

Architectural Guidelines and Resolutions

for:

The Shores

Madison, Mississippi

Revised

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A Development of Cress Realty Group, Inc.

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I. PREFACE

The Shores Architectural Guidelines have been established to provide property owners, architects, and contractors with a set of parameters for the preparation of their drawings and specifications. Also for the property owner and the home owner, the Architectural Guidelines provide a definitive set of rules governing the short and long term development and maintenance of their property and other properties in the subdivision. The Guidelines will help assure architectural compatibility and continuity while allowing for personal diversity within the framework of the rules.

This document is primarily a reference tool and decision-making guide for the Architectural Review Committee. It is the resource by which decisions will be made regarding residential design in general.

A. THE PLAN REVIEW PROCESS

Prior to the commencement of any construction activity of any type on any residential lot, an application for approval of such work must be submitted by the property owner or their respective agent to the Architectural Review Committee. Plan approval by the Committee must be received prior to the start of grading or construction.

The plan review process for The Shores requires that plans be submitted for review by the Committee, whose guidelines are covered in the following pages. It is the property owner's responsibility to submit required plans in a timely fashion and to indicate conformity to the Guidelines.

B. ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee is established in accordance with the Declaration of Covenants, Conditions, and Restrictions for The Shores. In accordance with the declaration of covenants the Developer will serve as the Architectural Committee until all lots have been sold or until such time as the declarant establishes the committee.

As such, the Architectural Review Committee will interpret and enforce the Design Guidelines and Resolutions. Additionally, the Architectural Review Committee will make value judgments and recommendations regarding both the specifics and the intent of the Guidelines.

The Architectural Review Committee meets on an as needed basis within one week after design submittals are made.

Approved plans will be so noted on the front sheet of each face. Approval by the Architectural Review Committee is contingent upon approval of appropriate governing agencies. Decisions regarding approval or disapproval will not be unreasonably delayed.

C. PLAN APPROVAL PROCEDURE

The following to submitted to the Architectural Review Committee prior to beginning construction..

1. Plot Plan drawn to scale showing proposed structures, improvements, setbacks, existing trees (over 6" cal.), north arrow, scale (1" = 20' or larger), Owner's present address/telephone number, and designer's name/address/telephone number. The Plot Plan will indicate grading intentions, property corners, and finish floor elevations.
2. Floor Plans and Elevations at 1/4" scale showing overall dimensions and area of structure and overall height dimensions.
3. Final Construction Specifications to include material color and paint or stain color as listed by manufacturer's number, for all exterior finishes including roofing.

II. SITE DEVELOPMENT GUIDELINES

The Site Development Guidelines provide site planning suggestions and community element guidelines to set common standards for the development of exterior spaces throughout The Shores.

A. SITE PLANNING

The siting of a house is a critical and important design decision. The site plan concept developed for each homeowner should reflect functional needs, but also be sensitive to the site's unique characteristics and inherent design opportunities.

1. Siting

The Architectural Review Committee will consider each site independently, but will give extensive consideration to each individual plan's impact upon adjacent home sites and view corridors. Care must be taken to locate each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures and home sites, and natural amenities of the area. Considerations in this regard include:

- a. Physical terrain of the site
- b. Views from project site
- c. Views to the project site from adjacent lots
- d. Natural amenities:
 - existing trees and landscaping
 - existing water and drainage channels/swales
- e. Driveway access

- f. Height of structures
- g. Fences and opening devices

2. Drainage

Drainage considerations for individual sites play an important part of the overall ecological balance of the site. Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. Where natural drain ways do not exist at the rear of the lot, direct drainage to storm sewers or the street.

3. Grading and Landscape

The design and development concepts of the community call for the maintenance of the environment in as much of the original conditions as possible.

The Committee is particularly conscious of site utilization and potential, and desires not to disrupt the existing trees and natural terrain whenever possible. The Architectural Review Committee is keenly aware that whenever possible structures should be designed to the specific lot. It is important to remember that the beauty of our development is the land and its natural features, and that the architecture should complement and enhance rather than compete with or destroy this beauty.

All grading reviews will be subject to the jurisdiction of the Committee and will be considered individually for each

lot. Recommendations or demands will be based upon individual lot location, terrain, soil conditions, drainage, cuts and fills, and whatever other conditions the Committee feels impacts upon the site and community grading design.

