

Design Guidelines and Development-Wide Standards for Flint River Preserve

Flint River Preserve (FRP) is a gated, private residential community on the Flint River. We also enjoy spring-fed lakes as well as meandering creeks and areas of dense plant life. Your residence at FRP represents a critical component. To protect your investment, FRP Design Guidelines have been created. The Design Guidelines are a high level summary of the FRP Rules and Regulations and certain provisions within the Protective Covenants filed in the Worth County, Georgia Clerk's Office. The Design Guidelines have been prepared to help property owners, homebuilders, and architects of FRP understand and become active participants in the process of ensuring long-term community quality in accordance with established covenants.

Designs at FRP will feature superior architectural interest and detail than is found in "tract-designed" homes. The Guidelines are to set the standards for what is aesthetically acceptable with the goal being the preservation of the unique features of the property that will enhance the desirability of and the value of your investment in your home. These standards will guide growth to ensure a homogeneous community of quality homes set serenely within the natural environment.

The Architectural Review Committee (ARC) has been created to work with you. ARC members can be contacted at:

Flint River Preserve Homeowners Association
P.O. Box 28
Warwick GA 31796

Flint River Preserve is a one-of-a-kind property. The ARC and the Design Guidelines were created to protect your investment and property values in this unique opportunity as well as those of future generations. We look forward to working with you.

Competent professional advice and guidance is suggested for the construction of your home in FRP. The ARC is in place to assist you so that your home design will fully make the most of the home site you selected. In addition to the design of the house and preparation of detailed construction drawings and specifications, an architect will also be invaluable in also monitoring construction progress, preparing contracts and payment schedules, advising when and how much to pay the contractor on a prorated basis as the work progresses, and obtaining certifications that all labor and material invoices are paid in full and on time.

The responsibility of protecting your interests during construction is left to the integrity of the contractor. The contractor/builder candidate will have to meet the qualifications set forth by the ARC and be approved by the ARC.

Within Flint River Preserve architectural characteristics of structures will focus on key elements such as doors, proportional massing, window and shutters, porches and materials. In the following, we highlight elements of the ARC Rules and Regulations that you should be aware of as you decide upon FRP as a future home. These are intended as a summary and do not include all of the facets in deciding on your

home plans. The ARC Rules and Regulations are subject to change and we reserve the right to make any changes that are deemed to be in the best interests of the development and its residents.

- All building plans must be detailed and professionally drawn for submission to the ARC for review and approval. This includes modifications and/or additions to existing homes.
- All building and landscape plans must conform to all Worth County ordinances in effect at the time of construction. Use of propane tanks are also subject to State and/or Federal regulations.
- A landscape plan is considered a high priority by the ARC and should be an integral part of your overall house design considerations. All house plans submitted to the ARC for review should include a plan.
- Exterior materials must be wood, native stone, brick, and/or Hardi-plank. No aluminum or vinyl siding is allowed on any structure. All exterior colors must be submitted to the ARC for approval.
- Garages must be detached; open-air carports are encouraged.
- Outdoor living areas (decks, patios and/or screen porches) are encouraged and must be constructed within established building envelopes.
- Storage buildings must compliment the main structure and approved by the ARC.
- Maximum and minimum home sizes are set so as to maintain a homogeneous aesthetic. We want the homes to be compatible with each other and we will have the ideal completed development – one in which each structure adds to the natural environment we desire to preserve. The livable square footage* suggestions are:
 - Riverfront homes -Maximum of 3,000
 - Estate homes - Maximum of 2,500
 - Village homes - Maximum of 2,300
- Two-story homes result in smaller footprint and are therefore encouraged

MATERIALS

Natural materials and light, warm, earth tones are encouraged. Suggested materials and colors for structures are:

- Wood expression of redwood, cedar, or cypress, in natural stain colors or paints.
- Natural rock in light, warm earth tones.
- Board siding in natural stains colors, with appropriate trim detail.
- Flashing, gutters, and downspouts will be in compatible colors with other architectural details. Plumbing stacks and roof vents will match roofing colors and be placed as inconspicuously as possible.

Suggested materials and colors for roofs are:

- Cedar shakes or shingles, left to weather naturally, architectural shingles.
 - Natural slate.
 - Copper and other metals left to weather in a natural patina.
- Inappropriate use of materials and colors will not be allowed.

Back yard enclosure framing shall repeat building architecture and shapes. Enclosures shall not break the plane of the roof line of the home. Entry areas should receive emphasis with an accent on porches, walkways, and special door materials.

A construction entrance road, consisting of a minimum of four (4) inch deep aggregate, is required for all new homes prior to construction.

All features, such as fountains, statues, and topiaries, must be approved for materials and location and may be best suited inside a walled garden.

LANDSCAPE DESIGN

The advice of a landscape architect is recommended when preparing the landscape design with the goal of producing a design that proposes minimal disturbance to the existing natural surroundings.

