

1. INTRODUCTION TO ARCHITECTURAL REVIEW AT LEGACY AT SANDY RIDGE

The Residential Architectural Design Standards have been written to establish guidelines that guide design and construction, to define and establish the basis and reasoning for those guidelines, and to assist the homeowner and/or contractor in understanding the guidelines by providing explanations of requirements where helpful. Any requests that are not addressed within these Standards, or requests stemming from special circumstances, will be reviewed in accordance with the guidance provided by the Declaration of Covenants for Legacy at Sandy Ridge.

2. LEGAL RESTRICTIONS ON PROPERTY IMPROVEMENTS

Any permanent or semi-permanent building, deck, patio, driveway, or other construction site improvement in Legacy at Sandy Ridge is affected by certain legal restrictions of the State, County, Town and the Legacy at Sandy Ridge Community. Each property owner who is making an improvement to their property is responsible for compliance with the requirements. These requirements are summarized as follows.

2.1 STATE OF NORTH CAROLINA - UNIFORM BUILDING CODE

All structures for human use or occupancy are subject to regulations of the State Uniform Building Code for safety. This includes, but is not limited to, all houses, garages, sheds, additions, porches, decks, retaining walls, and swimming pools. Interpretation, enforcement and review of structures may occur at the local governmental level.

2.2 COUNTY OF GUILFORD, CITY OF HIGH POINT - ZONING CODE

All applications for building permits are referred to the planning department for zoning review prior to issuance of a building permit. It is strongly recommended that homeowners check with the local planning department prior to commencing any construction. Homeowners who are within the floodplain may be required to obtain additional permits for any outside structures, including play equipment. The Legacy at Sandy Ridge Architectural Control Committee will not answer questions about zoning requirements. Specific zoning questions should be addressed directly to the City of High Point Planning department. The Legacy at Sandy Ridge Homeowner's Association, by and through its Board of Directors, representatives, committee members, and/or contractors/employees, hereby waives any and all responsibility for obtaining permits as may be required. It is the sole responsibility of the homeowner to contact the local governing body and obtain the required permits. Any fines imposed upon a homeowner for failure to obtain a permit shall be paid by the homeowner and shall not be the responsibility of the Homeowner's Association.

2.3 LEGACY AT SANDY RIDGE - COVENANTS AND RESTRICTIONS

The Declaration of Covenants, Conditions and Restrictions for Legacy at Sandy Ridge (hereinafter "Covenants") is a legal document that applies to all property owners in Legacy at Sandy Ridge, which provide for a community association and give the Association certain powers. They also establish restrictions on the use and development of all property in Legacy at Sandy Ridge to protect the character and environmental quality of the Community for the benefit of the members.

One essential component of the Covenants is the establishment of an Architectural Control Committee (hereinafter referred to as the "ACC"). This provision is made and described in Article 6 of the Covenants.

The ACC is charged with the responsibility of interpreting the intent of the Covenants. For this purpose, the ACC and the elected Board has approved these Standards as a summary of the ACC's policies and criteria (as governed by the Covenants) related to architecture, materials, siting, landscaping and site improvements for all properties in Legacy at Sandy Ridge, and may be amended as necessary without prior notice.

3. WHEN SUBMITTAL OF AN ARCHITECTURAL REVIEW REQUEST FORM IS REQUIRED

Each property owner within Legacy at Sandy Ridge is responsible for his or her property's compliance with these Standards. The Covenants require that the Owner obtain approval from the Association prior to making improvements. This is true regardless of whether the work is being performed by the Owner directly, by a tenant, or by a contractor. Although an Owner may receive approval from the ACC for construction, other approvals and permits may be required by the County, such as a building permit. It is not the responsibility of the Association or the ACC to obtain any other permits for owners, or to provide owners guarantees or waive any legal requirements for compliance with any State, County, or Town law.

3.1 NEW CONSTRUCTION

No construction, including, but not limited to, out buildings, additions (fences, walls, driveways, walkways, sunrooms, decks) patios, swimming pools, or permanently constructed improvements shall be erected, placed, or altered, until a complete set of plans or other submittals as required by these Standards have been reviewed and approved in writing by the ACC.

3.2 MODIFICATIONS

No exterior addition, change or alteration shall be made on any existing structure or on any Lot until the plans and specifications showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to and approved in writing by the ACC. By way of example, exterior additions, changes or alterations shall include the commencement, construction, alteration or replacement of any building, shed, garage, roof, wall, fence, deck, patio, pool, pavement, painting schemes or other improvements.