Landscape plans should be submitted prior to installation. All plans should show plant material and bed design as well as type of sod to be used in the front yard. No seeding of front yards will be allowed.

B. SETBACKS

1. Building Setbacks

Generally, the conventional single-family lots require building setbacks from the property lines as described in the following diagram. Specifically, they are:

Lake front Lots

Side	7'5"
Front	20'0"
Rear	25'0"

Lake View Lots

Side	7'5"
Front	25'0"
Rear	25'0"

Estate Lots

Side	25'0"
Front	50'0"
Rear	50'0"

2. Accessory Structures

Accessory buildings are permitted only if the design and materials are the same

as the primary structure and all set back requirements are met and approved by the Architectural Review Committee. Portable buildings or similar structures are permitted only during construction. Gazebos, pool houses, or similar structures may be constructed pending approval from the Architectural Review Committee and are not considered to be accessory buildings.

3. Secondary Structures

Garden structures, gazebos, pool houses and similar structures require setbacks from the property lines as that of the residence. The setback can be reduced to 5' side and rear when approved by the Architectural Review Committee and the County of Madison and other governing agencies having jurisdiction over the site.

4. Temporary Structures

No structure of a temporary nature, tent, basement, shack, mobile home, garage, barn, or other out buildings will be used on any Residential Lot or Common Parcel in The Shores Subdivision at any time as either a temporary or permanent residence.

5. Swimming Pools

Locate swimming pools, spas or hot tubs behind the front lines of the house. Setbacks will be a minimum of 10' in all directions from property lines or recorded easements to the rim of the pool, spa or hot tubs. All pools, spas or hot tubs must be enclosed by a structure or a fence of minimum 6' height and complying with design guidelines provided herein for secondary structures, walls and fences.

6. Exterior Lighting

Exterior pool and landscape lighting must not infringe upon adjacent neighbors. All accent and security lighting should utilize sharp cutoff designs or low voltage, direct task type fixtures, and they should be as close to grade as possible. All exterior lighting must be approved by the Architectural Review Committee.

C. COMMUNITY ELEMENT GUIDELINES

The intent of these standards is to insure a continuity of specific elements at the streetscape. This includes both public (developer) and private (property owner) constructed items. These items include:

1. Sidewalks.
2. Mail Boxes and Lanterns.
3. Retaining Walls.
4. Walls and Fences
5. Driveways and Motor Courts.

The individual property owner will be responsible for obtaining the necessary professional assistance to insure the structural integrity of all exterior construction on their property.

Design criteria for each of the Community Elements follows:

1. Public Sidewalks. Sidewalks located in the street right-of-way (R.O.W.) will be constructed of 4" thick 3000 psi concrete, 48" wide, with a light broom finish. Treated 1 X 4 expansion joints will occur at intervals not exceeding 20'. Provide contraction joints at 5' intervals.

2. Mail Box. Standard mail boxes are required and must be located in the right-of-way (R.O.W.) will be purchased and installed by the Owner of each lot. The mailbox is manufactured by Outdoor graphics whose number is 601-939-0586.

3. Retaining Walls. If a retaining wall is used, it must be faced with one of the following materials: stone, brick, stucco, or uniformly sized landscape timbers. Crossties will not be accepted; nor can a concrete block retaining wall be left exposed.

4. Walls and Fences. All walls or fences will have a maximum height of 7'-0" with the columns extending to 7'-6". Any wooden posts must be a minimum of 6"x 6". If you own a waterfront lot please review the Lake Caroline fence Guidelines for Waterfront property.

Several material options are recommended. They are 1) stone, 2) stone and wood, 3) stone and wrought iron, 4) wrought iron, 5) brick, 6) brick and wrought iron, 7) brick and wood, and 8) wood. Lattice screens may be used in interior portions of site but not as property line fences. All wood fence material should be left natural or coated with semi-transparent stain. Care should be taken to insure that compatible fence materials are used at common or

adjacent lot lines. Consequently, a property owner should make every effort to build his adjacent fence in a compatible manner.

5. Driveways and Motor Courts.

Vehicular areas will be paved so as to provide dust-free, all weather surfaces.

