitted in duplicate to the Board for its review and written approval, and an additional review fee may be required.

The Final Plans as referred to in these Guidelines shall include the following:

1. Final site plan at a scale of 1" = 10' showing two (2') foot topography, building location and dimensions, and all areas of the Lot more than five (5') feet outside the building foundation in which any vegetation is to be cut or removed. The Board may also require the Owner to stake the location of the constructions drive, the house, driveway, decks and other proposed Improvements. The staking shall consist of stakes driven at each major corner of the Improvement, connected with string or colored tape to clearly indicate the Improvement location. The driveway location shall also be indicated by stakes, and string or tape. Any erosion control measures required for construction should be shown on the site plan.
2. Final floor plans at a scale of ¼ inch equals one (1) foot, including calculations showing heated and unheated square footage on a floor by floor basis.
3. Final elevations, showing all sides, exterior materials and exterior colors and accurate grade at a scale of ¼ inch equals one (1) foot.
4. Location and dimensions of utility lines and equipment, walks, drives, walls, terraces, decks, heating and air conditioning equipment, etc.
5. Any samples of proposed construction material required by the Board such as brick, stucco, siding, shingles, paint colors, etc.
6. Owner's name and address (or the address of Owner's authorized agent) to which the Board should mail it written notice of approval or disapproval of the items Owner submits to the Board under these Guidelines.
7. The name and address of the Builder that will construct the Improvements.

The Board may refuse approval of Final Plans, location and style of Improvements, exterior colors or finishes or other specifications for any reason including purely aesthetic reasons, in the sole discretion of the Board.

3.3 Failure of the Board to Act. If the Board fails to approve or disapprove any Final Plans or other submittals which conform (and which relate to Improvements which will conform) with the requirements hereof or to reject them as being inadequate or unacceptable within thirty (30) calendar days after receipt thereof, and provided such submittal was a full and complete submittal, in accordance with these Guidelines, of all items that were to have been submitted to the Board, and provided the Board shall again fail to approve or disapprove of such Final Plans or other submittals within ten (10) business days after additional written request to act on such items is delivered to the Board following the passage of the above-described thirty (30) calendar day period, it shall be conclusively presumed that the Board has approved such conforming Final Plans and other submittals, EXCEPT that the Board has no right or power, either by action or failure to act, to waive or grant any variances relating to any mandatory requirements specified in the Declaration, except where variances shall be expressly permitted therein and EXCEPT FURTHER, that the Board shall not be deemed to have waived any of the requirements set forth in Paragraphs 3.1.1. or 3.2. of these Guidelines. If the Final Plans or other submittals are not sufficiently complete or are or

may approve or disapprove a portion of the Final Plans, conditionally or unconditionally, and reject the balance.

3.4 Notice. Each notice, document or submittal (collectively, "notice") required or permitted to be given under these Guidelines must comply with the requirements of this Paragraph. Each notice shall be in writing.

Any notice to be given to the Board shall be deemed to have been duly served and to be effective only when a receipt acknowledging such delivery (such as a registered mail, overnight express service or hand delivery receipt) is signed by a member or authorized representative of the Board.

Any notice to be given to an Owner shall be deemed to be duly served when picked up by the Owner at the Board's offices; or when delivered to the Owner's address; or on the day the notice is mailed to the Owner's address by regular US Mail Service. The address of an Owner shall be as set forth in the Owner's preliminary plans, or if different, then as set forth in its Final Plans.

Either party may change its address for notices by written notice to the other party designating the new address in accordance with Paragraph.

3.5 Address of Board. The address of the Board for delivery of notices shall be as follows:

P.O. Box 1409
Seneca, SC 29679