

MONEY HILL HOMEOWNERS ASSOCIATION

ARCHITECTURAL DESIGN GUIDELINES, REVIEW PROCEDURES, and RULES AND REGULATIONS

**FOR THE CONSTRUCTION OF BUILDINGS AND PROPERTY IMPROVEMENTS,
SUBJECT TO ALL AMENDED LAND USE RESTRICTIONS,
PROTECTIVE COVENANTS, AND BUILDING STANDARDS**

**APPROVED BY: MHHA Board of Directors
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1.0 GENERAL INFORMATION

1.1 PHILOSOPHY

In any private residential community such as Money Hill, certain rules and restrictions are established to ensure that development can proceed in an orderly and well-planned manner. The developer, Money Hill Plantation, LLC, determined the overall land plan and infrastructure and prepared the regulations and covenants used to control development in the Act of Dedication of Servitudes, Privileges and Restrictions Made by Money Hill Plantation Limited Partnership recorded December 12, 1997, as COB Instrument Number 1074961 of the records of the Clerk of Court for St. Tammany Parish, Louisiana (hereinafter, the "Covenants"). The Covenants protect the community from unattractive and irresponsible construction, thus enhancing the overall beauty and cohesiveness of the development, maintaining property values, and protecting the natural environment.

1.2 AUTHORIZATION

The Board of Directors of the Money Hill Homeowners Association is authorized to establish an Architectural Review Committee, hereinafter called the ARC, as a function of the Association. The Board shall establish the ARC's mission and authority. Subject to the Board's approval, the ARC shall develop Architectural Design Guidelines, Review Procedures, and Rules and Regulations (hereinafter, the "Design Guidelines" or the "Guidelines") governing all real property improvements. From time to time, the Design Guidelines are reviewed and updated.

Precedence:

Based on provisions contained in the Covenants, these Architectural Design Guidelines, Review Procedures, and Rules and Regulations are established. After adoption, this document shall supersede all others previously published.

Interpretation and Severability:

Whenever possible, each provision of this document shall be interpreted to be valid and effective under applicable law, but if any provision of this document is prohibited, invalid, or unenforceable under any particular circumstances, that provision shall be ineffective only to the extent of the prohibition, invalidity or unenforceability, without invalidating that provision under any other circumstance or invalidating the remaining provisions of this document.

1.3 ABBREVIATIONS AND DEFINITIONS

ADMINISTRATOR – The Property Manager charged with performing the administrative functions of the ARC.

ARC – Architectural Review Committee. The committee appointed by the Board of the MHHA to oversee and implement the provisions of the Architectural Design Guidelines, Review Procedures, and Rules and Regulations.

COVENANTS – The regulations and covenants used to control development in Money Hill as set forth in the Act of Dedication of Servitudes, Privileges and Restrictions Made by Money Hill Plantation Limited Partnership.

DESIGN GUIDELINES OR GUIDELINES – The Architectural Design Guidelines, Review Procedures, and Rules and Regulations for the Construction of Buildings and Property Improvements, latest issue.

MHP – Money Hill Plantation.

MHHA – Money Hill Homeowners Association, hereinafter referred to as the MHHA.

MHHA Board of Directors or MHHA Board or Board – the governing body of the MHHA.

SETBACK LINE – A line at a predetermined distance from a property line, as set forth on the official Money Hill plat.

SETBACK AREA – That area between the property lines and the required setback lines.

1.4 ARCHITECTURAL REVIEW COMMITTEE (ARC)

The ARC is established to maintain the type of home design, exterior features and landscaping appropriate to Money Hill and to ensure that all projects meet the Covenants and ARC Guidelines. All required information relative to new construction and landscaping must be submitted to and approved by the ARC prior to implementation. This also applies to any additions or alterations, repainting, re-roofing, tree removal, fencing or major landscape changes. Section 2.0 of this document covers the specific functions of the Architectural Review Committee in detail.

1.5 DESIGN DOCUMENTS

The property owner, as well as the architect, engineer, or designer are responsible for ensuring that all plans, documents, and submittals are prepared in accordance with these Guidelines and satisfy the St. Tammany Parish building code and all other governing codes, rules and regulations. See the detailed requirements in Section 3.0 and the Summary of Procedures in Section 3.1.1 of this document. Final approval will not be issued until all design documents have been completed and approved.

Submittals for final approval to the ARC must include a full set of final plans, landscape plans, drainage plan, grading plan, tree removal plan, and a color sample board, as applicable. See Section 3.2 for full list of submittal requirements.

2.0 THE ARCHITECTURAL REVIEW COMMITTEE

2.1 PURPOSE

The ARC ensures compliance with all provisions of the Covenants and the Design Guidelines concerning architectural control by means of a review process and mandatory inspection procedures.

2.2 SCOPE

The ARC reviews for approval all plans and specifications for new construction, additions, alterations and improvements of any kind to all residential exteriors. This includes, but is not limited to, aesthetics, siting, drainage, landscaping, exterior colors, re-roofing, repainting, fences, walls, enclosures, freestanding and attached structures, additions, pools, pool enclosures, recreational equipment, mechanical equipment, lighting, irrigation, and tree removals. Approval by the ARC does not attest to the structural integrity of the submission or to its compliance with local building codes.

2.3 OBJECTIVES

The ARC controls and regulates all improvements to Money Hill residential properties in order to maintain the quality of design and development, preserve and enhance property values, and to provide homeowners with a method of directing their builders and designers. Money Hill landscape standards, which utilize and encourage native and ornamental plant materials, as well as hardscape finish treatments, are intended to visually unite the community and its evolving character.

The Guidelines, authorized by and along with the Covenants, are intended to preserve and maintain Money Hill's inherent qualities. Successful implementation of the Design Guidelines will guarantee the continuation of Money Hill Plantation's natural attraction as a desirable environment in which to live.

The Money Hill design aesthetic can be described as an eclectic mixture of traditional architectural styles that are prevalent throughout the surrounding St. Tammany countryside. Home designs are to be based on functions of long-term practicality rather than passing trends. The partnership of materials, colors, and landscapes, integrated with architectural details and elements, cause each home to emerge with a unique but traditional American personality. Regardless of what style is chosen, the important factors are a balance of form, massing, scale and siting within each homesite and the community.

2.4 COMPOSITION AND DUTIES

The ARC is composed of three (3) or more members, who are appointed by and serve at the pleasure of the MHHA Board.

The MHHA Board shall provide support personnel, as necessary, to conduct the business of the Board.

2.5 MEETINGS

The workload at any given time determines the frequency of ARC meetings; however, the ARC shall meet in person at least once a month. The ARC Administrator is responsible for the preparation of correspondence as a result of the decisions and deliberations of the ARC.

2.6 QUORUM

Each member of the ARC shall have one equal vote. All actions and decisions of the ARC shall be passed by a quorum of the voting members. A quorum shall consist of a majority of the voting members.

A simple majority of those casting votes in a quorum shall constitute the ARC decision.

3.0 DESIGN REVIEW PROCEDURES

3.1 PRE-CONSTRUCTION

All owners, architects, engineers, designers, builders, contractors, and developers shall have received, read, and understood these Guidelines and agree to comply with them, as applicable, prior to submitting any proposal for ARC review.

Submittals must be received at least seven (7) days in advance of a planned ARC meeting date for inclusion in that meeting's agenda. Submittals will first be reviewed for completeness by the ARC Administrator, and, if deemed incomplete, will not be scheduled for review by the ARC. Submittals will not be accepted if, in the judgment of the ARC, the submittals are incomplete, do not include all required documentation, and/or do not meet ARC criteria.

Please note the following:

- Original plans will not be reviewed. Print copies only are acceptable.
- Plans must be submitted in PDF format, as well as 11" x 17" copies.
- The ARC encourages originality and discourages the use of stock designs.
- It is strongly recommended that all submissions be prepared by a Louisiana registered (licensed) architect or residential design professional.

3.1.1 Summary of Procedures

The following is a general outline of the stages of the review process:

- Preparation of Drawings
- Submittal of Application for Design Review with ARC Review Fee
- ARC Review of plans (house drawings, colors, finishes, landscaping, grading, tree removal, drainage)
- Re-submittals and Appeals, if required
- ARC Final Approval
- Signed Letter of Acknowledgment by Owner
- Signed Owner Compliance Deposit, Insurance and Road Use Agreement
- Submittal of ARC Deposits by Owner and Builder
- Submittal of Road Use Fee
- Signed Drainage and Tree Compliance Agreement by Owner
- St. Tammany Parish Building Permit Issued and Posted
- Submit Changes, if any, for ARC approval
- Construction completed/Certificate of Occupancy Issued by St. Tammany Parish
- Landscape Inspection
- Final Compliance Inspection
- Owner Deposit Returned (less violation fines, if any)

3.2 TYPES OF REVIEWS AND SUBMITTAL REQUIREMENTS

3.2.1 Preliminary Review

If an applicant is concerned about the acceptability of certain architectural aspects or siting considerations prior to the completion of a full set of working drawings, a Preliminary Review may be requested, but is not required. Such request should be made to the ARC Administrator.

3.2.1.1 Additional Information

The ARC has the option of requesting additional information that may be necessary and helpful to provide a Preliminary Review, such as a site plan, proposed elevation drawings and proposed exterior materials.

3.2.1.2 Non-Binding Review Results

The results of these reviews are for the information of the property owner, architect, designer, and general contractor only and are in no way binding on the ARC to subsequently approve any other aspects of the project.

3.2.2 Final Review

Below is a list of the documents required for a Final Review.

3.2.2.1 Site Plan

- A topographic survey no older than three years signed by a Louisiana licensed surveyor showing square footage of lot
- Plan must show property lines with measurements
- Plan must show required setback lines
- A footprint of all new proposed vertical and horizontal construction and mechanical equipment located by dimensions from the property lines, including service yards and patio wall extensions, as well as location of any proposed driveway, walks, patios, decks, pools and pool decks, fences and gates
- Edge of the roof overhang shown as dashed “broken” lines and the walls below as solid lines
- All proposed recreational equipment indicated
- Materials for the driveway, walks, patios, decks and pool decks indicated
- Refer to Section 4.2 for further information.

3.2.2.2 Drainage Plan

Refer to Section 4.2.3 for lot drainage guidelines. A Drainage Plan approved by Money Hill’s Land Manager, and containing the following statement:

The drainage indicated on this site plan is designed to meet the requirements of the master drainage system for Money Hill. Drainage is directed to the common areas and away from adjoining lots.

The drainage plan shall also clearly indicate property lines, swales, berms, and ditches with spot elevations and contours, direction arrows indicating drainage flow, and any other drainage control features that are applicable.

3.2.2.3 Grading Plan

A grading plan, approved by Money Hill's Land Manager, must be submitted showing grade elevation of the site relative to the floor elevation. Spot elevations must be submitted to illustrate how the residence relates to the site and must indicate the following:

- The overall lot plan to scale, showing the position of the house, garage and all construction, with finished floor elevations and finished grade contours in one foot (1') increments
- Spot elevations at each corner of the structures and the edges of all paving showing the existing site elevations and proposed fill
- Existing and proposed finished grades at the four property corners of the lot
- Existing grade at the centerline of the fronting street
- Major changes in the grades shall be illustrated by contour lines to illustrate drainage flow with arrows
- Cross-section drawings with two (2) views of the lot from front to back and side to side of the complete lot indicating location of drainage servitudes, swales, invert elevations of culverts and drainage structures, setbacks, beginning line and ending line of the build-out
- Location of existing trees to remain with a spot elevation at their base
- Layout of hardscape pavement
- Location of future improvements, such as pools, patios or other kind of pavement improvements
- Locations of front, side, rear setback lines and Amenity Zones, as applicable
- Refer to Sections 4.2.2 and 4.2.4 for further information.

3.2.2.4 Tree Removal Plan

Plan must show existing trees, as well as all trees to be removed indicated by an "X", showing type/species of tree. Plan must be approved by Money Hill's Land Manager. See Section 4.2.1 for further information.

3.2.2.5 Floor Plans

Note the square foot heated and adjusted floor areas as follows:

| <u>SQUARE FOOTAGE</u> | <u>FIRST FLOOR</u> | <u>SECOND FLOOR</u> |
|--|--------------------|---------------------|
| Heated area | | |
| Garage (under main roof of house) | | |
| Screen Porches | | |
| Deck or patio | | |
| TOTALS: | | |

Floor plans should include all features, including stairs, patios, decks, porches, entry deck, landings, planters, walls, doors, windows, dashed “broken” lines of roof overhangs, location(s) of access stairs, skylights, and special or exterior configurations.

3.2.2.6 Roof Plan

A Roof Plan indicating all roof pitches is required for all submittals.

3.2.2.7 Elevation Drawings

Where applicable and unless otherwise shown, the following details for elevation drawings should be provided:

- All major facades and all other facades not otherwise visible
- Vertical story heights, floor elevations, sill and plate heights, maximum roof height from lowest finished grade, door and window heads dimensioned, and existing grades and new finished grades shown
- All exterior finish materials indicated by means of symbols, conventions, or notations
- Show required patio wall extensions, if applicable
- Show gutters and down spouts

3.2.2.8 Details

Where applicable and unless otherwise shown, the following details should be provided:

- Foundation and Piers
- Cornice and Gable Rakes: Overhang Dimensions, Materials and Dimensions

- Chimney termination: Dimensions and Material(s)
- Corner trim: Dimensions and Material(s)
- Door and Window trim, including head, jamb, and sill: Dimensions and Material(s)
- Porch and Deck Framing, including posts, columns, railings and stairs
- Entry and other exterior stairs
- Columns and Pilasters
- Lattice detail: Dimensions and Spacing
- Louver detail
- Banding and Frieze details
- Service yard/Mechanical/Equipment yard
- Driveway
- Sidewalks

3.2.2.9 Schedules

The following schedules are required:

- Window Schedule – Type, size, material, color, and manufacturer
- Exterior Door Schedule – Type, size, material, and manufacturer

3.2.2.10 Specifications

Any written specifications pertinent to and not otherwise shown should be notated or indicated clearly on the drawings.