4. APPLICATION SUBMITTAL, REVIEW, RESPONSE AND APPEALS

4.1 APPLICATION SUBMITTAL

Applications can be obtained from the HOA Management Company, or any Board Member or ACC member. A copy of the Application is attached to these Standards for use and reference. All

Applications from homeowners must be forwarded to the HOA Company. Which in turn the HOA is to forward requests to the Board/ACC for approval

Application submittals as described herein, are required to allow the ACC to see and visually understand the exact nature and extent of the proposed work. Design review is intended to regulate size, location, appearance, and materials of proposed improvements. Submittals prepared for consideration by the ACC need to be complete and accurate. Submittals for design review must include drawings prepared as described in each section of these Standards. Color chips must accompany Applications for color changes. Manufacturer's literature may be required for changes in exterior materials or products. All requested information on Applications needs to be furnished. The ACC may, at its discretion, reject Applications that are incomplete or inaccurate. The information to be provided by the Owner is summarized as follows.

- A. Date The date the Application is completed and mailed
- B. Homeowner - Name(s) of the homeowner(s).
- c. Address The address of the home subject to the Application.
- D. Phone, Fax - Contact numbers where the Owner can be reached. It is important for an ACC member to be able to contact the Owner should additional information be required to process the Application.
- E Describe improvement -
 - What is the improvement (i.e., shed, fence, etc.);
 - What materials will be used for the project;
 - What is the size of the project (include width, depth and height); What color is the project;
 - Any additional information that may apply.
- F. Attach site drawing - A survey is to be provided which shows the location of the project in relationship to the home and property line. Owners can use the survey provided when they moved into their homes and the changes can be handdrawn. If the survey is not available, a hand-drawn outline indicating the property line, location of the house and project may be accepted; however, the ACC reserves the right to refuse a hand-drawn survey if there is any question as to placement of a project.
- G. Estimate Construction time for completion - Indicate how much time it will take to complete the project once it has begun (i.e , 1 day, 1 week, 3 weeks, etc.)

All drawings, site plans, etcetera submitted become the property of the Legacy at Sandy Ridge Homeowners Association and will not be returned. Submittals are kept on file for a record of approved designs. Therefore, submitted drawings should be copies of originals, not the originals themselves.

All construction must be completed in accordance with the Application and the plans as approved. If changes are made to the original plan as submitted, the ACC must be notified prior to making said changes. The ACC will at that time determine if additional plans and specifications are required prior to giving written approval of any Application changes.

4.2 APPLICATION REVIEW

The ACC reviews all received Applications at the next meeting held following receipt. At that time the ACC reviews all requests submitted on the appropriate application forms, together with the supporting drawings and information. When planning a project, remember to allow up to thirty (30) days after receipt of the Application for a response from the ACC. If the Application was properly submitted by Certified Mail with return receipt requested and approval of such Application is neither granted nor denied within thirty (30) days after said Application was signed for and received by the ACC (not the date the Application was mailed), then further approval will not be required and this Article will be deemed to have been fully complied with.

In reviewing Applications, the ACC shall consider such things as aesthetic appearance, harmony with surrounding improvements, compliance with the Covenants, and any additional criteria approved by the Legacy at Sandy Ridge Board of Directors as part of the Legacy at Sandy Ridge Residential Design Standards, including purely aesthetic considerations, which at the discretion of the ACC shall be determined to be sufficient.

The ACC bases its review of each Application on the graphic and written information presented. Therefore, the Application should provide sufficient and accurate information to the ACC for proper consideration. If in the applicant's opinion extenuating circumstances exist which would justify a variance from stated guidelines, this information should be presented with the Application.

Construction completed without prior approval of the ACC is subject to review and approval by the ACC. Any improvements and/or alterations will be reviewed by the ACC based on its interpretation of the Covenants and Design Standards, and will not be affected by the status of construction.

4.3 RESPONSE TO APPLICATION

Two ACC members must agree to approve an Application and their signatures are required. An Application is approved when notice is given to the applicant in writing by the ACC via the signature of two committee members. No verbal approvals are given. If the ACC fails to approve or disapprove such Application at the end of thirty (30) days of the date the Application was received and signed for by the ACC, and the Application was submitted by Certified Mail, return receipt requested to the ACC, then further approval will not be required and the request will be considered to be in full compliance.

The ACC may use the following three (3) decisions.

- A. Approved As Submitted Approved without any changes or conditions.
- B. Approved With Conditions Noted - The Application is approved only if the conditions stated by the ACC are met
- c. Proposal Denied - The Application is not approved. Reasons for disapproval will be given in writing. The ACC may also provide suggestions for revisions but does not provide design solutions. The applicant may provide additional information and/or revise the Application however; a new Application must be submitted for consideration prior to construction.

4.4 Appeals

Should an Application be denied and the applicant feels that the submittal was misinterpreted or that there are extenuating circumstances that should qualify them for an exception from these requirements, they may contact the chair of the ACC to discuss it. If the chair agrees that a second review is in order, the Application will be placed back on the agenda for the next meeting.

If an applicant feels that he or she has been unfairly denied approval by the ACC, an appeal may be filed with the Board of Directors or the Management Company. The Board will hear the appeal within 30 days of the request. A response will be sent to the homeowner, once a vote has been taken.