As the design is formulated, consideration should be given that the existing landscape should be preserved as much as is reasonably possible and alterations of the existing landscape and/or new plantings should be designed to enhance the existing natural beauty. Box clipped shrubbery and hedge lines are discouraged but may be approved as a buffer.

Views from the roadways, lakes, trails, and walkways towards landscaped yards shall have the appearance of the existing natural vegetation. All building setback areas should contain primarily native plants. Ornamental plantings should be used close to the house.

The existing native trees and shrubs may be trimmed or shaped to accent the landscape design. All trees to be preserved should be left undisturbed from the trunk outward to the drip line of the canopy. No fill should be placed on top of the roots, and understory left around the base of pines as this will help to ensure their survival.

All yard artifacts and signage must be approved by the ARC.

TREES

Trees are a valuable resource at FRP and will be protected. Trees increase the aesthetic appeal of your property as well as your property's value. Trees are wonderful buffers of heat, cold, noise, and dirt. Trees that shade the roof and walls of your home in the summer can lower internal temperatures and save you money on your utility bills. They also reduce the effects of cold by diverting winter winds and acting as a shield to your house. Noise and dirt, although not totally eliminated, will be significantly reduced.

The applicant shall request approval from the ARC to clear the "footprint" area of the house and driveway. Any additional clearing of trees beyond the "footprint" would be indicated on-site by the tagging of trees to be removed. A representative of the ARC shall conduct an on-site inspection after such tagging and, if found to be acceptable, shall issue a written approval. Any construction permitted by the ARC is with the explicit condition that reasonable effort be exerted to prevent damage to all remaining trees.

Ornamental trees (such as Dogwoods), and trees higher than ten (10) feet and three (4) inches in diameter outside the "footprint", may NOT be removed from any property without the specific approval of the ARC.

SITE ENGINEERING, LOCATION AND ORIENTATION

Site location and orientation of the house and surroundings, with regards to the established nearby home sites, will be considered strongly when evaluating site plans.

Consideration of landforms, views, and outstanding vegetation, when situating the house on the lot, will enhance the architectural features of the house and make a strong design statement.

To preserve the existing vegetation, stem wall construction or retaining walls are required in heavily wooded or vegetated sites. Generally, stem wall construction will be required on homes with finished floor elevation 24 inches above existing grades.

Drainage of the lot shall not inhibit natural flow from adjacent properties. When rain gutters and downspouts are used, the downspout should drain to a rock filled pit to encourage absorption into the ground. Rock filled trenches as edge alongside a paved surface are encouraged as a positive water management technique to slow the surface water runoff. The type of rock will be compatible with other pavement surfaces.

With reference to drainage pipes under the driveway, the minimum diameter shall be 12 inches smooth bore. In addition, the pipe shall be 20 feet minimum length with proper elevation for drainage unless permission is received in writing from the Property Owners Association.

Owners (or contractors) will need to post a \$1000.00 bond when it is necessary to cut across the roadbed for services. If the road is not repaired properly, the Property Owners Association will use this bond money to restore the road to its original condition.

Some of FRP is located within a flood plain. Homeowners must ensure that building projects meet flood requirements established by The Federal Emergency Management Agency (FEMA).

GARAGES

The exterior design of any garage or carport will compliment the main structure. Generally, where lot frontages allow, side entry for cars will be required.

DRIVEWAYS AND PARKING

Curved or offset driveways, which prevent a direct view into garages, are preferable. Driveway paving materials must be approved. Suggested materials are:

- Paved blocks or bricks, in warm earth tones. Shades of red or orange are discouraged.
- Fixed exposed aggregate, natural colors. No epoxy bonded aggregate allowed.
- Curbed edges are necessary to retain loose material, such as gravel, or mulch, when used for a parking area or driveway. Pervious driveway and parking surfaces are encouraged.

Entry walkway surface materials should be the same or compatible with the driveway or structure materials.

EXTERIOR APPEARANCE

In order to preserve the architectural consistency of the improvements constructed upon the property, no alteration or changes shall be made to the exterior of any dwelling Unit or improvements constructed upon the Property (including changes in color or painting of exterior surfaces, installation of exterior lighting or hardware of a different type of appearance from that originally approved/constructed, installed or applied) without prior written consent from the Board or the ARC.

PORCHES

Outdoor living spaces are encouraged. Porches should be designed as an integral part of the main structure, not as afterthoughts. It is recommended that all porches be a minimum of 8 feet deep. Minimum column diameter is 8 inches. Screen porches are allowed subject to ARC design and materials approval.

WINDOW COVERINGS

No aluminum, tinted or reflective glass or other tinted or reflective material shall be permitted on any window of any building or other improvement on the property. No objects which are unsightly or offensive in the sole opinion of the Board or the ARC shall be placed in windows so as to be visible from the street or other property.

FENCES

Fencing should be used to screen or buffer private areas, not to enclose entire lots. Fencing materials shapes and colors should be compatible with the materials of the residence. No chain link fence shall be erected upon any portion of the Property.