3.2.2.11 Landscape Plan

Landscaping plans must be submitted as part of the Final Review and must show all drainage and site features. The landscape plan must agree with the Drainage Plan flow and finished grade contours.

A landscape plan shall indicate the following:

1. Lot number, property lines, and locations of adjacent dwellings with bordering landscaping;
2. All Zone (see Section 5.4) areas and their respective square footage and/or lineal footage, as required;
3. Location, types, and size of all proposed trees, shrubbery, lawn/turf areas, as each Zone requires;
4. Location of all planting beds, gardens, groundcover and other landscape features;
5. All adjacent features, including, but not limited to, roads, walks, leisure paths, golf courses, golf cart paths, lagoons, designated wetlands, retaining walls, etc.;
6. All swales, ditches, culverts, berms, and other drainage control features with spot elevations;

7. Locations and species of all existing trees over three inches (3") in diameter measured at two feet (2') above grade;
8. Surrounding open space and natural vegetation;
9. On-site natural vegetation that is to remain;
10. Locations and footprints of all vertical and horizontal construction, including swimming pools, pool decks, pool equipment, and mechanical equipment;
11. Locations of all proposed shrubs, trees, planters, planting beds and gardens;
12. Size in gallons or planted height, the number to be planted, species of all shrubs and trees specified either on the landscape plan or on a coded separate listing;
13. Extent and location of all lawn and ground cover areas;
14. Material and location of all hard surfaces, including driveway and sidewalks;
15. Landscape lighting, if applicable;
16. Irrigation; and
17. Location and description of all ornamental features, if applicable.

Submit copies only. Original drawings will not be accepted.

3.2.2.12 Color Samples

Actual samples are to be submitted for all proposed exterior finishes, including, but not limited to, roofing, fascia/soffit (cornice), wood siding, stuccos, wood trim, lintels, chimney, shutters, entry door, other exterior doors, driveway and driveway apron. A front elevation or perspective rendered in color may be required with the Application for Final Design Review.

All exterior finish samples are to be displayed on a single board no smaller than 8.5" x 11". Samples of brick, pavers, mortar, and like masonry materials must also be submitted, if applicable. All samples must be of the actual materials, including masonry products.

Please see Appendix 10. 5 in Section 10 to be used to submit color samples.

3.2.2.13 Particular Requirements for Additions and/or Alterations

In addition to construction submittal requirements, a Site Plan for additions or alterations must be submitted as part of the Final Review and shall clearly indicate the following:

- The location of the existing structure(s) with the proposed new work clearly indicated, locations of outside corners dimensioned from the property lines, required setback

lines shown, and tree removals indicated or a written statement that no trees are to be removed

- Photographs of the existing structure showing the areas of the new work clearly marked
- Floor Plan(s) and elevation
- Details necessary to define the extent and intent of the proposed work
- Indicate any dismantlement (demolition) work required
- If any addition requires the removal of existing landscaping, a new landscaping plan must be submitted indicating proposed new or relocated plantings in the area of the new work

3.3 SWIMMING POOL SUBMITTAL REQUIREMENTS

The following information must be provided to the ARC for swimming pools that are part of a new home construction or added to existing homes:

1. Photographs of the area of the proposed pool that depict existing landscaping, trees and grade (not required for new construction)
2. A dimensioned site plan showing the locations of the following:
 - Property lines
 - Setback lines
 - Footprint of pool, spa or hot tub
 - Pool equipment
 - Pool decking
 - Pool enclosure (if applicable)
 - House in relation to the pool, spa or hot tub
 - Proposed fence or barrier
 - Steps between pool deck and ground level or house
 - Pool and deck lighting
 - Other features such as waterfalls, planters, benches, etc.
 - Any trees that must be removed
 - Route of mobile equipment access during construction

In addition, include the following:

- pool, pool deck and pool enclosure dimensions
- pool deck elevation and finished floor elevation of house
- contours showing the existing and new finish grades
- structural section through pool and deck indicating depths and materials

3. Samples of materials with proposed colors: tile, coping, deck finish and pool equipment enclosure. If applicable, samples of materials with proposed color for pool enclosure frame and screen.

4. Landscaping – Clearly indicate the locations of all existing and proposed new plantings. Specify species and gallon sizes.
5. Describe plan for disposal or reuse of excavated earth.

*Refer to 4.19.4 for swimming pool design considerations.

3.4 GENERAL INFORMATION FOR DESIGN REVIEW APPLICATIONS

3.4.1 Resubmittals and Design Conferences

Once a project or portion of a project is submitted, all resulting ARC comments, requirements and requests for additional information must be responded to in written form, and drawings shall be resubmitted to reflect all corrections, revisions, and additions. **Any and all corrections, revisions and additions to prior submittals must be clearly marked.** Failure to do so will be cause for rejection of the entire resubmittal. Resubmittals that fail to fully comply with ARC comments, requirements and requests will not be reconsidered.

After a project or a portion of a project has been resubmitted for review and still has not received approval, the owner and/or the owner's representative (contractor, architect or designer) is encouraged to make arrangements with the ARC Administrator for a design review conference with assigned representatives of the ARC for the purpose of clarification of all ARC requirements.

3.4.2 Variances

If any submittal contains variances from these Guidelines, such variances must be disclosed to the ARC at the time of the submittal. All requests for variances from these Guidelines must be specifically indicated on the Application for Design Review along with a substantial justification narrative. If, during a design review, the ARC discovers a variance that has not been requested, the submittal may be disapproved. The ARC has the authority to and may occasionally grant certain variances when there is valid justification and where the variance does not have a negative impact on the adjacent properties or the neighborhood.

The ARC Administrator cannot grant a variance.

3.4.3 Appeals

Within ten days from the date of the ARC notice to the owner of disapproval, the owner may make a request in writing for a hearing before the ARC at its next scheduled meeting.

If, after the ARC hearing, the owner disagrees with the outcome, the owner may then appeal to the MHHA Board for further review, according to Article VII, Section 6 of the Covenants.

After reviewing the facts, the MHHA Board may then either affirm or reject the ARC decision. In any case, the MHHA Board decision will be final.

3.4.4 Project Time Limits

Construction Projects must begin within six (6) months after the ARC Final Review Approval, after which a new application and additional review fee will be required.

New Construction Projects must be completed and have ARC Final Compliance Approval within twelve (12) months of construction commencement. Exceptions may be granted by the ARC contingent on the receipt of a written request for an extension with an acceptable justification, prior to the expiration of the time limit. See Section 6.5.

Additions and alterations must be completed within one hundred-eighty (180) days of the ARC Final Review Approval unless an approved extension has been granted, in writing, by the ARC.

3.5 POST-APPROVAL CONTROL (CHANGES)

If any changes to the approved plans involving the exterior of the structure or the site are contemplated during the course of construction, an Application for Design Review and accompanying documentation must be submitted to the ARC prior to the execution of any changes.

If a variance is involved, the variance shall be described and justified on an amended Application for Design Review. Any non-approved changes or violations discovered during on-site inspections will be subject to fines as scheduled in Sections 7.19 and 7.20 and may require restoration to the approved plans.

3.6 NOTIFICATIONS

Any written correspondence stating a pending contingency or ARC requirement shall not be waived and shall remain in effect until complied with. Such contingency or requirement shall apply until the final compliance inspection is completed.

The ARC Administrator will provide the following notifications to the parties concerned:

- Preliminary Approval/Disapproval, if applicable
- Landscape, Grading, Tree Removal and Drainage Plans, Colors, and Final Approval/Disapproval
- Construction violations with fines stipulated
- Appeal decisions
- Change Approval/Disapproval

3.7 DEPOSITS

3.7.1 New Construction – Owners

Prior to final design review approval for new construction, Owners are required to submit a deposit of \$5,000. The deposit, less any fines levied during construction, will be refunded after final compliance inspections have been completed and approved by the ARC or ARC Administrator, as applicable. See Appendix 10.2 in Section 10.

3.7.2 Contractor Compliance for Speculative Building

- Contractors are required to provide and maintain a one-time deposit of \$5,000 for new construction.
- Developers of three or more lots at one time are required to maintain a \$9,000 deposit.

The deposit is the contractor's assurance that all rules and regulations will be followed. The deposit is returned, less any fines levied, upon notification that the contractor has ceased all building activity in Money Hill and all projects are complete and in compliance. No further approvals will be issued until a contractor's full compliance deposit is in effect. See also Section 7.2 and Owner Compliance Deposit, Insurance and Road Use Agreement in Appendix 10.2.

3.8 ARC FEES

A non-refundable fee must accompany the Application for Design Review, as applicable. Preliminary submissions require the final review fee. No submittal will be accepted for ARC review without the required fee paid as follows:

- New Construction -- \$500
- Road Use Fee -- \$750

4.0 ARCHITECTURAL DESIGN GUIDELINES

4.1 DESIGN AESTHETIC

The ARC has the authority to judge submittals solely on the basis of aesthetics, including but not limited to style, siting, massing, proportions, rooflines, fenestration, exterior finishes, details, features, colors, and compliance with the design philosophy of the ARC.

The dominance of nature over the built environment is one of the most important traits of the rural/subdivision character. The home should be oriented and designed in response to the individual characteristics of the site and its context. Integration with the topography, trees and vegetation, as well as other natural features of the land, are of the utmost importance.

The massing of the home should be organized and should not appear as a mixture of unrelated forms. Massing of the forms should be established by the elements characteristic of the architectural style. Bulky homes and homes that "overwhelm" the natural setting are not

permitted. (Refer to the Maximum Livable Square Footage in the table in Section 4.3.) Specifically, simple two-story box massing with little or no relief is typically not acceptable. By adding horizontal interplay to the massing, positive and negative space is kept in careful balance with the overall site.

4.1.1 Design Criteria and Considerations:

- Balanced massing, either symmetrical or asymmetrical
- Strong roof forms, either gabled, hipped or shed are preferred; various combinations of the three are encouraged
- Entry statement strong, yet in proportion with the overall structure
- Long horizontal masses broken and counter-balanced by strong verticals
- De-emphasis of the garage from the street frontage
- Reduction of two-story impact at front and rear orientations
- Detailing indicative of a historical style
- Windows and doors positioned proportionately within the facade elevation to which they are applied
- Harmonious siting of the home within the site and surrounding landscape features
- Colors of soft, warm earth tones, complimented by rich colors on doors, windows, shutters, etc., as appropriate

4.1.2 Massing

The following techniques are appropriate means to achieve proper massing, scale and proportion:

- Mixture of one and two-story components within a two-story home
- Varied setbacks for various components of the home, such as garage, second floors, etc.
- Utilization of ell (a wing at right angles) and porches
- Staggered offset wall plane is preferred
- Mixture of one and two-story homes within a neighborhood
- Massing characterized by a series of stepping forms
- An assemblage of multi-dimensional components
- Homes at one with the land, giving a sense of permanence
- Minimum of three facade element breaks at building front facade
- Minimum of two facade element breaks at the building rear

4.1.3 Distinctive Details and Features

The Money Hill Style includes a variety of traditional details and features due to the wide range of architectural styles found throughout the region. Examples of these include:

- Roof dormer vents in various shapes and sizes
- Louvered vents at gable ends
- Lighting features
- Gutters and downspouts in aluminum and copper

- Quoins in brick, stucco and combinations of stucco and brick trellises
- Chimneys in stucco, brick and siding
- Stucco and wood corbels
- Finials
- Wainscoting
- Keystones
- Shutters (see also Sections 4.6.1 and 4.7)
- Knee braces at columns and cantilevered elements
- Frieze boards

4.2 SITE PLANNING

4.2.1 Tree Removal

No trees measuring three inches (3") or more in diameter at a point two feet (2') above the original grade shall be removed without proper justification and approval of the ARC. The final decisions on tree removals will be made after ARC review of a Tree Removal Plan and/or Tree Removal Application signed by Money Hill's Land Manager. If a specimen tree or if many trees have to be removed for construction, tree mitigation or a contribution may be required subject to ARC approval.

Care should be exercised to protect all other trees from equipment damage and/or filling. Barriers and tree wells should be used for protection. Tree damage will be fined and may require mitigation.

(See Section 5.14 for post-construction tree removal requirements.)

4.2.2 Fill

When determining the maximum amount of fill dirt that will be permitted to be placed above the original grade, the ARC will consider the topography of the site (existing grade elevations), the elevations of adjacent properties and structures, the impact on drainage flow, the possibility of soil erosion, and the distance between the proposed and existing adjacent structures.

The slope shall not exceed a ratio of more than six feet (6') horizontal to one foot (1') vertical, (6:1 or 16%). The actual amount of fill on a given lot will also be determined by aesthetic impact and the ability to control drainage. Money Hill's Land Manager shall have final approval of fill.

4.2.3 Lot Drainage

The surface drainage system shall consist primarily of on-grade pervious systems. Hardscape materials are permitted when no other options are available. The use of underground storm drains should be minimized. Drainage of individual properties should work with the existing topography and natural drainage systems whenever possible and be directed toward the natural open space or drainage swale systems, developed in conjunction with the roadways. Permanent measures to prevent erosion include the use of plant materials to hold soil in place and the proper grading of the site.

Natural or existing drainage pathways are not to be obstructed. All site improvements must avoid or bridge such pathways without obstructing one hundred (100) year storm patterns.

Final grading shall be contoured to prevent any standing water and to prevent any run-off onto adjacent properties and shall be directed to the nearest available swales, ditches, and culverts to the front and/or rear of the lot.

Shallow swales and low berms may be used where necessary to control drainage.

Where swales or ditches are used for road drainage, a culvert of no less than twelve inches (12") in diameter shall be installed under the driveways at an invert elevation set to the lowest elevations of the swale or ditch at each end of the culvert. See Section 7.6 for additional information. All drainage plans must be approved by the ARC.

4.2.4 Grading

All site grading and preparation must be performed by Money Hill Plantation (no exceptions). Grading is the most critical issue for preserving the natural Money Hill topography and its tree canopy. The grading plan shall reflect how storm water will be directed and infiltrated, how soil will be stabilized to prevent erosion, prevent native trees from being damaged, protect foundations, minimize site disruption and represent the best method to integrate a residence into the landscape.