Several material options are recommended. They are: 1) brick, 2) interlocking pavers, 3) washed concrete,

4) asphaltic concrete, and 5) broom-finished concrete. Final approval to be subject to the Architectural Review Committee. All parking areas will provide, in addition to parking spaces, adequate driveways and space for the movement of vehicles. No parking spaces will be located on or permitted within setback areas adjacent to a street.

III. BUILDING CONSTRUCTION GUIDELINES

Construction Guidelines have been established to insure continuity within The Shores Subdivision. It is not the intention of these criteria to limit flexibility; however, by defining a range of materials, and unit choices for the individual dwelling units, a general framework will be established from which individual decisions may be made. The desired result is to encourage a community of individual outstanding architectural statements that when viewed together produce an outstanding community environment.

The following elements are to be encouraged: intelligent selection of details related to a well-designed floor plan; sensitive interpretations of styles within constraints of budget and site, consistency of site planning, landscaping and architecture, and logical use of materials.

The following elements are to be avoided: harsh contrasts of colors and/or materials; illogical or inappropriate combination of scale; poorly executed details; extreme interpretations of the tenets of a selected style.

A property owner will not substantially duplicate the exterior elevation, in design or architecture, of any other dwelling existing in the subdivision. For the purposes of this paragraph, a dwelling will be considered in existence from the time it is submitted to the Architectural Review Committee for preliminary approval. The Architectural

Review Committee may vary the intent of these regulations from time to time governing its activities not inconsistent herewith. In no instance is construction to commence without signed construction documents.

Any changes to an approved structure (complete or incomplete to include additions, alterations, etc.) must be approved by the Architectural Review Committee prior to the commencement of construction.

A. EXTERIOR WALLS

Exterior wall surfaces may be one of the following materials:

1. Brick

2. Stone
3. Stucco
4. Wood Siding – cypress, cedar, hardiplank

B. WINDOWS

All windows will be constructed of wood, vinyl, composite, metal or alternate materials approved by the Architectural Review Committee. No aluminum windows will be allowed. All window types (double-hung, casement or awning) may be incorporated into the design as long as the proportion of each individual window type is vertical. No horizontal windows will be allowed. Windows must not contain more than 8 panels "4 over 4" unless specifically approved by the ARC. The intent of this requirement is to create a more traditional or classical design direction. All window types must be clearly shown on all submitted plans

C. CHIMNEYS

The exterior portion of the stack may be treated in any of the following ways:

1. Painted Brick
2. Natural Brick
3. Stucco Clad
4. Stone Veneer
5. Wood Siding – cypress, cedar, hardiplank

D. SHUTTERS

The use of shutters at The Shores is optional. However, if shutters are used, the horizontal dimension will be exactly one half the window width. All shutters will be operable (hinged) wood of the following types:

1. Louvered (fixed or operable blades)
2. Paneled (raised or flat recessed)
3. V-groove or beaded boards (tongue and groove construction)

E. ROOFS & ROOF PITCHES

Roof shingles will be at least an "Architect's Series" fiberglass with a minimum 25 year warranty. Recommended shingle color is driftwood.

Minimum roof pitch 10'12" except for shed roofs. Eave heights must be a minimum of 10'.

F. GARAGES

1. Each single-family dwelling will have an attached garage accommodating not less than two automobiles. All garages will be finished inside and will be equipped with automatic overhead doors.

2. Garage doors may be either steel or wood construction. If steel, the door

will be a paneled design. If wood, the following suggestions are allowed:

- a. Raised paneled design
- b. Panel molding applied to a flat door
- c. A lattice design applied to a flat door
- d. V-groove or beaded boards applied to flat door (verify weight)

G. Gutters and flashing

All flashing (valleys, drips, etc.) visible from the street will be copper. Gutters and downspouts will be copper or galvanized metal. Gutters are not required.

H. Lake Structures

No dock, pier, boathouse or other structure of any kind may be erected unless specifically approved by the Architectural review committee.

I. ALTERNATIVE MATERIALS AND DETAILS

All alternate materials to those listed above in the construction guidelines are subject to approval by the Architectural Review Committee when they express the natural integrity of the material and are adequately supported by the design.