5. CONSTRUCTION AND FOLLOW-UP

5.1 BEGINNING OF CONSTRUCTION I MODIFICATION

All construction/modifications must be started within six (6) months of the date of ACC approval. If the project is not started within six (6) months of the date of approval, the approval will expire and the Application must be resubmitted for approval. In this instance, the applicant may simply submit a photocopy of the previously approved Application and request the reinstatement of the approval.

5.2 CONSTRUCTION AND COMPLETION

Every Application should state the estimated amount of time needed to complete the project once it has commenced (i.e., 1 day, 1 week, 3 weeks, etc.). If the Application does not provide an estimated time for completion, or if the amount of time indicated is deemed excessive, the ACC will provide a timeframe for completion. Once construction has begun, it must be completed within the timeframe approved on the Application, unless such completion is impossible or highly impractical due to strikes, fires, national emergencies, natural calamities or other acts of force majeure. Should the applicant not be able to complete the project within the timeframe permitted, it is the responsibility of the applicant to contact the ACC and request an extension. Under no circumstances will an extension be granted to complete a project beyond six (6) months after the start date of the project.

5.3 FOLLOW-UP FINAL INSPECTION

Upon completion of construction, a final inspection will be made to determine that all requirements of the initial approval, the Covenants and these Guidelines have been met. All requests for additions, modifications, paint and roofing color changes, fences, sheds or other requests shall be accompanied by an estimated construction time for completion. Upon approval of the request by the ACC, it will be placed in a follow-up file based on the completion date submitted. After that, an onsite inspection will be made to determine that the modification was completed as submitted and approved. Those that are found to not be in compliance may be subject to enforcement action.

All ACC approvals for improvements regulated by these Standards are subject to the quality of the complete workmanship being consistent (as a minimum) with the quality of workmanship found generally in the Community.

5.4 GRANDFATHERED IMPROVEMENTS

All modifications constructed in accordance with approved Applications prior to the issue date of these Standards shall be deemed in compliance with the standards of the Association even if these

Standards have changed. As Grandfathered modifications require replacement or maintenance due to wear, deterioration or any other reason, any replacement modifications/improvements shall be required to comply with the Standards as they exist at the time of replacement. Structures which are grandfathered by the ACC are not considered Grandfathered for building and construction permits and may be required. Homeowners

are encouraged to check with local authorities to determine whether permits are required.

5.5 EXISTING UNAPPROVED CONSTRUCTION

An existing construction, which has not been reviewed and approved by the ACC, is not in compliance with the Covenants of the Association. These improvements must be submitted for review by the ACC. Review will be based on these current Standards.

6. GENERAL REQUIREMENTS

All improvements to any Lot in a neighborhood shall meet minimum standards of design, material quality, and workmanship consistent with the level of quality established for the neighborhood. The exterior of each structure shall consist of a vocabulary of materials, products, and assemblies that are harmonious with each other, consistent and supportive of the architectural style, and of the general appearance characteristics of the Community and in compliance with the Covenants.

All exterior finish materials and colors shall meet the requirements specified in the Covenants. If you wish to use a material that is not specified as either approved or not approved, an application may be submitted to the ACC for consideration with product literature or any other supporting information which fully describes the material and its physical properties.

7. COLOR CHANGES

Applications for color changes must include the street address, color name, color sample or color chip, and placement (i.e., shutters, doors, siding, etc.).

8. ROOFING, SIDING, DOORS, WINDOWS

8.1 ROOFING

New roofs shall meet minimum standards of design, material quality, and workmanship consistent with the level of quality already established in the neighborhood. An example of the color of the roof shall be provided and must blend with the existing roofs and the neighborhood.

8.2 SIDING

Siding materials will be considered on the basis of their quality and compatibility with approved materials in the neighborhood.

- A. Siding to be placed on an addition or siding replaced in only portions of the home shall match the existing siding of the home in style, material and color.

B If the home's siding is to be replaced 100%, the applicant shall provide the name of the manufacturer, any available literature, state the style of siding requested and the material to be used. A sample of the color will be required. Natural wood colors or stains will not be approved. (it is recommended that a sample of the siding be provided if available.)

8.3 WINDOWS AND DOORS

Painted wood windows and doors are permitted on all houses, in styles consistent with the architecture of the house and the neighborhood. Both aluminum and vinyl clad wood windows and doors and solid vinyl windows are also permitted as premium products.

The ACC may request pictures and/or samples of the requested window in order to judge its visual compatibility with other windows in the neighborhood and with the house style. Vinyl windows should be designed in profiles that are similar to existing windows. Colors will be judged in terms of their compatibility with the house colors. Replacement windows should be the same size as the window being replaced.

Aluminum or steel windows and doors will be judged on a case-by-case basis. The criteria used for approval will include appearance, quality and compatibility with other products used on the house and in the neighborhood.