Site grading should conform to the existing topography to preserve the natural character of the area and to maintain the delicate system of natural drainage patterns and wetlands. Additional on-site grading should maintain the natural existing form of the terrain. Grading should produce graceful contours, rather than sharp angles, by providing transition at the top and toe of slopes.

We encourage the creation of terraces through grading; landform grading, which mimics natural shapes; "rain gardens," which infiltrate and clean; and the maintenance of natural grades around trees and minimizing slopes. We also promote the use of porous and permeable paving to reduce runoff.

4.2.5 Retaining Walls

On severely sloping lots, excavation and small retaining walls may be required. In some instances, it may be necessary to provide retaining structures to protect trees near roadways and other graded areas. Such retaining structures should have a natural appearance, preferably brick.

4.2.6 Paving

4.2.6.1 Driveways

Driveways shall be hard paving, such as concrete, textured concrete, brick or concrete pavers. Pine straw, gravel, shells, or other loose

materials are prohibited. Crushed limestone is permitted, but must be edged with permanent hardscaping. Materials samples shall be submitted for approval. See Section 3.2.2.12.

Driveway standards require a minimum of twelve feet (12') in width and must be in proportion to the garage.

Property owners shall be responsible to extend their driveway to the edge of street pavement. Exposed culvert ends are not permitted. Culverts must be finished or capped in an acceptable manner. All curb cuts and subsequent repairs due to driveway connection to the street are the responsibilities of the property owner.

Driveway tie-in to the street must be made with "clean lines" and vertical cuts against the pavement. Regardless of the surface used, a "thickened edge" must be used against the pavement. This thickened edge should be eight inches (8") in width and depth tapering back to the normal section thickness. The flair of the driveway at the road paving must be held within the side property lines projected to the road paving.

Driveways should be curved (meander) wherever possible. Any straight portions running parallel to a property line must be a minimum of five feet (5') from the property line. Curved portions must be held a minimum of three feet (3') off the property line at the tangent point. Driveways must maintain an inside turning radius of fifteen feet (15') minimum for side or rear entry garages in order to prevent over-run of the paving.

Off-street parking must be provided for at least two (2) vehicles on hard surface paving, excluding in-garage parking.

4.2.6.2 Entry Sidewalks

Entry sidewalks will be hard surface set materials and shall be curved (meander) whenever possible.

4.2.6.3 Approvable Materials (sidewalks and driveways):

Appropriate paving materials include:

- Natural stone (including, but not limited to, sandstone, limestone, granite and slate)
- Exposed aggregate (natural stone color)
- Natural stone unit pavers
- Colored concrete (natural stone color)
- Stamped concrete (natural stone color)
- Concrete
- Wire cut brick

- Fired clay pavers
- Pie-cast concrete pavers
- Decomposed granite or crushed limestone
- Turf block, “grasscrete” or equal
- Interlocking concrete paver

4.2.7 Height Limits

The maximum overall dwelling height, measured from the lowest point of the finished grade at the foundation perimeter to the top of the highest roof peak or ridge is thirty-five feet (35’).

4.3 MINIMUM SETBACK AND HEATED FLOOR AREA REQUIREMENTS

No slab, structure or roof is permitted outside of any setback. The specific front, side and rear setback standards for the building envelope varies, depending on the property size. Refer to the Final Plat Map, provided by Money Hill Plantation with the purchase of property, for site-specific setback requirements. In the event of a conflict between the plat map and these Guidelines, the plat map will be the governing document.

Maximum and minimum building sizes are established in the chart below; however, the ARC will consider the bulk and mass of the structure and may, at its sole discretion, disapprove a submittal that is inappropriate for the site. Because bulk and mass are volumetric perceptions, second story living spaces (including bonus rooms over garages) shall also be included in the decision. For purposes of the chart below, “Livable” refers to air-conditioned/heated square footage and “Under Beam” includes porch and garage space.

| | Back Nine | Villas | PL | Gr So’rn | Orchard | High St | Eagle Bend | (Camphill/Hidden Lake Loop) | Bachman Dr |
|--|--------------|--------------|--------------|-------------|-----------------------|-------------|-------------|-----------------------------|------------|
| (*in feet) | <u>Ph 1</u> | <u>Ph 2A</u> | <u>Ph 2B</u> | <u>Ph 3</u> | <u>Ph 4-1, Ph 4-2</u> | <u>Ph 5</u> | <u>Ph 6</u> | <u>Ph 7</u> | |
| Front Building Roof Setback* | 30, 40 or 50 | 25 | 50 | 30(b) | 10 | 10 | 20 | 50 | 25 |
| Side Building Roof Setback* | 20 | 5 | 20 | 20 | 5 | 5 | 5 | 20 | 20 |
| Corner Lot Street Side Roof Setback* | 20 & 5 | 5 | 20 & 5 | 20 & 5 | 10 & 5 | 10 & 5 | 10 & 5 | 20 & 5 | 20 & 5 |
| Rear Building Roof Setback* | 50 | 20 | 50 | 50 | 15 | 15 | 10 | 50 | 50 |
| MIN. Livable Square Footage | 2,400 | 2,400 | 2,400 | 2,400 | 1,800 | 1,900 | 1,900 | 2,400 | 2,100 |
| MAX. Livable Sq. Ft. (as a % of Lot Size) | 15% | 20% | 15% | 15% | 20% | 20% | 20% | 15% | 15% |
| MAX. “Under Beam” (as a % of Lot Size) | 20% | 30% | 20% | 20% | 30% | 30% | 30% | 20% | 20% |

The ARC reserves unto itself the right to control the site of any structure constructed within Money Hill and at its sole discretion may alter certain setback requirements to provide aesthetic continuity within a neighborhood. In the review of all applications, consideration is given to the following:

- Ecological constraints
- Site topography

- Location, finished floor elevation, visual impact of proposed and adjacent structures
- Location of significant trees
- Views

4.4 ROOFS AND ROOFING MATERIALS

4.4.1 Roof Forms and Configurations

The following roof forms and configurations are suggested:

- Primary roof forms of gables and hips with multiple combinations
- Shed roofs may be applied to main roof forms at porches, garages and entrances
- Punctuated roof plans with window or vented dormers
- Second stories blended into a one-story roof plane

4.4.2 Roof Pitches

- Roof pitches should range from 4:12 to 18:12
- The major roof pitch shall not be less than a ratio of 6:12; minor pitch may be no less than 4:12, however, shed roof pitch may be reduced to 3:12 in limited application, when appropriate
- Flat roofs may be acceptable if they are a minor element that blends into the overall design and drainage will be effective

4.4.3 Overhangs

Roof overhangs shall be appropriate for the proportions and style of the house and consistent throughout the design. Roof overhangs shall be within setbacks.

Measured from the outside face of the sidewall framing in the horizontal plane of the soffit, excluding fascia trim, roof overhangs shall not be less than twelve inches (12”).

4.4.4 Approvable Materials

The following materials may be approved for roofs, provided samples are submitted and approved in advance by the ARC:

- Asphalt/Fiberglass Shingles: Architectural, Laminated, Class A, heavy profile, minimum 30-year warranty. Recommend fungus/algae resistant. Monochromatic roof shingles are not permitted; combinations of earth tones to gray tones are preferred
- Standing Seam Metal: 16 ounce Copper, Factory-Finish Paint or Terne Metal only
- Wood Shakes: Acceptable, but not recommended. Fire retardant treatment is required
- Slate
- Flat concrete roof tiles
- Terracotta barrel “S” roof tiles are permitted with the appropriate

- architectural style
- Use of copper, terne, zinc, etc. will be allowed as accents (bay/bow windows, porticos, finials)
- Others: Judged on the basis of compatibility with house design and location

4.4.5 Re-Roofing

Prior to the installation of any new roof, the property owner must submit an Application to the ARC. The submittal of roof samples is required.

For acceptable Asphalt/Fiberglass Roof Shingles, refer to Section 4.4.4.

4.5 EXTERIOR FINISH MATERIALS, DETAILS AND FEATURES

4.5.1 General

Exterior finish materials and feature details such as entrance porticos, bay windows, etc. shall be appropriate and in harmony with the design of the structure and shall be consistent throughout. Combinations of coordinating approved finished materials is encouraged, as is the use of material changes (vertical and/or horizontal) to break-up building form and create movement along the facade; however, a variety of unrelated, different details and strong identifying features will not be approved.

Dominant material may comprise a maximum of 70% of each primary elevation.

4.5.2 Acceptable Siding Materials

A combination of coordinating materials and/or finishes is encouraged. Acceptable exterior materials include:

- Vertical or horizontal wood siding
- Stucco finishes and treatments; smooth sand, light hand-troweled and light dash coat
- Staging marks between coats of stucco, due to scaffolding and construction techniques must be avoided and could be cause for rejection
- Synthetic stucco is not allowed
- Lapped, tongue and groove and ship-lapped siding in wood and Hardiplank (or similar material)
- Wood fascia, rakes, frieze and trim
- Exposed wood timbers
- Pre-cast concrete, stucco or carved stone lintels and border stones (limited use primarily at entries)
- Wood shake wall materials
- Brick (in earth tones, i.e., Antique Chicago, Antique St. Louis, old Santa Fe)

- Rough-sawn or smooth wood trim
- All pressure-treated wood, such as columns, deck surfaces and railings, etc. must be painted or stained within six (6) months of completed construction, unless a variance is provided by the ARC

Other manufactured materials will be considered on an individual basis. Samples of all components must be submitted for ARC review.

4.5.3 Materials Not Acceptable

Plywood siding (TI-II), aluminum siding and trim, vinyl siding and trim.

4.5.4 Finished Surfaces

All exterior surfaces six inches (6”) or more above the finished grade shall be finished with an appropriate material. Formed concrete, concrete block, or other masonry, except brick, shall have a stucco finish. Paint finish is not acceptable on concrete or masonry surfaces.

4.6 EXTERIOR COLORS

4.6.1 General

No exterior color shall be applied to any components or materials of new or existing construction without the approval of the ARC. For all construction, colors and samples must be included for final review.

Submit colors for the following:

- Roofing
- Wood siding and trim
- Stucco
- Fascia
- Soffits
- Columns
- Pilasters
- Quoins
- Exterior Doors
- Front Entry Door and Trim
- Driveways
- Garage Doors
- Windows
- Shutters and all other visible details

All colors shall be compatible with those within the visible area and shall not be visually predominant within the context and character of the neighborhood.

The above also applies to any subsequent exterior additions, alterations or repainting.

4.6.2 Color Guidelines

Colors for the body of the house should be subtle, neutral, warm earth tones that are harmonious with Money Hill's natural setting. Muted, nature-blending colors are preferred.

Wide ranges of trim and accent colors of stronger more chromatic hues are permitted to add variety and character. They are to be consistent with the historic context of the architectural theme.

The Light Reflective Value "LRV" of the paint colors chosen must not exceed seventy-five (75).

Avoid multi-color schemes: Excluding the roof, a maximum of two (2) main colors is recommended.

Equipment enclosures shall match the adjacent siding color.

Actual samples, viewed under outside light conditions, both in sun and shade, should be used as criteria in selection. Avoid using small color chips as the basis for selection.

4.6.3 Repainting

Prior to the commencement of any repainting procedure, the property owner must submit an Application to the ARC. Color samples required.

4.7 DOORS AND WINDOWS

Acceptable window and door treatment characteristics include:

- Half and soft (flattened) arch
- Multi-paned
- Shutters that are consistent from elevation to elevation, as applicable, match window shape, are proportionate to window, and appear functional
- Bowed or angled bays
- Stucco, brick, wood and quoin window and door surrounds
- Front doors with sidelights and transoms
- Doors with lintels and border brick surrounds
- Accent windows in various shapes (round, oval, hexagonal, etc.)
- Accent colors applied to entry doors

- Hurricane shutters, decorative and unobtrusive (style and colors to be approved by the ARC)
- Decorative stained glass is not permitted
- Clear/beveled and etched leaded glass for main entry units is acceptable if appropriate for the house design
- The use of imitation glass block may not be approved

4.7.1 Entrances

Doors may be symmetrically or asymmetrically located. Entries should be a prominent element, inviting and elegant within the home's context. Door details and patterns should be compatible in style and scale with the house and its architectural character. Entries should have a minimum width of six feet (6').

Maximum entry height two-story (1 and 1 1/2 story preferred).

Columns of wood, brick and stucco are encouraged, proportionate with the scale of the entry. Side lights and transoms are encouraged at entry doors.

4.7.2 Windows

Windows and window details and patterns should be compatible in style and scale with the house and its architectural character. Large wall planes and undersized windows and minimal detailing are inappropriate, including all facades (front, rear and sides).

Window header heights should adjust with varying plate heights:

- 8' plate: 6'-8" header height minimum/maximum
- 9' plate: 8' header height minimum
- 10' plate: 8' header minimum with or without transom

Window transoms must be proportionate in the wall plane. Careful attention to the proportion of wall surface height between the top of window/transom to fascia, rake and soffit should be considered.

4.8 GARAGES

4.8.1 Design Considerations

Each residence shall have a fully enclosed garage. Porte-cocheres are permitted, but carports for permanent parking are prohibited.

Side-load, tandem, and rear lot location garage entry conditions are preferred and strongly encouraged.

Garages may be integrated into the main structure, or connected to the home using a breezeway, patio, garden room or other similar element and should relate to the home design in form and materials. Freestanding garages may not be approved.

Each garage may have a separate bay or maximum double bay facade. Split and/or separate garage doors are encouraged.

If design contemplates three (3) or four (4) car garages, no more than two garage doors may exist on the same plane. Third (and/or fourth) garage doors (including golf cart garage doors) must be offset by a minimum of one foot (1').

Garage door style should relate to the home design (style, color and material to be approved by the ARC).

To ensure a low profile from the street, the maximum garage plate height at the front of side yard setback shall not exceed the maximum plate line of the main structure.

4.8.2 Above-Garage "Bonus" Rooms

An above-garage bonus room element is permitted, but shall not be a predominant feature of the overall design, and shall be counted when considering maximum livable square footage as a percentage of lot size. It shall blend with the main portions of the house in style, massing, proportions, and rooflines. Poor proportions, i.e. a two-story bonus room element on a one-story house, shall be avoided.