The construction of all fences and walls must have the written approval of the ARC. A fence shall not encroach on utility or other easements or setbacks.

No fence of any kind shall be erected, altered, modified or maintained upon any portion of a Lot until the composition, materials, design, location, and height thereof has been approved in writing by the ARC as to the harmony of composition, materials, color, design and height in relation to surrounding structures and topography. The ARC shall require the composition, materials, color, design and height of any fence to be consistent and harmonious with other fences on the property. Except for fences categorized as "decorative", fences shall be a maximum of six feet (6') high, except the portion of any fence adjacent and parallel to a lake or pond, which must be approved by the ARC.

TRASH AND REFUSE

FRP will have a central disposal container for household garbage. No exposed refuse containers will be allowed. All visible property areas must be maintained in a neat and tidy fashion.

EXTERIOR LIGHTING

Exterior lighting of the structure and grounds will extend enjoyment time each day. Dramatic results can be accomplished with simple lighting. Light sources should be concealed, with all light in shades of white (no colored lights). No spillover of light may occur on neighboring properties and lighting will be shielded to prevent glare. Wall washes can be achieved through an eave-mounted wall or ground light. "Tree up" lights should be concealed underground or in tree masses. Garden lights or walkway billiards should direct the light downward with a concealed spotlight. Post lights may be used.

STRUCTURES

Houses are restricted to single-family dwellings only. Apartment- like arrangements for rental purposes are prohibited in dwellings or garages.

Each house should be unique in design and complementary. However, each neighborhood/parcel within FRP will be developed "similar-type" construction areas.

Utility sheds, tents, shacks, barns, and other outbuildings are not permitted on any lot. The ARC may consider other structures (such as arbors and gazebos) for approval when it is determined these structures enhance the lot and do not adversely affect visibility from adjoining lots.

HEIGHT LIMITATIONS

The height of all houses shall be limited to two (2) stories. The highest point of the house at the highest point of the ridgeline of the roof cannot be more than thirty-three (33) feet from the finished high point of the finished grade line at the point where the finished grade line intersects the house.

SHORELINE STRUCTURES

The ARC has designed a pier that can be installed by owners of waterfront property. No other structures that encroaches a water line will be permitted.

DURING CONSTRUCTION

It is imperative that all sites be maintained in a clean and orderly manner. All construction materials must be kept within clear area lines. The storage of materials should be neat and orderly, in an inconspicuous area of the site. The use of adjoining properties for the storage of materials without the written permission of the adjacent owner and the ARC is prohibited. Large construction trailers will not be allowed on residential job sites. At no time shall a sign or permit be nailed to a tree. No additional sub-contractor signs shall be displayed on the construction site.

It is important that all areas shown on plans to be preserved in a natural state will be undisturbed during the construction period. The Contractor is responsible for erecting suitable barricades to protect these areas and will be financially responsible for re-landscaping any disturbance of these areas.

Site cleanliness shall be maintained in a neat manner at all times. A commercial dumpster shall be placed on each job site and shall be dumped as necessary. At the end of each workday, materials must be stored neatly and all trash placed in the dumpster. No trash will be strewn about the lot or piled

openly. Care should be taken when loading trucks hauling trash to prevent spillage while in transit. Contractors shall be held responsible for trash and debris falling from construction vehicles. Fires are not permitted on residential construction sites, under any circumstances.

Each construction site is required to have a job toilet for the use of workers. It should be located, inconspicuously, at least thirty-five (35) feet from the street and facing away from the street.

If construction of the house/structure is stopped or delayed for any reason, the exterior of the house and landscaping should be completed so as to appear to be finished and the interior work may be left in an incomplete manner; but the neighborhood must appear to be complete.

Silt fencing is required, on any construction, as necessary to prevent soil erosion into the lake, onto adjacent lots, or onto roads.

SALE DURING CONSTRUCTION

If a house is sold prior to the completion of construction and installation of landscaping, the conveyance must include an obligation by the new owner to comply with the plans and specifications approved by the ARC. The new owner will be responsible for completing the house construction and installation of landscaping as set forth by the ARC in its original approval. Any proposed deviation from the approved plans must be resubmitted to the ARC for review and no such changes are to be made until the ARC issues a supplementary letter of approval. Roads are to be kept clean and free of debris daily.

AFTER CONSTRUCTION

When the construction of a residence is completed and approved by Worth County for occupancy, the owner and contractor must satisfy the following requirements before requesting a final inspection by the ARC of FRP:

- The construction of the residence is totally complete
- The landscaping is installed in accordance with the approved plan
- All building debris has been removed from the site and surrounding area
- The construction sign and temporary power pole has been removed

Upon completion of the above items, the assigned ARC representative should be notified that the property is ready for final inspection. The ARC representative will inspect the subject property and, if all criteria have been met, he will issue a Final Inspection Approval Report. The submission of this document will initiate the return of the performance bond to the owner (or builder).