9. STORM DOORS AND SCREENED DOORS

The framing around storm doors and screened doors shall match the house in color. Storm doors that are full glass with unobscured views do not require prior approval from the ACC for installation. Screened doors that are full screen with unobscured views also do not require prior approval from the ACC for installation. Any storm door or screened door which has ornamentation (i.e., grates across the front whether in a design, pattern or bars) or partially concealed views (such as half door, half screen/glass) will require approval from the ACC prior to placement on the front and/or side of the house. A picture or brochure of the door should be submitted with a completed Application prior to installation. Storm doors and screened doors placed on the back of the house do not require ACC approval; however, the framing must match the house in color.

10. DECKS, AWNINGS, ARBORS AND TRELLISES

10.1 DECKS

Decks shall be kept within close proximity to the home. No deck may extend beyond the sides of the house so it is not visible from the front of the home. If a deck is raised, the underside shall be concealed with landscaping unless otherwise approved by the ACC. All decks shall be treated against decay and maintained as needed. A sample of the color will be required if painting or staining is requested.

Some materials approved for decks are.

A. Salt treated southern pine: A decay resistant product and generally left unfinished, although periodic preservative treatment is recommended

B Redwood and Cypress: These naturally decay resistant products may be used in lieu of treated southern pine

c. Composite Fiber: New composite fiber material decking boards may be used in place of wood decking. The boards shall be similar in size and general color to new or weathered wood decking.

Materials not approved are raised (supported) concrete decks, metal decking, and untreated wood (except as noted above).

10.2 AWNINGS, ARBORS AND TRELLISES

Fabric covered awnings (retractable or permanent), arbors and trellises may be permitted at the discretion of the ACC on a case-by-case basis and must be compatible with the architectural style and character of the house. Colors should be solid colors and appropriate to the house colors. All awnings shall be maintained so as not to be an eyesore to neighboring homes. Trellises utilized for landscaping purposes and not architectural in nature do not require approval from the ACC.

11. PATIOS

Patios and extensions of patios shall be located within close proximity of the house and shall not extend beyond the sides of the house so it cannot be seen from the front of the home and shall comply with the landscaping standards in Section 18. Color staining of patios is permitted upon approval from the ACC. Patios must be entirely hard surfaced. Materials which may be approved for patios include plain or exposed aggregate concrete, slate, brick, stone and concrete pavers or patterned concrete in similar design. Application information should include the dimensions of the final patio, location, material and color.

12. ADDITIONS AND MODIFICATIONS

Each structure or site improvement shall be sited to create a proper setting within each Lot, consistent with the density and setbacks of the Community, so as not to unduly restrict the view, light and so as not to compromise the privacy of any other Lot below the general level enjoyed by other members of the Community. The ACC will judge the acceptability of proposed siting of additions on the following criteria: 1) No addition shall extend beyond the setback limits established for the house; 2) In general the siting of additions (including new windows and access created by the addition or modifications) shall not create a breach of privacy between neighboring houses; and 3) The addition shall be in compliance with the landscaping standards in Section 18.

All structures shall be of a size and use that is consistent with the current standards of the Community. All structures and site improvements shall be designed in styles, shapes, sizes, massing, and colors to be of good proportions, well balanced, and of good quality workmanship appropriate to this Community. To ensure consistency in the design of the house and minimize visual disruption of the neighborhood, additions and modifications must match the design characteristics of the house. Specifically:

A. The architectural style shall match the style of the house.

B The massing of the addition shall be similar in the use of shape to that of the house, but proportionately smaller so to not overpower the house.

c. Roof styles and slopes shall be similar. Roof materials shall match the existing house. Attic ventilators and other roof penetrations shall be low profile designs and shall be prefinished to match the adjacent roof color.

D. Openings shall be required in additions, including windows and doors, in a similar fashion and extent as in the original house.

E. Windows and doors in additions shall be of matching materials as those in the house. In general windows and doors should match the style of those in the existing house.

Exceptions may be granted at the discretion of the ACC for sunrooms.

F. Architectural elements such as soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house. Gutters and downspouts shall be pre-finished to match the adjacent building material color.

G. All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.

H. Skylights will not be approved for the front roof plane of traditional houses. They may be approved for other styles. Specific requests for such will be considered on a case-by-case basis.

I. Additions of fireplaces, chimneys and flues will be decided on a case-by-case basis.

Additional information required when applying for an addition or modification of the home shall include: site plan showing the addition location and distance to property lines; floor plan(s); and copies of documents providing information regarding changes, including materials used, color, size and design.

13. OUTBUILDINGS (SHEDS)

No outbuilding may be constructed farther forward on the site than the rear plane of the house and must be located within the minimum setbacks for such structures established by the City of High point. In general, the siting of outbuildings shall not create a breach of privacy between neighboring houses. The installation of an outbuilding shall comply with the landscaping standards in Section 18.