The highest roof ridge or peak shall not exceed the height of the highest point of the roof of the main house and the roofs shall be connected.

An increased setback of the walls of a bonus room may be required in order to reduce the impact on the street and/or adjacent structures. Access to a bonus room shall be only from the interior area of the dwelling.

4.9 EQUIPMENT SCREENING/ENCLOSURES

Any and all exterior equipment and storage, including, but not limited to, HVAC/heat pump equipment and compressors, generators, water tanks, water treatment facilities and equipment, satellite dishes, swimming pool equipment, any exposed piping, irrigation system controls, garbage cans and trash receptacles, shall be totally screened. Appropriate materials for screening might include brick, painted wood, wrought iron, or other materials, or a combination thereof, that completely screen objects from view. Appropriate shrub plantings alone may be considered adequate screening if they completely obscure equipment from neighboring and golf course views.

Depending upon the number and placement of various equipment, multiple enclosures may be required.

Equipment enclosures must blend with the house in color and design style. The location(s) shall be planned to be as visually unobtrusive as possible, utilizing house walls and offsets wherever possible while providing convenient access for trash removal. Equipment enclosures at the front of the house are not allowed.

All exterior wiring is to be installed underground. Appropriate attention must be paid to screening electric transformers and phone/cable TV pedestals from view with landscape elements.

4.10 CHIMNEYS

Brick, stucco and siding, alone or in combinations are acceptable.

Chimney terminations (caps) must be decorative and must complement the home.

If metal windscreens are used, they must be standing seam design and may be copper, aluminum, galvanized steel, or terne metal. Aluminum and galvanized windscreens shall be painted to be compatible with the color of the chimney.

Masonry or masonry-look chimneys need not use metal windscreens if the chimney termination design is decorative and a low silhouette metal flue cap is used.

Exposed metal flues are not acceptable.

4.11 FOUNDATION TREATMENTS

All exposed raw concrete or masonry surfaces that are six inches (6") or more above finished grade shall be finished with stucco or other suitable material. Painted concrete or masonry surfaces are prohibited.

In the case of a framed floor system, the space between the finished bottom of the main floor framing and the finished grade, between foundation piers or support posts, and all openings in masonry foundation walls shall be visually closed. This includes open spaces under decks and outside stairs.

The following are acceptable methods:

- Wood (no vinyl) lattice panels with closely spaced slats, one and one-half inch (1-1/2") maximum openings and a minimum of three-eighths inch (3/8") thick by one and one-half inch (1-1/2") wide slats
- Horizontal wood louvers
- Bricks installed in vented patterns
- Others reviewed on an individual basis

4.12 FENCES AND BARRIERS

The wide open views and the country woodlands setting are important parts of what makes Money Hill beautiful and unique; therefore, the design and placement of fencing and walls must be carefully considered in that context. The final designs, including materials, for all residential walls and fences must be approved by the ARC prior to installation.

4.12.1 Placement of Perimeter Fencing

Guidelines relative to the placement of fencing and fence landscaping will be applied depending upon whether a lot is an Interior Lot or an Amenity Lot.

Amenity Lots are lots that border or are adjacent to a community amenity, such as the golf course, lakes, ponds, parks, the clubhouse, green space/common area, or natural areas and wildlife corridors. The placement of fencing on such lots will take into consideration factors such as lot shape and size, existing neighboring fences, view and golf course impacts. Generally, however, Amenity Lots may be fenced along the designated edge of the Amenity Zone, which is fifteen feet (15') within the rear property line between parallel lines running the full width of the rear of the property. Some lots may have Amenity Zones on two sides.

Interior Lots are lots that do not border an Amenity. Interior Lots may fence up to the rear property line. For purposes of fencing, Eagle Bend Lots, Orchard Row Lots and High Street Lots, whether or not they border an Amenity, shall be considered Interior Lots.

Fencing in side yards from the house to a side yard property line is permitted, but must be placed ten feet (10') to fifteen feet (15') back (depending on location and lot size) from either side of the right and left elevations of the front house line.

Walls or fencing on sloping terrain may step or follow the grade, however, no portion of the footing or foundation may be exposed.

4.12.2 Materials and Height Requirements for Perimeter Fencing

Only non-climbable, black, wrought iron or aluminum fencing of a simple design is permitted. Maximum fencing height shall not exceed four feet (4'). Gates must be secured by a latch or lock attached to self-closing, childproof gate hardware. All installation must comply with governing local codes and ordinances. Open wire or woven mesh, chain link, chicken wire, sheet metal, plastic, fiberglass, barbed wire, wood, reed or straw-like materials or other similar fencing materials are not allowed.

4.12.3 Fence Landscaping

All private fencing and wall areas must be screened with continuously maintained evergreen landscaping to mitigate the potential negative visual impact of the fencing and to allow the blending of landscaping to neighboring properties. Such landscaping shall be detailed in a landscape plan showing location, size, type and number of plantings submitted with the fencing request prior to ARC approval. Fences placed along or adjacent to an Amenity Zone shall be landscaped on the "Amenity side"/exterior of the fence and provide a continuous, gapless screen of at least four feet (4') in height. Side yard fencing, unless a side yard includes an Amenity Zone, may be planted on the fence interior.

4.13 COURTYARD, PATIO AND OTHER EXTERIOR WALLS

Patio walls and/or fences are permitted within the front yard setback area, provided they comprise a maximum of 10% of the total front yard area. These “patio/courtyard areas” must appear to be an extension of the home. Courtyard and other exterior walls shall be designed to appear as an integral part of the structure and shall be attached thereto.

Small walled-in areas are permitted within the rear building setback area. These “patio/courtyard areas” must appear to be an extension of the home, but do not need to be attached to the home.

Courtyard and other exterior walls are considered vertical construction and shall not encroach upon any required setback areas.

Gates of appropriate design and material may be included as a part of the walls.

4.14 FREESTANDING STRUCTURES

Freestanding structures include, but are not limited to, gazebos, pavilions, front entry features, trellises, pergolas, and arbors. A freestanding structure shall be located within the required setback areas and shall be harmonious in design, scale, materials, landscaping, and color with the house. Detailed drawings shall be submitted for ARC approval prior to commencement of installation.

4.15 DECKS/PATIOS/PORCHES

All exterior decks, terraces, porches and patios, including railings, stairs, and fixed benches and planters, are considered vertical construction and are subject to ARC approval. Such installations shall not encroach upon the property’s required setback areas. They must be designed utilizing materials, colors, textures, patterns and other elements that are consistent with the home’s architectural style. They must be compatible with the terrain of the site and must not extend beyond the top of any slope. Such exterior features shall not create reflective glare to neighboring properties. All exposed wood finishes and detailing used for these elements must be painted or stained and the colors submitted to the ARC for approval.

All porches should have a minimum depth of seven feet (7’). Porches may be combined with entry elements. A wide variety of column details and materials are encouraged.

Side and rear porches, patios, and decks may be screened, but must be in scale with the home. The framing and screen color or other enclosure material must blend and be in harmony with the color of the home. Aluminum, temporary and prefabricated enclosures of any kind will not be approved.

A variety of railing treatments are acceptable, including wood and wrought iron (glass or plexi-glass is permitted on rear decks pending approval of the ARC).

Simple 4’ x 4’ columns are not permitted as deck support.

4.16 EXTERIOR LIGHTING

Exterior lighting shall be kept to a minimum so as to produce an enticing low level lighting throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Within that context, decorative architectural night lighting, including up-lighting, is encouraged, as long as it is neighborhood-friendly and used sparingly.

An architecturally-pleasing pedestrian light post and/or wall mounted or recessed low-intensity light fixtures are required near or directly on the entrance of each home.

Lighting design should address specific functions of activity areas, such as to illuminate driveways, walks, entries, and landscape features. General illumination of the house is prohibited. All lighting shall be shielded, directed and controlled to prevent annoyance to neighbors. All landscape lighting should be included as part of the landscape plan and located within the property lines.

Generally, lighting sources should be mounted low to the ground, be low intensity, and be limited in number. Fixtures should be aimed down towards the ground, or shall have cut off shades, and shall not shine across one's property line. Lighting fixtures should have internal reflectors to minimize the spread of light outside the lighted area.

All lighting sources shall be either LED or incandescent. Xenon or neon lighting is prohibited.

High intensity spot or flood lights are prohibited.

Except for holiday lighting, colored landscape lighting is prohibited, as it detracts from our natural setting. For lots on the water, lighting should not be reflected into the lake. Holiday lighting should be removed within 30 days of the holiday.

A freestanding street light fixture has been selected for all neighborhoods. No other freestanding light poles are allowed.

4.17 OUTDOOR LIVING SPACES/OUTDOOR KITCHENS

Outdoor living spaces, kitchens or permanent grill areas that extend the living space of a dwelling into the outdoors are permitted subject to ARC approval prior to installation. Outdoor living spaces may incorporate semi-permanent and permanent elements such as stoves, ovens, sinks, refrigerators, permanent grills and counter space, and may also be an area designed with patio furniture, bars, televisions, fire pits and fireplaces. Outdoor living spaces can be covered or uncovered, incorporating solid roof structures, curtains, shades, screens or other privacy accessories designed for outdoor use. It is preferred and encouraged to attach an outdoor living space or kitchen to the main dwelling via a breezeway, patio or other roofed structure.

Approved outdoor living spaces must be compatible with and complement the main dwelling architecture in construction design, scale and materials. Attention must be given to visually integrate the outdoor living space with both the house and the grounds. The design elements should repeat significant architectural elements of the existing house, such as roof lines,

windows, trim details, materials and colors. If a roofed area is included as part of the design, it is to complement and/or match the existing roof pitch of the residence.

The size and location of the outdoor living space, kitchen and/or permanent grill area should be appropriate to the existing house and space available on the property, and shall not lie within the view corridor of the neighboring property. The only permitted location of an outdoor living space or kitchen is in the rear of the lot within the building setbacks. Outdoor kitchens and permanent grill areas are not permitted in front yards or in side yard locations.

The design and location must consider any adverse impact on neighboring properties, including changes in grade or drainage, and include details to mitigate any potential negative impact to the designed drainage pattern or adverse effect on adjoining properties. The property owner is responsible for correcting any adverse impact to drainage.

Portable grills do not require the ARC's approval prior to placement on the lot. Portable grills may not be stored at the front of the home and should not be stored in a location that is visible to others.

Outdoor televisions should not impact neighbors with TV flashing or noise.

Supplemental landscaping may be required to compensate for the removal of existing vegetation, to provide appropriate screening where necessary, or to visually soften the addition.

An Application for approval is required for the addition of an outdoor living space or kitchen. Such Application shall include:

- A copy of the existing official record plat showing the house, setbacks, and any fencing, accessory structures, trees, existing vegetation, property lines, easements, and the location of the proposed modification
- Photographs showing the house and site of the addition
- Landscape plan
- Equipment cut sheets

4.18 EXPOSED EXTERIOR STAIRS

Exterior stairs that would be the primary access to the second floor or bonus room area are prohibited.

4.19 SWIMMING POOLS

4.19.1 Design Considerations

"Pools" include swimming pools, lap pools, and decorative landscape pools. Pools and decks must be within building setbacks. Pools shall be of permanent in-ground construction. Above-ground pools are prohibited. The preferred location of a swimming pool is directly behind the house. Front, side yard, and rear corner locations may not be approved. Diving boards and slides are prohibited.

Swimming pools and spas must be fully integrated into the existing site terrain and landscape design of the property. No swimming pool should extend above grade or beyond any slope. Landscape screening may be required to ensure privacy.

A qualified engineer should review all pool designs. Swimming pool and spa plans must be approved by the ARC. Refer to Section 3.3 for submittal requirements.

4.19.2 Pool Equipment

Pool equipment shall be located in a manner that complies with the local codes. Location of the equipment should minimize the impact of reflective glare and noise on neighboring properties and must be completely screened from view.

Swimming pool or spa backwash water shall not drain into a marsh, pond or storm drainage system, nor shall it wash over or erode adjoining property. Backwash must be disposed of on-site according to local code.

4.19.3 Barriers for Exterior Swimming Pools, Spas and Hot Tubs

For the purpose of preventing unauthorized access, barriers shall be installed to totally enclose the perimeter of all pools, spas and hot tubs. Barriers shall be four feet (4') high measured from the top rail to the surface of the deck, or at such height as is required to comply with all applicable codes, rules, regulations, or insurance company construction and safety requirements. See Section 4.12.2 and 4.12.3 for acceptable materials and landscaping requirements. All proposals must be submitted to the ARC for review.

4.19.3.1 Compliance

It shall be solely the property owner's responsibility for compliance with all applicable codes, rules, regulations, or insurance company construction and safety requirements.

4.19.3.2 Liability

Neither the MHHA, the ARC, nor Money Hill Plantation shall be held liable in any way for any ensuing legal litigation pertaining to barriers.

4.19.4 Swimming Pool Enclosures

Screened swimming pool enclosures are considered vertical construction and shall not extend beyond the outermost rear perimeter of the house. It is recommended that pool enclosures be architecturally designed to ensure compatibility with the house design. Aluminum, temporary and prefabricated enclosures of any kind will not be approved.

The color of framing, screen or other enclosure material must blend and be in harmony with the house siding color. High contrast colors may not be approved.

4.20 RECREATIONAL EQUIPMENT REGULATIONS

4.20.1 Definition

Recreational equipment includes play or sport equipment that is installed on any part of the property outside of the dwelling, including, but not limited to, children's play houses (site built or manufactured), basketball backboards and hoops (fixed or portable), swing sets, gym sets, or slides, and trampolines. It excludes swimming pools.

Each home is limited to one (1) piece of recreational equipment.

4.20.2 Application Procedure

Prior to the installation of any recreational equipment, approval in writing must be obtained from the ARC. An Application form is available from the ARC Administrator and on the MHHA website. Application submittal will not be accepted without all requested information.

4.20.3 Prohibited Recreational Equipment

Prohibited recreational equipment includes the following:

- Tree houses

4.20.4 Colors

Permitted playground equipment should be wood and components must be muted, earth-toned or green in color without exception. Bright colored metal, wood, plastic, or fabric components will not be approved.

4.20.5 Location

Excluding basketball backboards and hoops, the preferred location of playground and recreational equipment is in the rear yard area directly behind and as close to the house as possible so as to be unobtrusive to neighbors.

Equipment must be located within the property owner's lot setbacks.

The property owner shall take into consideration the proximity to the adjacent neighbor's living, view, and recreational areas relative to the type of activity the equipment will generate. Equipment shall not be located in an adjacent neighbor's view area.

Equipment shall not be located on any unimproved lot, MHHA common property, open space, road, road right-of-way, or path right-of-way.

4.20.6 Screening

All approved playground equipment must be fully screened with landscaping, and a landscaping plan shall accompany an Application for approval.

4.21 SPECIAL REQUIREMENTS

4.21.1 Villa Homes

The homes in the Villa neighborhood at Money Hill were designed and developed with certain unifying architectural features. The ARC seeks to maintain the cohesive vision achieved for this neighborhood. In addition to the other requirements set forth in these Guidelines, the ARC will consider any applications for modification to the exterior of Villa homes in light of those unifying features, which include:

- Stucco in muted earth-tone colors in harmony with the neighborhood, but not in the same color as a home on either immediate side
- Wood clad windows on front façade of home
- Use of brick in a style common to other homes in the neighborhood

4.21.2 Orchard Row Homes

The homes in the Orchard Row neighborhood at Money Hill were designed and developed to reflect certain unifying architectural features. The ARC seeks to maintain the cohesive vision achieved for this neighborhood. In addition to the other requirements set forth in these Guidelines, the ARC will consider any applications for modification to the exterior of the homes on Orchard Row in light of those unifying features, which include:

- Mix of old brick and stucco facades in colors in harmony with the neighborhood
- Ten foot (10') brick wall adjacent to front walkway
- Cream/light-colored garage doors with no windows or noticeable paneling
- One (1) canopy or shade tree in front yard
- Ridge tiles on roof
- If vented in front, copper or metal vent
- Wooden windows
- Gas lanterns are encouraged

4.21.3 Estate Homes

The Estate Lots in Money Hill are parcels of approximately five (5) acres. Due to their larger size, requirements in addition to the other requirements set forth in these Guidelines must be met in order to obtain ARC approval. Such additional requirements include the following:

- Landscaping plans for these lots must reflect a seventy-five foot (75') buffer across the frontage to ultimately consist of at least 60% plant material in order to provide a privacy screen for the home and "softness" from the roadway.
- Fencing will be approved on a case-by-case basis and in no event be placed within fifteen feet (15') of the property line.
- Each home is required to have its own well and treatment system.

- Subject to ARC approval and compliance with the Guidelines, multiple structures are permitted, provided they are in harmony with the main residential structure in style/quality, and provided also that no additional structure may be separately taxed or billed for utilities.
- Main dwelling is subject to a minimum heated floor area requirement of four thousand square feet (4,000’).
- Driveway must be crushed limestone or better quality.

4.22 OTHER

4.22.1 Pets

All pets are to be contained within the owner’s property or be leashed. Dog runs are prohibited.

4.22.2 Signage

4.22.2.1 Temporary Signs

Temporary signs are prohibited on all properties. See Section 7.16. No subcontractor signage is permitted.

4.22.2.2 Street Signs

All street signage is to be selected by Money Hill and is to be installed at the direction of MHP. Any modifications or relocation of street signs requires the prior written approval of MHP.

4.22.2.3 Special Event Signage

For special events of public interest, one (1) sign, not exceeding twelve square feet (12’) in area or six feet (6’) in height, may be located at the site of the event and is subject to the approval of the MHHA. All event signage shall be removed within five (5) calendar days of the close of the event.

4.22.2.4 House Numbers

Two address signs may be permitted per dwelling unit. One sign of no more than one square foot (1’) in area may be attached to the home. Any other numerical identification of the home requires ARC approval.

House numbers are to be located on either the garage or entry element of the house, whichever is the closest to the street.

4.22.3 Solar Panels/Collectors

Solar panels may be approvable provided they are integrated into the roof design and the solar equipment is not visible from adjacent lots, public streets and golf courses.

Panels and frames must be bronze anodized or match the roof color. Natural aluminum frames are prohibited.

Location, details and dimensions of solar equipment must be clearly indicated on design plans upon submission and must be approved by the ARC prior to implementation.

4.22.4 Sun Control Devices

Metal awnings are prohibited.

Fabric window awnings may be approved if compatible with the house design and of a solid color that blends with the house color(s). Stripes may not be approved.

Deck, patio, and terrace awnings may be approved if the above conditions are met.

Details, dimensions and location of such should be submitted to the ARC for approval.

4.22.5 Clotheslines

Visible clotheslines, poles, or devices for clothes drying are prohibited.

4.22.6 Skylights

Skylights may be approved if designed as an integral part of the roof. Details, dimensions and location of such should be submitted to the ARC for approval. Glazing must be clear, solar bronze, or white. Framing materials must be bronze or a color to match the roof. Only flat skylights allowed (no bubbles).

4.22.7 Vents

All vent stacks and pipes should be colored to match the adjacent roof or wall material. Vent stacks should be grouped on the side or rear of the roof when possible. Vents should not extend above the ridge line.

4.22.8 Flashing and Sheet Metal

All flashing and sheet metal must be colored to match adjacent material.

4.22.9 Manufactured Enclosures

Structures which are primarily composed of prefabricated, pre-finished or repainted metal or plastic components, that comprise the structural members, wall or roof panels, doors, windows, glass or screening are not permitted.

4.22.10 Antennas/Satellite Dishes

Homeowners may have satellite dishes for television reception or residential internet purposes only. Dishes must be no larger than three feet (3') in diameter and must be installed in accordance with the Federal Communications Commission (FCC) Rules and Regulations, the Covenants and applicable ordinances. All other television, radio or citizen band (CB) antennas, large satellite dishes or other large electronic receiving or broadcasting devices on the exterior of any house or

structure or at ground level are not allowed. Exceptions may be made on a case-by-case basis by the ARC.

Ground or structure-mounted television satellite dishes must be appropriately screened or unobtrusively placed.

4.22.11 Firepits/Outdoor Fireplaces

Fire pit containers must be located more than fifteen feet (15') from any structure or combustible material and are limited to metal fire rings, commercially manufactured units for open flame type burning (Chimenea, outdoor fireplace, fire pits) or constructed fire pits at least eighteen inches (18") deep AND completely enclosed by a non-combustible material, such as steel, brick, masonry or stone lining the perimeter. The internal dimension of the fire pit shall not exceed five feet (5') in diameter and the fire pile may not exceed two feet (2') in height by three feet (3') in width.

To build an outdoor fire pit or fireplace you must apply for ARC approval.

4.22.12 Mailboxes

All mailboxes must be purchased from the MHHA.

4.22.13 Unit Air Conditioners

Visible through-wall, window, or roof-mounted air conditioning units are prohibited. Wall-mounted dehumidifiers are permitted if completely screened from view.

5.0 LANDSCAPING GUIDELINES

5.1 INTRODUCTION

Within ninety (90) days after the completion of construction, all properties shall be landscaped in accordance with a landscaping plan submitted and approved by the ARC. The landscape design shall be appropriate and adequate for the size, shape, topography and location of the lot and shall complement the design and scale of the dwelling and the context of the neighborhood. All landscaping shall coordinate with the approved drainage plan. Landscaping is also required to screen mechanical equipment, fences and enclosures. Any deviation or future changes to a landscape plan must also be approved in writing by the ARC.

5.2 LANDSCAPE CONCEPT

In general, Money Hill's landscape concept seeks to accentuate and complement the community's natural beauty. This concept focuses primarily on the use of neighborhood shade trees and quality sod, accented by medium-sized and ornamental trees, shrubs plantings and garden beds. Planting designs are to be simple and informal and the use of a wide variety of plant materials throughout the community is optimum. Homeowners should develop a landscape plan that blends with the existing natural vegetation and the landscape of adjacent properties. These Guidelines do not list specific requirements regarding the structure, composition, location and specific number of required plantings for shrubbery and garden beds;

these elements are expected to be used by homeowners throughout the property in order to create an overall cohesive theme, integrate their homes into the natural surroundings, soften the impact of the home from the course (where applicable) and street, and accentuate views both from the street and from the rear, whether that be a neighbor's view, the golf course, or other Amenity.

5.3 DESIGN CONSIDERATIONS

The ARC seeks to promote and support community standards and expectations of beautiful and refined landscaping. While the need for community identity and uniformity is encouraged, allowance for each homeowner's style of design is strongly supported. These Guidelines should be viewed as a directive in which to design, but not as a design constraint. Plant materials and hardscape elements, not specifically listed, may be submitted subject to the review and approval of the ARC.

5.3.1 Trees

The most visual and memorable impact of a residential area is its trees. They are also the largest, most important element surrounding the home. Money Hill's landscape concept seeks to create a partial canopy effect over neighborhood streets, reminiscent of classic neighborhoods of American cities and suburban neighborhoods. The careful placement and replenishment of neighborhood shade trees reinforces one of Money Hill's greatest assets – its natural shade canopy. Medium-sized and smaller ornamental trees are necessary components of a well-conceived landscape plan as they are needed to provide visual accents. (See Section 5.4 for minimum tree requirements per zone.)

5.3.2 Shrubs

The ARC encourages the liberal use of shrubs, planted in masses, in order to provide visual interest year-round. Shrubs display seasonal changes, provide screening and add color. Shrubs should be planted in groups rather than single plantings, should be planted in a staggered pattern rather than in a straight-line configuration, and should not interfere with drainage.

5.3.3 Lawns

Lawns should be configured in curved patterns and extend to the edge of the road pavement at the front between side property lines. All drainage swales shall be sodded and all berms shall be stabilized by means of sod, planted ground cover, or shrubs.

The success of grass and turf areas may depend upon the appropriate selection and mixes of turf for the desired purpose and use. Property owners should consider their unique soil conditions, sun exposure and other lot characteristics in choosing sod. Centipede, St. Augustine and Zoysia grasses are commonly used in shade areas, while Centipede and Bermuda blends are generally considered sunshine grasses. It is strongly recommended that property owners consult with a qualified landscape architect or nursery for their specific needs.

5.3.4 Spread

Careful consideration should be given to the height and spread of all plantings at maturity. Foundation plantings should be appropriate in size for their function.

5.3.5 Views

When there are adjacent private properties, improved or not improved, and when there are lake or golf course views to the rear of the lot, a triangular area, defined by a diagonal line between two points measured from the rear corners twenty feet (20') along the rear and side property lines, is restricted to the planting of shrubs that will be no higher than four feet (4') at maturity.

On a corner lot, within the area formed by the center lines of the intersecting or intercepting streets and a line joining points on such center lines at seventy-five feet (75') from their intersection, there shall be no obstruction to vision between the height of three and one-half feet (3'-6") and a height of ten feet (10') above the average grade of each street at the center line thereof. The requirements of this section shall not be construed to prohibit any necessary retaining wall.

5.3.6 Irrigation

Areas that feature introduced landscaping, such as grass, trees, shrubs, garden beds and/or ground cover, shall utilize an irrigation system for watering during dry months. To conserve water, an irrigation system provides a more efficient use of water than hand sprinklers. All natural areas remaining in their existing condition shall not be irrigated.

Landscape areas that require irrigation shall conform to the following:

- Buried PVC sprinkler system or the utilization of drip irrigation systems
- Sprinklers and nozzles that are compatible with their respective soils, slopes, exposures, orientations and plant types
- Utilization of an automatic control system with timer
- Rain sensors and back-flow prevention devices must be installed on all new irrigation systems
- Overthrowing of irrigation water onto public roadways, sidewalks, neighboring homes or trails is not permitted
- No sprinkler heads or piping installed on road rights-of-way

5.3.7 Groundcover

No bare earth shall remain on any private property.

Groundcover planting, pine straw, mulch, bark, or other acceptable materials shall be placed on all areas not otherwise planted.

White or colored stone or gravel used as cover may not be approved.

5.3.8 Color

The use of flowering shrubs and trees as well as annual or perennial gardens is encouraged.

5.3.9 Vegetable Gardens

Vegetable gardens are prohibited.

5.3.10 Natural Areas

The use of existing natural growth areas as a part of the landscape design may be acceptable. If allowed, these areas must be selectively pruned and weeded to present a neat appearance. These areas must be properly maintained. Overgrown, unkempt natural areas are not allowed.

5.4 LANDSCAPE ZONES OVERVIEW

Each Money Hill home site has three (3) distinct “zones” for landscaping purposes: the Front Yard Zone (Zone 1); the Side Yard Zone (Zone 2); and the Rear Yard Zone (Zone 3). The actual size and configuration of each zone varies depending on the specific property conditions, home size and placement within the lot. The following sections describe each of the three zones and the minimum requirements for each zone. While the Guidelines list specific requirements for the number of Neighborhood Shade Trees and Medium/Ornamental Trees to be installed per Zone, with regard to the structure, composition, location and required plantings for shrubbery, garden beds and turf, the Guidelines are less specific. Instead, it is expected that homeowners will landscape with these elements throughout each zone in order to create an overall cohesive theme, integrate their homes into the natural surroundings, soften the impact of the home from the course and accentuate views from the street, sides and the rear, whether that be a neighbor’s view, the golf course, or other Amenity.

5.4.1 Front Yard Zone (Zone 1)

DEFINITION: Zone 1 is the area between the front of the home and the street. The size of this area varies, depending upon the depth of the property and the placement of the home on the site. On corner lots, this zone also extends down the side of the property parallel to the street all the way to the rear property line.

5.4.1.1 Tree Requirements

One (1) Neighborhood Shade Tree (two inch (2”) minimum caliper)
per fifty lineal feet (50’) of street frontage (1/50 L.F.)

One (1) Medium Tree or Ornamental Accent Tree per two thousand
square feet (2,000’) of front yard area (1/2,000 S.F.) or a minimum of
three (3) per front yard area.