No structure of temporary character shall be placed upon any property within the Community at any time. Metal outbuildings, trailers or metal garages shall not be allowed on and Lot.

To ensure consistency in the design of all structures on each Lot and minimize visual disruption of the neighborhood, outbuildings must match the design characteristics of the house. Specifically:

A. All exterior finish materials shall blend with the house.

B. All outbuildings shall have shingled roofs that match the house in style and color.

C. All exterior colors shall match the house, including the building, door, trim and roof.

D. No outbuilding shall exceed 150 square feet and no one side of the outbuilding shall exceed 15 feet. No outbuilding shall exceed 11 feet in height.

E Any outbuilding raised from the ground shall have the underside concealed with landscaping unless otherwise approved by the ACC.

F. The ACC may require additional landscape screening after the completion of the project. It is the responsibility of the Homeowner to notify the HOA Company that the structure is complete for a landscape screening review

Additional information required when applying to add an outbuilding shall include: material used on building, trim and roof; photographs, brochures or other literature available; style of outbuilding (i.e.

barn, gabled, etc.); dimensions of buildings including width, depth and height; and form of screening for underside if applicable.

14. DRIVEWAYS AND WALKWAYS

14.1 DRIVEWAYS

New driveway locations and sizes, and extensions of existing driveways must be approved by the ACC. The ACC reserves the right to restrict the size of driveways where they may substantially reduce the landscaped yard area of a Lot.

Driveways shall be hard-surfaced. Hard-surfaced driveways shall be constructed of brick pavers, plain or exposed-aggregate concrete paving, interlocking concrete pavers or patterned concrete in a similar design. Gravel and/or asphalt driveways are not approved. Requests for color changes, including tinted sealants, will be reviewed on a case-by-case basis, but must blend with the color scheme of the house and the neighboring homes.

14.2 WALKWAYS

All walkways shall be kept within close proximity of the house and shall use the most direct path available. Secondary walkways shall not exceed 3 feet in width.

All new front walkways shall be entirely hard surfaced, of brick, plain or exposed aggregate concrete, concrete pavers, flagstone or other decorative stone (set in concrete). Asphalt and/or gravel walkways will not be approved. ACC approval is required prior to construction of front walkways.

Secondary walkways made of hard surfaces (including brick, plain or exposed aggregate concrete, concrete pavers, loose-laid stone in gravel, flagstone or other decorative stone set in concrete) or soft surfaces (such as flagstone or other decorative stones not set in concrete or mulch material) require approval by the ACC. Continuous edging will be required along loose-laid stone walks and walks made of mulch. Asphalt will not be approved.

15. FENCES AND SCREENING ENCLOSURES

15.1 FENCES

Fence applications will be reviewed as received by the ACC and may be considered by the ACC for special circumstances. Perimeter fences shall be at least 30% open (if a picket is 3 inches wide, then the space between pickets shall be at least 1 inches) not exceed 48" in

height for a wooden fence and 60" for certain aluminum and iron fence, Certain white vinyl fence, and shall be no closer to the front of the house than 50% of the home's depth.

The types of perimeter fences permitted are split rail, picket (wood), certain black aluminum and iron fences, certain white vinyl fences; however each request will be reviewed as a case-by-case basis. Chain link and barbed wire fences are not permitted. Staining or painting of fences in an approved fence style will be reviewed by the ACC.

Perimeter fences are permitted only in the rear yard. A rear yard is defined as that portion of the Lot beginning at 50% of the home's depth and extending to the side and rear property lines. Fences will generally not be permitted on the crest or street-side slope of any berm and landscape screening may be required along the berm portion of these fences to control visibility.

Fences in natural growth areas will be reviewed on a case-by-case basis.
Privacy fences are permitted only around pools or patios and may not exceed 48 inches in height.
Requests for privacy fences will be reviewed on a case-by-case basis.
Dog runs or dog pens are generally not permitted and will be reviewed on a case-by-case basis.

15.2 SCREENING ENCLOSURES

Screening of trash containers as required by the Covenants shall be screened on all sides with allowance for an opening not visible from the street. Landscaping (shrubs) is permitted as a screening option. Landscaping should consist of one shrub in the front and one to the neighboring side so as to fully conceal the trash container(s). Any other screening method shall require written approval by the ACC. An application for a screen should include the dimensions of the area, location, type of material(s) used and color.

16. PLAY AND SPORTS EQUIPMENT, PLAYHOUSES

It is not the policy of the ACC to require review and approval of play structures as defined by this Article. However, play structures which are brought to the attention of the Association by a resident as being a nuisance will be observed by the ACC and may be reviewed by the ACC as unsightly or nuisance objects. The ACC may require relocation and/or screening of the object from view. As play equipment and structures are highly visible and, depending on their design and application, may defeat many of the aesthetic and environmental goals that the Community has sought to achieve, this Article has been developed to provide minimum standards for controlling the size, appearance, nature and placement of such equipment in order to minimize the impact on neighboring properties.