*Trees in Zone1 shall not be planted within fifteen feet (15’) of the
street.

**Should significant existing site trees be retained, the requirement
for additional tree planting may be mitigated. The ARC will

determine which existing trees will be considered “significant” for purposes of mitigating this Zone’s tree installation requirements. Water oaks and pines are generally not considered significant for mitigation purposes.

5.4.1.2 Shrubbery Requirements

A minimum of 20% of total square footage of Zone 1.

5.4.1.3 Turf Requirements

A minimum of 20% of total square footage of Zone 1.

5.4.2 Side Yard Zone (Zone 2)

DEFINITION: Zone 2 is the area that runs the length of the home on the right and left elevations.

5.4.2.1 Tree Requirements

One (1) Neighborhood Shade Tree (two inch (2”) minimum caliper) per seven thousand square feet (7,000’) of side yard area (1/7,000 S.F.)

One (1) Medium Tree or Ornamental Accent Tree per seven thousand square feet (7,000’) of side yard area (1/7,000 S.F.).

*Should the ARC agree that the installation of a Neighborhood Shade Tree in the Side Yard Zone is impossible or impractical for any reason (i.e., not enough distance exists between structures), the required Side Yard Zone Neighborhood Shade Trees may be installed in either the Front or Rear Yard Zones, but shall not reduce the overall number of Neighborhood Shade Trees installed on the property.

5.4.2.2 Shrubbery Requirements

A minimum of 20% of total square footage of Zone 2.

5.4.2.3 Turf Requirements

A minimum of 20% of total square footage of Zone 2.

5.4.3 Rear Yard Zone (Zone 3)

DEFINITION: Zone 3 is the area traditionally known as the “backyard” area. It extends from the most outer-facing wall to the rear property line, from side property line to side property line.

5.4.3.1 Tree Requirements

One (1) Neighborhood Shade Tree (two inch (2”) minimum caliper) per two thousand square feet (2,000’) of rear yard area (1/2,000 S.F.).

One (1) Medium Tree or Ornamental Accent Tree per seven thousand square feet (7,000') of rear yard area (1/7,000 S.F.) or a minimum of three (3) per rear yard area.

*Should significant existing site trees be retained, the requirement for additional tree planting may be mitigated. The ARC will determine which existing trees will be considered "significant" for purposes of mitigating this Zone's tree installation requirement. Water oaks and pines are generally not considered significant for mitigation purposes.

5.4.3.2 Shrubbery Requirements

A minimum of 20% of total square footage of Zone 3.

5.4.3.3 Turf Requirements

A minimum of 20% of total square footage of Zone 3.

5.4.4 AMENITY ZONE

This Zone is located only on those properties considered Amenity Lots, as defined in Section 4.12.1. The Amenity Zone is the area of property measuring fifteen feet (15') from the rear property line between parallel lines running the full width of the rear of the property. For purposes of this section, Eagle Bend Lots, Orchard Row Lots and High Street Lots, whether or not they border an Amenity, are exempt from this Zone landscaping requirement.

Landscape Requirements: No additional trees, shrubs, hedges or planting bed materials over two feet (2') in height may be planted in the Amenity Zone, with the exception of fence landscaping required pursuant to Section 4.12.3. On lake view Amenity Lots, Neighborhood Shade Trees are required in the rear of the lots to soften the impact of the house from the course, community and across the lake.

5.5 SUGGESTED TREES

| NEIGHBORHOOD SHADE TREES | MEDIUM TREES | ORNAMENTAL/ACCENT TREES |
|---|--|---|
| <ul style="list-style-type: none"> • Red Maple • Southern Magnolia • Shumard Oak • Nuttall Oak • Red Oak • Southern Live Oak • Long Leaf Pine • Spruce Pine | <ul style="list-style-type: none"> • River Birch • Cleveland Pear • Drake Elm • Tulip Poplar • Eastern Dogwood • D.D. Blanchard Magnolia • Sweet Bay Magnolia • Eastern Red Cedar • Dogwood | <ul style="list-style-type: none"> • Eastern Redbud • Crape Myrtle (+10 varieties) • Little Gem Magnolia • Japanese Magnolia • Leland Cypress • Wax Myrtle • Bradford Pear • Palm Trees |

5.6 SUGGESTED SHRUBS

LARGE SHRUBS

- Leland Cypress
- Mystery Gardenia
- August Beauty Gardenia
- Savannah Holly
- Buford Holly
- Needlepoint Holly
- Nellie R. Stevens Holly
- Snow White Rhapsiolepis
- Shadow Yaupon
- Waxleaf Ligustrum
- Recurve Ligustrum

- Red Tip Photinia

- Cleyera Japonica
- Sweet Viburnum
- Azalea Indica
(15 varieties)

MEDIUM SHRUBS

- Abelia Grandiflora
- Manhattan Euonymus
- Forsythia Lynwood Gold
- Hydrangea Macrophylla
- Dwarf Burford Holly
- Compacta Holly
- Variegated Pittosporum
- Vanhouttei Spirea
- Reeves Spirea
- Loropetalum Burgundy
- Azalea Kurume
(+15 varieties)
- Azalea Glen Dale
(+5 varieties)
- Anthony Waterer Spirea
- Gold Mound Spirea
- Wheelers Dwarf
Pittosporum

SMALL SHRUBS

- Sherwood Abelia
- Edward Goucher Abelia
- Crimson Pygmy Barberry
- Rose Glow Barberry
- Wintergreen Boxwood
- Coral Beauty Cotoneaster
- Radicans Dwarf Gardenia
- Carissa Holly
- Rotunda Holly
- Dwarf Yaupon Holly
- Nicks Compact Juniper

- Parsoni Juniper

- Blue Pacific Juniper
- Andorra Juniper

5.7 SUGGESTED GRASSES, VINES AND GROUNDCOVERS

GRASSES

Full Sun:

- Zoysia
- Centipede (tolerates some shade)
- Bermuda

Euonymus Partial Sun:

- St. Augustine
- Zoysia

VINES AND GROUNDCOVERS

- Agapanthus (2 varieties)
- Wintercreeper

- Carolina Jessamine
- Confederate Jasmine
- Asian Jasmine
- Big Blue Liriope
- Variegated Liriope

5.8 STRUCTURAL ADDITIONS/ALTERATIONS AND LANDSCAPING

Any request for a design review of an addition to an existing dwelling shall include a landscape plan showing, as applicable, all new or relocated plantings and shall specify the number to be planted, the size and the species.

5.9 MAJOR LANDSCAPING CHANGES OR ADDITIONS

If significant (25% or more) changes or additions to an existing landscape are contemplated, they must be approved by the ARC. A complete plan showing all existing landscaping and the proposed new work must be submitted.

All new work shall be clearly indicated by the use of color highlight and all planting materials specified as to the number to be planted, the size and species, as well as the extent of any new lawn or groundcover areas.

5.10 OUTDOOR FEATURES

The natural environment and the wide-open views are an important part of what makes Money Hill beautiful. For that reason, artificial landscape ornaments (art, fountains, sculpture, garden pools, waterfalls, statuary, trellises, site furniture, other garden elements, etc.) must be kept to a minimum and approved by the ARC prior to installation. Yard art is an individual expression and needs to be placed in a private part of your yard or where it can be landscaped with natural foliage. It is not permitted to be seen from the golf course, any street, or neighboring properties. Artificial landscape ornaments are strictly prohibited on golf course lots, or lots with a waterfront view.

All ornamental features shall blend into the overall landscape design and not be a predominant feature.

The use of multiple statuary and stationary or mobile ornaments may not be approved.

Flagpoles are prohibited.

Each proposed feature must be located and described on a landscape plan prior to approval. No unapproved feature may be installed.

5.11 FINISH GRADING

Final grading of planting areas shall include light rolling, raking and handwork. This is necessary to achieve the desired contour, the flow line patterns and to ensure evenly finished surfaces with proper drainage.

5.12 DISPOSAL OF DEBRIS

At the completion of the work, all landscaping debris must be removed.

5.13 STUMP REMOVAL

Tree stumps must either be completely removed or chipped to no less than six inches (6") below the existing grade.

5.14 TREE REMOVAL AFTER CONSTRUCTION

As previously set forth in Section 4.2.1, no tree greater than three inches (3") in diameter measured at two feet (2') above grade shall be removed without an on-site inspection and approval of the ARC. Unauthorized removals will be fined and may require mitigation.

Applications for post-construction tree removal must include a plot plan showing all existing trees and the tree(s) that are subject to the removal request. The application must also include a tree replacement plan, including species, size and timing of installation.

Initial Review: The tree(s) will be examined by Money Hill's Land Manager. If he is not able to determine whether the tree(s) are in a condition that warrants removal, the ARC will move to a second review.

Second Review: The ARC will engage the services of an independent arborist to determine the health of the tree(s). The cost of this review will be borne by the homeowner. The current cost of this review is \$185. Upon receipt of the arborist's evaluation, the ARC will make a determination and notify the homeowner.

6.0 INSPECTIONS

The ARC or a designated representative of the ARC will conduct on-site inspections when the work that requires an inspection is completed. The homeowner or contractor must contact the ARC Administrator to schedule the inspection. The ARC may add or waive any inspection procedures that it determines may or may not be applicable to the project.

6.1 NEW CONSTRUCTION

After the contractor has received a Certificate of Occupancy from St. Tammany Parish, a final compliance inspection shall be made by the ARC. A new dwelling shall not be occupied prior to the receipt of a Certificate of Occupancy.

The following must be filed with the ARC Administrator and/or completed before the final compliance inspection will be conducted:

- Copy of the Certificate of Occupancy
- Copy of a certified finished floor elevation, unless previously submitted
- Dumpster and portable toilet removed from the site
- Exterior materials, fenestration, and details completed as approved
- Landscape plan executed as approved
- The restoration of any damage to the road pavement, curbs, road right-of-way, and/or adjacent properties

6.2 LANDSCAPING INSPECTIONS

Landscaping shall be completed in accordance with the plan approved by the ARC within ninety (90) days of the issuance of a Certificate of Occupancy by St. Tammany Parish. Extensions may be granted by the ARC, in its discretion, upon written request by the homeowner setting forth the mitigating circumstances necessitating an extension.

When the property owner or contractor considers the landscaping complete in all respects according to the approved plan, a request for an inspection shall be made to the ARC.

The following conditions for landscaping must be met:

- The approved number, locations, size, and species of all plantings in place
- All sod in place and to the edge of road pavement
- All groundcover, such as pine straw, bark, chips or plantings, shall be in place
- No bare earth areas are allowed
- Groundcovers extend to the side and rear property lines if not otherwise planted or sodded
- Finish grading is completed - refer to Section 5.11, above
- All landscaping debris removed from the site

6.3 FENCING INSPECTIONS

Fences and required landscaping/screening shall be installed in accordance with the fence Application submitted by the homeowner within ninety (90) days of ARC approval. Extensions may be granted by the ARC, in its discretion, upon written request by the homeowner setting forth the mitigating circumstances necessitating an extension.

When the property owner considers the fence installation and landscaping/screening complete in all respects according to the approved plan, a request for an inspection shall be made to the ARC for final approval.

6.4 ADDITIONS/ALTERATIONS

Additions and alterations to homes must comply with all inspection procedures stated in Section 6.1, above, including, but not limited to, landscaping, as applicable.

6.5 ARC FINES

Failure to complete work within specified timeframes will include the following fines:

- The ARC reserves the right to assess a property owner \$100 for each day the house is not complete, including landscaping, beginning fourteen (14) months after ARC Final Review Approval unless an extension has been requested in writing and approved by the ARC. (See Section 3.4.4).
- The ARC reserves the right to assess a property owner \$100 for each day of occupancy prior to the issuance of a Certificate of Occupancy by St. Tammany Parish.
- If landscaping has not been completed in accordance with the approved plan within ninety (90) days after the issuance of a Certificate of Occupancy, the ARC reserves the right to assess a property owner \$100 for each day thereafter until the landscaping is completed and approved by final inspection.

7.0 GUIDELINES GOVERNING CONTRACTORS, CONSTRUCTION AND MAINTENANCE DURING CONSTRUCTION

7.1 INTRODUCTION

7.1.1 Contractor Documents

All contractors and subcontractors must provide the ARC with copies of their respective Contractor or Business Licenses prior to the ARC reviewing plans for which they seek approval.

All copies must be current with up-to-date renewals on file. Conducting business at Money Hill without meeting this requirement will result in a stop work order and be subject to a fine.

7.1.2 General

These Rules and Regulations are set forth pursuant to the Act of Dedication of Servitudes, Privileges and Restrictions Made by Money Hill Plantation Limited Partnership recorded December 12, 1997 as COB Instrument Number 1074961 of the records of the Clerk of Court for St. Tammany Parish, Louisiana (the "Covenants"). The compliance therewith is mandatory by all property owners, general contractors, subcontractors, material suppliers, and maintenance services. Violations may result in denial of access to Money Hill. Contractors are liable for damage to road, utility infrastructure, and the landscape on both private and common property, including road rights-of-way.

The MHHA, MHP and all their employees, assume no liability for the loss or destruction of any contractor's vehicles, trailers, construction equipment, property or materials on or from any property within Money Hill.

7.2 CONTRACTOR WORK COMMENCEMENT OBLIGATIONS

In addition to ARC Final Review Approval and payment by the Owner of the required deposit and fees, any previously incurred contractor fines and assessments shall have been paid and the full required contractor compliance deposit shall have been paid and shall be in place prior to the commencement of work. Refer to Section 3.7.2 and Owner Compliance Deposit, Insurance and Road Use Agreement in Appendix 10.2.

All permits must be posted on the project site near and easily visible from the road, protected from the weather and maintained on the site until project completion.

7.3 SITE ACCESS AND PROTECTION OF MHHA PROPERTY

Whenever possible, the access to the construction site between the edge of the road pavement and the front property line shall be no more than twenty feet (20') wide, be limited to one (1) entrance only, and shall be in the same general location as the permanent driveway entry.

Any damage to the road pavement, curbing, or the road right-of-way caused by construction activity must be restored to the original condition before the project will be considered

complete. Failure to comply with the above requirements during construction may result in fines levied and/or other action.

7.4 SITE PREPARATION

No lot can be cleared, no site prepared, or any other construction activity started without ARC approval in advance. All site grading and preparation must be performed by Money Hill Plantation (no exceptions).

Where required, silt fences, culvert and fill, and road shoulder protection must be in place prior to site clearing. The installation of a culvert may be required. If a permanent culvert is to be installed, the permanent culvert shall be in place prior to any site preparation.

Water and electric services must be installed on-site prior to the need for these services. The water meter must have a hose bib connection. The temporary electric meter must feed receptacles adequate for the use of all power tools.

The use of water and electric services from adjacent residences is prohibited.

7.5 DRAINAGE CONTROL, EROSION CONTROL AND ENVIRONMENTAL PROTECTION

7.5.1 Areas of Responsibility

Prior to and during all construction activity, including the clearing and filling of the lot, the following protective actions must be taken and maintained:

- Water Drainage Control
- Soil Erosion Control
- Road Pavement and Curb Protection
- Road Right-of-Way Protection
- Tree Protection

7.5.2 Drainage Responsibilities During Construction

During construction, the contractor is responsible for preventing drainage and soil erosion onto any adjacent property whether private or common.

Water drainage shall be directed into Money Hill's drainage system, including road swales, ditches, and culverts. This shall be accomplished by means of rough grading, earth berms, swales, and drain lines or by retention entirely within the construction site property lines. In the case of ditches or swales, the grade elevations must be maintained to prevent any blockage of the drainage system.

Soil erosion shall be controlled entirely within the construction site property lines in such a manner as to prevent the erosion of soil onto any adjacent properties, roads, or into any drainage system, lake or waterway by means of soil fences.

Community landscape areas and amenities must be protected during all construction operations using silt fencing or other barriers. Streetscape materials damaged by construction will be replaced by the MHHA at the property owner's

expense. Adequate provision must be made to prevent any surface waters from damaging public or private property, or to excavations and fill slopes, both during and after construction.

The placement of barriers such as erosion fabric fences, straw bales, or curb-like diversions along the perimeter of construction areas are required to prevent excessive run-off.

Run-off from construction areas must be directed away from any sensitive natural areas.

7.5.3 Responsibilities After Completion of the Foundation

After completion of the foundation work, the contractor shall establish the finish grade at the perimeter of all new construction no less than eight inches (8") below any wall finish. Each should be sloped at a gradient of no less than 2:12 to a minimum of ten feet (10') on all sides of lots. When house construction is complete and before any landscape work may begin, all planned fill must be in place and the lot brought to final grade.

7.5.4 Fines and Other Actions

The failure to control drainage and erosion may result in fines levied or other actions as well as the cost of all required restoration work.

7.6 CULVERT PIPES, DRIVEWAYS AND ROADWAY DRAINAGE

The expense and installation of culvert pipes, where required, is the responsibility of the property owner or the general contractor. The culvert pipes must be corrugated steel or ribbed ADS plastic, twelve inches (12") minimum diameter, and installed according to ARC standards. See Section 4.2.6.1 prohibiting exposed culvert ends. Any property owner or builder who does not adhere to these regulations and causes a drainage problem as a result of incorrect installation will be required to remove the faulty culvert pipes and replace correctly.

Any culvert pipe that is damaged during construction to the extent that the damaged culvert pipe prevents proper drainage flow must be replaced prior to driveway paving.

7.7 PROTECTION OF TREES AND NATURAL VEGETATION

Only those trees indicated for removal on the approved Tree Removal Plan can be removed. Caution should be exercised to protect all other trees and natural vegetation from equipment damage and/or fill dirt cover.

Protective barriers and tree wells should be installed wherever necessary.

7.8 TRESPASSING

All access areas, parking, storage of materials, location of dumpsters, and portable toilets must be confined to the permitted lot. The use of private properties, common property or open space is prohibited.

7.9 PORTABLE TOILETS

A portable toilet must be in place on each new construction site. The portable toilet must be located in an inconspicuous area, within the lot property lines, as far away as is feasible from the street and adjacent properties, and as near to the structure as possible. The door must face toward the construction. Clean and sanitary conditions must be maintained at all times. Sanitation contractors may not display telephone number or advertising.

7.10 DUMPSTERS

Each project that generates debris must provide a commercial dumpster at all times. It must be located within the lot property lines and cannot be placed on the road right-of-way or on any adjacent private or common property. It must be emptied prior to exceeding capacity. The dumping of construction debris is prohibited within Money Hill.

7.11 SITE MAINTENANCE

Materials must be stored in an orderly manner on-site. Contractors are required to make frequent clean-ups of construction materials, trash, litter, etc., always leaving the area neat and clean at the end of each workday. In the event of a Hurricane Watch called by local authorities' Emergency Management Center, contractors will make preparations to secure all job sites and be prepared to remove dumpsters and portable toilets. By the time the area is placed under a Hurricane Warning all dumpsters will be removed off-site or covered tightly with tarpaulins, the portable toilets will have been removed or been strapped to a substantial tree and all materials will be bundled so as not to fly around and cause damage to neighboring properties.

7.12 HAULING

7.12.1 Trash

Any vehicle transporting construction debris or site clearing material must be enclosed or equipped with a tarpaulin or netting to adequately cover and protect the load from spilling during transport. The load must not extend beyond the width of the truck bed.

7.12.2 Fill Dirt

Hauling of fill dirt must be in a suitable vehicle equipped solely for this purpose. A fill dirt load may not exceed one foot (1') in height above the side rails of the vehicle at the center of the load, and must be tapered to the sides of the vehicle in such a manner as to prevent spills.

7.12.3 Spills Require Clean-Up

Should any spill occur, the contractor involved is responsible for the clean-up of the street and other affected areas immediately after the spill. Should this not be feasible, contact must be made to MHHA management to inform them of the spill and an approximate time for clean-up. Failure to do so will result in a fine levied, plus costs incurred for clean-up of the spill.

The clean-up of concrete trucks and equipment after concrete delivery may be done only on the construction site. Road rights-of-way and other property must not be used for this purpose.

Any concrete, gypsum, mortar, tar, asphalt, oil, or any other petroleum product spilled on roads, road rights-of-way, or any property other than the construction site must be removed immediately. Roads must be washed so that no residue remains.

7.13 PARKING AND CONSTRUCTION TRAILERS, VEHICLES AND MOBILE EQUIPMENT

The ARC shall approve all trailers to be placed on the construction site.

No trailer, vehicle, or mobile equipment shall remain on-site overnight. All must be removed at the end of each workday, unless specifically permitted by the ARC.

No trailer, vehicle, or mobile equipment shall be parked on any MHHA property or adjacent private property. The parking of vehicles and trailers shall be limited to the job site property wherever possible. The road right-of-way may be used for parking only when on-site space is not available, and when specifically permitted by the ARC. The road right-of-way in front of improved properties shall not be used.

Under no circumstances shall parking interfere with the flow of traffic or cause hazardous traffic conditions.

Caution shall be exercised to avoid damage to the road right-of-way.

Neither MHHA nor MHP shall be liable for any theft of or vandalism to any trailer, vehicle, or mobile equipment.

7.14 BURNING PROHIBITED

Burning of construction debris is prohibited.

7.15 PERSONAL CONDUCT

Proper personal conduct is expected from all workers. No loud music or language is allowed. Any sound, other than that of customary construction activity, that can be heard from adjoining properties will be considered a nuisance and is prohibited.

Children under sixteen (16) years of age and pets are not permitted on any construction site without an adult.

7.16 CONTRACTOR SIGNAGE

A sign at a construction site is not intended to advertise, but rather to identify the architect, designer, or contractor. The following must be adhered to:

- Any sign placed on a construction site must be approved by the ARC.
- Placement of a sign must be within the property lines.

- Only one (1) architect or designer, one (1) contractor sign and one (1) realtor sign, if applicable, is permitted on each construction site.
- No approved sign shall be placed on any property prior to the issuance and posting of all required building permits.
- The sign must be removed within one (1) week of notification of final compliance inspection approval.
- The area of the sign face must be 12.25 square feet (3' 6" x 3' 6") or less. The maximum height shall not exceed five feet (5').
- Logos must be one hundred forty-four square inches (144") or less.
- Advertising slogans or addresses are prohibited.
- Telephone numbers may be displayed.
- Landscape company signs are permitted only during the landscape installation, and must be removed upon completion.

Any sign violation is subject to a fine.

The MHHA reserves the right to remove any sign that is in noncompliance with the above rules. Such signs will be held at the Money Hill Maintenance Area. A sign not reclaimed within two (2) weeks may be disposed of. Money Hill assumes no responsibility for damage to or loss of any sign.

7.17 LIGHTING DURING CONSTRUCTION

It is the contractor's responsibility on all unoccupied structures to turn off all exterior lights between the hours of 7:00 p.m. and 7:00 a.m., Monday through Friday, between 5:00 p.m. Saturday through 7:00 a.m. Monday, and during all no-work holidays.

7.18 CONSTRUCTION ACTIVITY

Construction activity of all types, including but not limited to, grading, planting and building, shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Saturday. An exception for concrete pouring may be granted upon request. Activity on Sunday is strictly prohibited. Requests will be reviewed on a case-by-case basis and approved by the ARC. Written notification and approval are required from adjacent property owners for any proposed activity seven (7) days in advance of the activity.

7.19 FINES FOR VIOLATIONS: NEW CONSTRUCTION

The following is a schedule of fines that may be levied when a property owner or a general contractor violates the Covenants or Guidelines. Such fines will be deducted from the property owner and/or general contractor compliance deposits, as appropriate. A stop order or other actions may also be taken for serious and/or repetitive violations.

| <u>TYPE OF CONSTRUCTION VIOLATION</u> | <u>AMOUNT OF FINE</u> |
|---|---|
| Clearing of site or unauthorized tree removal without obtaining ARC approval | \$2,000 per violation This violation could warrant expulsion of the contractor and denial of further construction within Money Hill. |
| Construction does not conform to plans as approved by the ARC | \$1,500 per violation This violation could warrant expulsion of the contractor and denial of further construction within Money Hill. The contractor may have to restore to the approved plans. |
| Failure to build, finish and landscape in accordance with plans as approved by the ARC | Fines up to amount of deposit, plus the possibility of expenses |
| Work not completed in twelve (12) months without an extension (extensions may be requested in writing, but must be approved by the ARC) | \$150 per day |
| Failure to control water drainage and/or soil erosion control | \$200 to \$1,000 per violation, plus restoration costs |
| Damage to road pavement, curbs and road rights-of-way | \$300 per violation, plus restoration costs |
| Trespass onto adjoining lots or MHHA property by personnel, vehicles, equipment, materials storage, alterations, etc. | \$150 per violation, plus restoration costs, and plus \$150 per day until compliant |
| Failure to provide adequate trash receptacles or failure to keep site clean of debris | \$150 per violation, plus \$150 per day until compliant |
| Failure to provide portable toilet | \$150 per violation, plus \$150 per day until compliant |
| Failure to turn off exterior lighting | \$150 per violation |

| <u>TYPE OF CONSTRUCTION VIOLATION</u> | <u>AMOUNT OF FINE</u> |
|---|--|
| Loud music, language, or inappropriate personal behavior | \$150 per violation |
| Non-complying and/or improperly placed signage | \$150 per violation |
| Improper hauling of trash | \$150 per violation, plus clean-up costs |
| Spills on roads or road rights-of-way | \$150 per violation, plus clean-up costs |
| Open fires | \$250 and up per violation |
| Pets, children or unauthorized personnel on construction site | \$75 and up per violation |

7.20 FINES FOR VIOLATIONS: ADDITIONS/ALTERATIONS

Fines, as specified below, for violations of the Covenants or the Guidelines may be applied for any changes not approved by the ARC. This shall apply to any existing improved property or dwelling, including, but not limited to, the following:

| <u>TYPE OF POST-CONSTRUCTION VIOLATION</u> | <u>AMOUNT OF FINE</u> |
|---|---|
| Re-roof and Exterior Repaint | \$150--\$500 |
| Tree Removals (over three-inch (3") diameter) | Minimum of \$500 per tree, plus mitigation. The MHHA Board retains the right to impose significant and substantial fines up to \$50,000 for uncorrectable violations, such as cutting down an old tree, without approval. |
| Enclosed Additions (attached or freestanding) | \$500--\$1,000 |
| Exterior Alterations or Additions (Windows, Doors, Walls, Fences, Siding, Trim, Porches, Entries, Dog Runs, Service Yards, Pergolas, Awnings, Equipment Enclosures, Lighting, etc.) | \$150--\$1,000, plus removal |

| <u>TYPE OF POST-CONSTRUCTION VIOLATION</u> | <u>AMOUNT OF FINE</u> |
|--|------------------------------|
| Porch Enclosures | \$500--\$1,000 |
| Patios and Walks (Concrete or Masonry) | \$150--\$500 |
| Decks | \$150--\$1,000 |
| Exterior Stairs to Second Level, if primary | \$1,000, plus removal |
| Driveway Changes or Additions | \$500--\$1,000 |
| Exterior Ramps (Permanent or Temporary) unless ADA | \$150, plus removal |
| Landscaping (Ornamental fountains, Waterfalls, Pools, Statuary, Trellises, Stationary or Mobile Ornaments, Lighting, etc.) | \$400--\$1,000, plus removal |
| Additional Recreational Equipment | \$150--\$1,500, plus removal |

The above applies to both additional and replacement work.

The scope of the change and its impact on the surroundings will be taken into consideration in determining the actual amount of fine within the specified limits.

The ARC may also require the removal of any unapproved work and the restoration to the original condition(s) or other mitigation.

7.21 APPEALS FOR CONSTRUCTION VIOLATION FINES

An appeal of a violation fine may be submitted in writing to the ARC. An explanation of circumstances and appropriate justification should be included in the appeal. The ARC decision may be appealed to the MHHA.

This applies to both New Construction and Additions/Alterations.