For the purpose of this Article, pre-approved play structures and equipment are limited to those defined below and further by size limitations as defined later in this Article.

SWING SETS

BASKETBALL GOALS

SLIDING BOARDS

PORTABLE BASKETBALL
GOALS

JUNGLE GYMS - CLIMBING
STRUCTURES

PLAY HOUSES

FORTS

TRAMPOLINES

TREE HOUSES

16.1 SIZE LIMITATIONS

Open Play Structures such as swing sets, sliding boards, climbing structures and trampolines that exceed twenty (20) feet in length or width, or that exceed nine (9) feet in height must be reviewed by the ACC as to design, materials, color and location. Structures that are excessively large for the yard will not be approved.

Enclosed play structures, such as forts, tree houses, playhouses, or other enclosed play buildings shall not exceed twenty-five (25) square feet, no one side of the structure shall exceed six (6) feet in length, nor shall the structure exceed six (6) feet in height. Buildings exceeding any of these limitations shall be considered an Outbuilding and shall be regulated as such.

16.2 GUIDELINES

With the exception of basketball goals, play equipment shall be located in rear yards only. Play equipment should be located away from property lines adjacent to other houses or streets and

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away from neighbors' direct view where possible.

All play equipment should be neat and orderly in appearance and finish. Play equipment that has fallen into disrepair (i.e., rusted swing sets, peeling paint) or has been outgrown by children should be removed from the property. If a play structure is referred to the ACC as an unsightly object, the relocation, screening, or removal of the structure may be required. When screening is required, it shall be the responsibility of the homeowner to submit to the ACC a plan and proposed screen type for review.

16.3 BASKETBALL GOALS

Permanent basketball goals must be submitted to the ACC for approval prior to installation. Permanent basketball goals are defined as a backboard and goal mounted on a pole set permanently in concrete, in the ground. Permanent and portable basketball goals are permitted utilizing clear, white or gray backboards, mounted on a white, gray or black pole made of metal. Permanent goals may only be mounted adjacent to the driveway so as to face the home's driveway. Permanent goals shall not be mounted facing the street. Portable/temporary basketball goals shall be removed from the road/curb area and shall be stored so as not to face the street when not in use.

17. ANTENNAS

Section 207 of the Telecommunications Act, cited as 47 C.F.R Section 1.4000 (hereinafter the "Rule"), permits the following antennas:

- A. A "dish" antenna that is one meter (39.37) or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite services, or to receive or transmit fixed wireless signals via satellite;
- B. An antenna that is one meter (39.37) or less in diameter or diagonal measurement and is designed to receive video programming services via MMDS (wireless cable) or to receive or transmit fixed wireless signals other than via satellite; and
- c. An antenna that is designed to receive local television broadcast signals.

The Rule allows community associations to enforce restrictions that do not impair the installation, maintenance or use of these types of antennas, as well as restrictions needed for safety. Therefore, to the extent feasible, antennas should not be visible from the street and should be placed in the following location.

- A. Mounted directly on the rear of the house; mounted on the rear roof plane; or mounted on the backside of a chimney. Homeowners do not need to submit an application for a satellite dish to the ACC if locating their dish in one of these three locations.

B Mounted directly on the side of the house but not closer to the front of the house than 50% of the home's depth; mounted on a roof plane facing the side of the house but not closer to the front of the house than 50% of the home's depth; or mounted on the ground within close proximity to the side of the house but not closer to the front of the home than 50% of the home's depth. If the dish is mounted on the ground, it must be placed as low to the ground without interfering with reception. The satellite dish shall not be visible from the street if standing in the street, facing the center of the house. An application indicating the requested location shall be submitted to the ACC for approval prior

to locating a satellite dish in any of these three locations.

As much as possible, the visibility of antennas mounted on the ground within close proximity to the side of the home should be minimized using one or both of the following methods:

A. Screen the antenna from view from the street with natural plantings, trees and shrubs; to the extent they do not compromise the signal reception.

B. Use antennas with a dark or muted color, or paint the antenna a muted color to blend with the background surface or with the surrounding landscape.

If no clear signal is obtained in any of the above locations, the homeowner shall provide the ACC with a written statement from the installer stating no reception is available from any of the above locations. Upon approval from the ACC, the homeowner may then install the antenna in an alternate location as deemed necessary for reception but while maintaining the standard aesthetics of the neighborhood. Prior to placing an antenna in any alternate location, an Application and documentation evidencing the need to mount an antenna in an alternate location are required.