8.0 REPLACEMENT AFTER DAMAGE OR DESTRUCTION

In the event of damage or destruction by fire or other casualty to any dwelling, if the owner of such dwelling elects not to repair or rebuild the damaged or destroyed dwelling, such owner shall clear away the debris of any damage to improvements or vegetation and leave such dwelling and the lot upon which it is located in a clean, orderly and safe condition within seventy-five (75) days of the damage or destruction. Should such owner elect to repair or rebuild such dwelling or other improvements, such owner shall repair or rebuild such dwelling or other improvements to substantially the same condition as existed prior to the damage or

destruction, unless otherwise permitted by the ARC. Such work must be in accordance with all applicable provisions of the Guidelines and all applicable zoning, subdivision, building, and other governmental regulations. All such work, repair, or construction shall commence within seventy-five (75) days following such damage or destruction and shall be carried through diligently to conclusion as per ARC regulations.

9.0 DEMOLITIONS

- An Application must be submitted to the ARC for approval.
- All Construction Guidelines shall be in effect as applicable.
- Barricade protection shall be erected around trees, adjacent properties, natural growth and other locations as directed by the ARC.
- No trees or natural growth shall be removed unless approved by the ARC.
- In the case of total demolition, all utilities shall be terminated at the entry onto the property prior to demolition.
- Minimize air-borne dust by means of wetting-down the area.
- All debris must be removed from the property. Loads must be covered. Refer to Sections 5.12, 7.3, 7.11 and 7.12.1.
- All vertical and horizontal construction shall be removed from the site as applicable.
- In the case of total demolition, the lot must be restored to unimproved condition by means of grading and groundcover. No bare earth areas shall remain.
- If a partial demolition is proposed, drawings must be submitted clearly showing the area(s) to be demolished.
- The property may remain unrestored no longer than thirty days (30) after the completion of demolition.
- Any buried pipes or tanks must be removed.

10.0 APPENDIX: SAMPLE FORMS

10.1 LETTER OF ACKNOWLEDGMENT

Money Hill Homeowners Association
Architectural Review Committee
100 Country Club Drive
Abita Springs, Louisiana 70420

LETTER OF ACKNOWLEDGMENT

This acknowledges that I have read and understand the Act of Dedication of Servitudes, Privileges and Restrictions Made By Money Hill Plantation and the MHHA Architectural Design Guidelines, Review Procedures, Rules and Regulations for building in Money Hill Plantation, and that I(we) will abide by them. The plans and specifications submitted to the ARC will conform to the requirements of the Act of Dedication and the Guidelines and all federal, state and parish regulations.

I understand that I cannot make any exterior alteration or change to my home, including, but not limited to, trim, siding, shutters, color, shingles, stain, fences, driveway and/or walk location, doors, windows, rooms, garage, trellis, outdoor lighting, etc., and/or changes to an approved landscape plan, without prior submission of a written request for the change(s) to the Architectural Review Committee, and written approval received.

If I do violate written approved plans, I hereby grant authorization in accordance with the Covenants to the Money Hill Homeowners Association to have ingress/egress to the property set forth below to correct whatever addition, construction, paving, planting, etc., that was done without written approval of the Architectural Review Committee. I agree to pay any expense to so modify any exterior changes for which I do not have written approval and agree to hold the Money Hill Homeowners Association harmless for such action.

Agreed: _____

(Property Owners' Signatures)

Lot Number/Street: _____

Date: _____

10.2 OWNER COMPLIANCE DEPOSIT, INSURANCE AND ROAD USE AGREEMENT

Money Hill Homeowners Association
Architectural Review Committee
100 Country Club Drive
Abita Springs, Louisiana 70420

OWNER COMPLIANCE DEPOSIT, INSURANCE AND ROAD USE AGREEMENT FOR NEW CONSTRUCTION IN MONEY HILL PLANTATION

Deposit

Property Owner hereby deposits with the Money Hill Homeowners Association a construction performance and damage deposit in the amount of Five Thousand and No/100 Dollars (\$5,000.00), securing the timely completion of construction in accordance with plans approved by the ARC. Property Owner hereby promises to commence such construction within six (6) months of final approval of plans, and to complete construction within twelve (12) months thereafter. This deposit is also Property Owner's guarantee of compliance with all rules and regulations regarding drainage, construction, tree removal, placement of portable toilets, refuse containers, and maintaining a trash and litter free construction site. Failure to comply may result in fines levied against the deposit, or possibly, forfeiture of the entire deposit. This deposit further secures Property Owner's promise to ensure the proper clean-up of dirt and debris and to repair any damage to the landscaping, private streets and entry gates/monuments within Money Hill caused or occasioned by the Property Owner or his or her agents in the construction of their home.

The deposit will be refunded to Property Owner, less any fines imposed, within ninety (90) days after all conditions are fulfilled, completion of all work (including landscaping), inspections performed and approvals obtained, and receipt of a Certificate of Occupancy from St. Tammany Parish. Upon written request, and for compelling reasons only, the Architectural Review Committee may grant an extension of time for completion of work. (See Section 3.4.4 of the Guidelines.) Landscaping without an approved plan, including the addition of excessive fill, may result in forfeiture of a part, or all, of the deposit. Building not in accordance with approved plans (construction and finishes) may result in forfeiture of the entire deposit. Failure to complete the exterior of the house within fourteen (14) months after the issuance of ARC Final Review Approval may result in a \$100.00 per day fine to the property owners for each day the construction is not complete. The occupancy of a house prior to the final compliance inspection may result in fines of \$100.00 per day for each day. The Covenants and Guidelines are the controlling documents governing all construction activity at Money Hill.

Insurance

Property Owner covenants and agrees to maintain insurance coverage during the duration of construction and to require his or her contractor(s) to obtain and provide proof of general liability insurance to be obtained prior to work commencement and maintained through the time required to obtain a Certificate of Occupancy. Such proof of insurance shall be in the form of a Certificate of Insurance demonstrating general liability insurance in an amount not less than \$1,000,000. Such Certificate of Insurance shall contain the following clauses:

- a) This insurance shall not be cancelled, limited in scope of coverage, or non-renewed without thirty days advance written notice given to the Board of Directors, MHHA, Architectural Review Committee, 100 Country Club Drive, Abita Springs, LA 70420, and
- b) This insurance policy names Money Hill Homeowners Association, Money Hill Plantation, LLC, and the Architectural Review Committee of Money Hill as additional named insureds, and such additional insureds shall be non-contributing.

Road Use

In consideration of a non-refundable road use fee of \$750 hereby paid to the MHHA prior to commencement of construction, the MHHA agrees to hold Property Owner harmless for any damage that occurs to the paved roadways in Money Hill used in connection with and during construction of the home. This hold harmless applies to the paved roads and does not apply to damage that occurs to any property, equipment, landscaping, plumbing, piping or other related items in Money Hill that result from activities conducted in connection with the construction of the home. This hold harmless is valid from the date of execution until completion of the home.

ACCEPTED BY: _____
 (Property Owner's Signature) (Property Owner's Signature)

DATE: _____

NAME OF PROPERTY OWNER(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP CODE: _____

TELEPHONE: _____

The Deposit and Road Use Fee shall be paid with two separate checks. Please make check(s) payable to: MONEY HILL HOMEOWNERS ASSOCIATION

10.3 DRAINAGE AND TREE COMPLIANCE AGREEMENT

Money Hill Homeowners Association
Architectural Review Committee
100 Country Club Drive
Abita Springs, Louisiana 70420

DRAINAGE AND TREE COMPLIANCE AGREEMENT

DRAINAGE

It is every property owner's responsibility to direct drainage away from the dwelling and adjoining private property in a manner that conforms to Money Hill's master drainage system. This will normally be toward the street or the adjacent common area. For these reasons, it is the property owner's responsibility to employ the services of a registered professional to design the drainage plan. Special consideration should be given to establishing appropriate building site elevations for foundations, sub-surface drainage, establishment of final grades, and the installation of gutters. The contractor is responsible for final grade drainage.

TREE REMOVAL

Property owners are advised that trees three inches (3") in diameter or larger measured twenty-four inches (24") above ground may not be removed without approval of the ARC. Prior to construction, a Tree Removal Plan must be submitted and approved indicating which trees require removal in order to locate the house, patio, and driveway. Once the Tree Removal Plan is approved and throughout all of the construction phase, no other tree may be removed without further request for approval of the ARC. Remaining trees shall be protected from equipment and fill damage. Any tree damage or unauthorized tree removal, whether during or after construction, may result in a fine and the necessity of mitigation.

**I understand the above requirements and I agree to comply
with proper drainage and tree removal from my property.**

Agreed: _____
(Property Owner's Signature) (Property Owner's Signature)

Lot Number/Street: _____ **Date:** _____

10.4 APPLICATION FOR DESIGN REVIEW

Money Hill Homeowners Association
Architectural Review Committee
100 Country Club Drive
Abita Springs, Louisiana 70420

APPLICATION FOR DESIGN REVIEW

| | |
|----------------------------|--|
| Name of Property Owner(s): | |
| Current Mailing Address: | |
| Lot #/Street Address: | |
| Email Address: | |
| Telephone Number: | |
| Signature(s)/Date: | |

| | |
|---|--|
| Name of Architect/Designer, (as applicable): | |
| Mailing Address: | |
| Telephone Number: | |
| Email Address: | |
| Signature/Date: | |

| | |
|---------------------|--|
| Name of Contractor: | |
| Mailing Address: | |
| Telephone Number: | |
| Email Address: | |
| Signature/Date: | |

| |
|---|
| Brief Description of Project (please attach photos and drawings, as applicable) |
| |

Plans will not be accepted for review without a **complete** Application and a paid Design Review Fee of \$500 for New Construction. The Application Fee shall be paid in one check made payable to Money Hill Homeowners Association. An application is considered complete only when accompanied by a Site Plan, Drainage Plan, Grading Plan, Tree Removal Plan, and Landscaping Plan, as well as the other applicable submittal requirements, all as set forth and described in Section 3.2 of the Guidelines. **Please refer to the Guidelines for complete submittal requirements before submitting this Application.**

ALL PLANS MUST CONFORM TO ARC GUIDELINES IN ORDER TO BE REVIEWED

| | | |
|--------------------------|---------------------------------|---------------|
| Type of Construction | | Remarks: |
| | New | |
| | Spec | |
| | Addition (Explain in Remarks) | |
| | Alteration (Explain in Remarks) | |
| Type of Review Requested | | Remarks: |
| | Concepts/Site | |
| | Preliminary | |
| | Final | |
| Items Submitted | | Date Received |
| | Site Plan | |
| | Drainage Plan | |
| | Grading Plan | |
| | Tree Removal Plan | |
| | Landscaping Plan | |
| | Floor Plans | |
| | Roof Plan | |
| | Elevation Drawings | |
| | Exterior Finishes--Samples | |
| | Color Samples Submittal Form | |
| | Window/Door Schedules | |
| | Swimming Pool (see Section 3.3) | |
| | Design Review Fee | |
| | Other | Remarks: |

DIMENSIONS

| | New Construction/Existing | Additions |
|------------------------------|---------------------------|-----------|
| Livable (Heated) | Sq. Ft. | Sq. Ft. |
| Garage | Sq. Ft. | Sq. Ft. |
| Porches | Sq. Ft. | Sq. Ft. |
| Deck/Patio | Sq. Ft. | Sq. Ft. |
| Total Livable (AC/Heated) | Sq. Ft. | Sq. Ft. |
| Total Under Beam | Sq. Ft. | Sq. Ft. |
| LOT SIZE (in s.f.) | | |

EXTERIOR FINISHES SCHEDULE

| Surface | Material | Manufacturer | Color/Finish/LRV |
|----------------------|----------|--------------|------------------|
| Roofing | | | |
| Siding | | | |
| Trim | | | |
| Fascia | | | |
| Stucco | | | |
| Shutters | | | |
| Brick | | | |
| Front Door | | | |
| Other Exterior Doors | | | |
| Garage Door | | | |
| Windows | | | |
| Window Muntins | | | |
| Chimneys | | | |
| Walkways | | | |
| Driveways | | | |
| Deck or Patio | | | |
| Columns/Railings | | | |

By submitting this Application, Property Owner(s) do(es) agree and certify that this Application and the submissions accompanying it do and will conform to the requirements of the Design Guidelines and the Act of Dedication. **List below any requested variances from the Guidelines and state your justifications:**

10.5 COLOR SAMPLES SUBMITTAL FORM

Money Hill Homeowners Association
Architectural Review Committee
100 Country Club Drive
Abita Springs, Louisiana 70420

COLOR SAMPLES SUBMITTAL FORM

| | |
|----------------------------|--|
| Name of Property Owner(s): | |
| Current Mailing Address: | |
| Lot #/Street Address: | |
| Date: | |

Siding Color: _____

Shutter Color: _____

Trim Color: _____

Brick Color: _____

Roof Color: _____

Gutter Color: _____

Window Color: _____

Door Colors: _____

Soffit Color: _____

SAMPLE COLOR BOARD MUST BE SUBMITTED
Any changes made to color choices after initial approval must be resubmitted.

10.6 APPLICATION FOR RECREATIONAL EQUIPMENT

Money Hill Homeowners Association
Architectural Review Committee
100 Country Club Drive
Abita Springs, Louisiana 70420

APPLICATION FOR INSTALLATION OF RECREATIONAL EQUIPMENT ON RESIDENTIAL PROPERTY

| | |
|----------------|--|
| Name | |
| Street Address | |
| Lot # | |
| Telephone | |
| Date | |

The following prerequisites must be satisfied prior to submission of this application:

- Equipment is nature-blending in color.
- Location is as unobtrusive as possible and not in any neighbor's view line.
- Equipment location and subsequent play will be both mindful and respectful to neighbors and the general vicinity.

Application is hereby made to install a _____ at the location indicated in the diagram attached to this application. Drawing includes plot plan, setback boundaries, distance of intended recreational equipment to neighboring property lines and/or boundaries, view corridors and street, as well as existing and any additional planned landscape screening. Further, specifications noting size and color or equipment are included.

Approved _____ Disapproved _____ Date _____ By _____

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