18. LANDSCAPING, PONDS

18.1 LANDSCAPING

The ACC generally does not monitor landscaping of Lots, except where the Lot may fall upon a berm or swell, when landscaping may interfere with the neighboring Lots, or for the general upkeep of a Lot as may be required. The ACC will use the following criteria in reviewing landscaping of Lots:

A. Portions of the Lot intended to be landscaped shall be cleared of any vegetation considered noxious and unsightly when visible from the street. Tree stumps shall be removed and trees cut at a grade in a manner to conserve remaining trees. Cleared material may not be dumped on other sites or common areas within the Community.

B. Where necessary, site grading will be performed in a manner so as to direct water away from the residence and prevent ponding or standing water and not drain into or across adjacent properties.

c. An application for approval shall be required prior to planting any hedge. A hedge is defined as follows: Three (3) or more of the same or similar species of plant/vegetation planted with a distance of six (6) feet or less between plants and which will exceed more than three (3) feet in height when grown so as to cause a wall or screen.

D Tree limbs, high weeds, piles of leaves and grass, or other debris, are to be properly disposed of in a timely manner. Front and rear yards, including lawns and planting beds, shall be kept mowed and maintained in a healthy growing condition.

18.2 PONDS

Ponds shall be located only in the back of the Lot behind the house, so as not to be visible when standing on the street at the center of the house. Approval must be obtained from the ACC prior to the installation of any pond that exceeds six (6) feet on any one side or six (6) feet in diameter.

Applications should provide an explanation of materials to be used, exact size and location upon the property, and any accessories used (i.e. fountain). Copies of available literature should be provided.

19. BERMS, SWELLS AND COMMON AREAS

19.1 BERMS AND SWELLS

Homeowners are not required to submit an Application for approval for general maintenance and upkeep of Lots, including portions of their Lots that may fall upon a berm or swell, Homeowners are required to submit Applications for approval prior to making changes to grading or removal of plantings or soil on all berms or swells and shall consult with local zoning ordinances as required.

Approval for the clearing and alteration of berms must be submitted to the ACC and may not be performed in a manner that will result in erosion of soils, excessive water runoff discharge of wastes into the soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation

No clearing of vegetation or grading shall commence on any berm until plans and specifications for an improvement, as defined in these Standards, have been submitted and approved by the ACC. Where clearing has been performed which is not in compliance with written approvals, the ACC may require re-planting of vegetation in sufficient size and number to restore the cleared area to a state deemed sufficient to the ACC.

No removal of soil or grading of berms will be approved except where necessary to direct water away from a residence or to stabilize slopes.

19.2 COMMON AREAS

No planting or gardening by individual owners shall be done upon any Common Area. No approval will be given for the clearing or alteration of Common Areas or removal of soil or grading of Common Areas except where necessary to direct water away from a residence or to stabilize a slope. If approval is granted, work may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation. No clearing, grading, removal of soil or work of any kind shall commence on Common Areas until plans and specifications for an improvement have been submitted and approved by the ACC. Where clearing has been performed which is not in compliance with written approvals, the ACC may require re-planting of vegetation in sufficient size and number to restore the cleared area to a wooded state as deemed sufficient to the ACC.

20. WELLS

Approval must be obtained from the ACC prior to the installation of a well. The well pump must be located in the rear of the house, preferably within close proximity of the house. The pump shall be adequately covered (i.e., with a faux rock cap) and/or screened with plantings.

21. POOLS AND SPAS

No above ground swimming pools, except for small temporary wading pools, are permitted on any Lot. Temporary wading pools shall not exceed two (2) feet in height and shall be drained and properly stored out of sight when not in use.

Permanent and temporary spas shall be located within close proximity to the house. Spas shall be located in-ground, within a deck, on a patio, and/or shall be screened or landscaped so as to promote a unity between the house and spa.

Pools and spas shall be located only in the back of the Lot behind the house. Approval must be obtained from the ACC prior to the installation of any pool or spa (permanent or temporary). Applicants should provide an explanation of materials to be used, exact size and location upon the property, and any accessories used (i.e., diving board with pool). Copies of available literature should be provided. If landscaping is to be used for screening purposes, a description of the proposed landscaping should be provided.

22. OTHER PROPERTY IMPROVEMENTS

22.1 EXTERIOR LIGHTING

No exterior lighting shall be installed or utilized on any property within the Community that is of such character, intensity, or location as to interfere with the use, enjoyment, and privacy of any Lot or owner in the near vicinity. No neon or flashing lights shall be permitted (with the exception of temporary holiday decorations, so long as they do not pose a nuisance to neighboring homes).

Exterior light fixtures shall be limited to incandescent lights at entrances, at garage doors, exterior post lamp, low intensity landscape or driveway lights, and eave mounted floodlights directed completely within the owner's Lot. Ultraviolet bug lights may be used in rear yards only. High intensity house or pole mounted area or security lights are prohibited. Light fixtures shall be compatible in style with the style of the house.

Approval is required from the ACC prior to the addition of any front post lamp.

22.2 SIGNS

No sign may be erected upon any property within Legacy at Sandy Ridge except one "FOR SALE" sign or "FOR RENT" sign, not exceeding two (2) feet by two (2) feet in size to be placed upon a Lot for sale or rent. When working with a real estate agent, owners should bring this to the attention of their agent and advise their agent that directional signs are prohibited and will be removed.

22.3 FLAGS

One flag or banner may be displayed per lot. Flags and banners must be placed on a projecting flagpole on the front of a home at or below the roof eave line. The maximum permitted flag or banner size is 3'x5'. Freestanding flagpoles are not permitted on residential lots.

22.4 MAILBOXES

Mailboxes must be installed utilizing the standard Legacy at Sandy Ridge post design and the approved size box. Post and boxes shall be painted black.

22.5 DECORATIVE STRUCTURES

No decorative items, including, but not limited to, statues, birdbaths, lawn ornaments, figurines and fountains, are permitted in the front or side yards that may be visible from the street. Planters which contain live plants are not considered decorative items. Artificial vegetation is considered decorative in nature and is not permitted in the front or side yards. Outdoor furniture and benches must be kept within the porch area when not in use and not used as ornamentation.

22.6 HOLIDAY DECORATIONS

Holiday decorations shall be removed from the exterior of the home no later than thirty (30) following the celebrated holiday.

22.7 SOLAR PANELS

The Solar Panels MUST MATCH the current color of the roof shingles
The Solar Panels MUST NOT be raised to high on the roof (slim line panels)
The Solar Panels MUST NOT have unsightly brackets to secure the panels

23.0 PROPERTY MAINTENANCE STANDARDS

23.1 TRASH

Trash and litter must be kept under control at all times- Trash containers, recycling containers, boxes and bags should not be left on the street except the evening prior to and day of the scheduled weekly trash service provided by the Town. Temporary deposits of trash scheduled for "special pick-up" shall be kept out of sight until the evening prior to and day of the scheduled pick-up. Trash receptacles and recycling bins shall be removed from the road and properly stored no later than the morning following the day of trash removal service as provided by the Town. For screening requirements refer to Section

15 2.

23.2 YARDS

A.Toys, bicycles and baby pools are to be removed from front yards when not in use.

- B Tree limbs, high weeds, piles of leaves and grass, or other debris are to be properly disposed of in a timely manner
- c Front and rear yards, including lawns and planting beds, shall be kept mowed and maintained in a healthy growing condition.
- D Inoperable motor vehicles parked within sight of the road and adjacent properties are a violation of state and county codes and the RRC Covenants.
- E No boats, commercial vehicles, or recreational vehicles shall be permitted on any Lot except in an enclosed garage.
- F Firewood should be kept neatly stacked in the rear yard behind the front plane of the house. Very large firewood stacks or stacks covered with tarpaulins should be screened from view of neighboring homes,
- G. Furniture that is intended for indoor use may not be used as outdoor furniture. Folding chairs or temporary seating must be removed and properly stored out of sight when not in use.

23.3 HOUSES/BUILDINGS

- A. Missing shingles, broken gutters, broken down spouts, and rotten wood on steps, stoops and decks are to be repaired in a timely manner.
- B Paint and stain that has faded, discolored, peeled, chipped or cracked is in need of maintenance. Excessive mold, mildew and other signs of damage or neglect, are to be addressed and not allowed to continue. A house or other structure that exhibits a need for re-application or stain constitutes an unsightly condition and must be addressed in a timely manner.
- c Windows and sliding glass doors that use Thermo pane-type glass should be replaced if the vapor barrier is breached. Such a condition produces a clouded appearance that is objectionable.
- D Structures or enclosures utilizing tarps, drop cloths or sheets of plastic are unattractive and unacceptable.

23.4 NUISANCE

No offensive or illegal activity shall commence on any Lot nor shall anything be done which may become an annoyance or nuisance to any other homeowner. Nuisances shall include, but not be limited to, the storage of rubbish or other items which may make the Lot appear unclean or untidy, that emit foul odors, or that cause a noise that will or might disturb the peace and quiet of the occupants of surrounding Lots. No trash, rubbish, stored materials, wrecked, unlicensed or inoperable vehicles, boats and/or trailers, recreational vehicles, television satellite dishes or similar unsightly items shall be allowed to remain on any Lot outside an enclosed structure. However, the foregoing does not pertain to temporary deposits of trash, rubbish and other such debris for pick-up by governmental and other similar garbage and trash removal service units. All clotheslines, lawn mowers and similar equipment shall be kept in an enclosed structure or screened so as to conceal it from the view of neighboring homeowners and streets. incinerators for garbage trash or other refuse shall not be used nor permitted to be erected or placed on any Lot.

The foregoing document was adopted by the Board of Directors on Tuesday, November 11 2005

**LEGACY AT SANDY RIDGE
HOMEOWNERS ASSOCIATION, INC.**

Secretary

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