

PRELIMINARY

EXHIBIT A

Minimum Building Requirements for Currier Ridge Subdivision

The following list contains the minimum building requirements for the Currier Ridge subdivision and shall be agreed to as a condition of Lot purchase.

1. Minimum Square Footage

- 2,000 s.f. – Ranch
- 2,200 s.f. – Multi-level or Split-level (with 2,000 above grade level)
- 2,200 s.f. – One and one half story (with 1,200 on the first floor)
- 2,400 s.f. – Two-story (with 1,200 on the first floor)

Square footage is based on aboveground levels. Basements, walkout finished basements, porches, breezeways or garage areas do not count in calculating the square footage for this approval.

Two (2) sets of final plans including site plan must be submitted to Evergreen Land Company for Developer approval.

The entire house, (the garage, porches and/or anything with a roof on it) shall be within the building setback lines. Variances for any encroachments into the areas of side yard, rear yard or front setbacks will not be supported.

2. Exterior Materials

Stone, brick, stucco, Hardie® siding, vinyl and cultured stone are approved as exterior materials. No other materials are approved without specific written authorization. The entire house shall be sided with only these products.

a. **Stucco:** May be used:

- i. On all sides provided architectural features including quoin corners and keystones are used on all corners.
- ii. On the rear and sides of the house and may be used for up to 50% of the front façade.

The remaining 50% shall be stone, cultured stone, or brick.

Stucco may be accented with brick, stone, cultured stone or a combination thereof.

Three coats are required.

- b. **Hardie® Siding:** May be used on the rear and sides of the house and may be used for up to 50% of the front façade. The remaining 50% shall be stone, cultured stone, or brick. Stone, cultured stone, or brick shall also be placed across the front of the house to grade covering any exposed foundation. All styles of Hardie® siding are approved.
- c. **Brick:** May be used on all sides. Brick may be accented with stone, cultured stone or a combination thereof. The entire front of the house may be brick, with the sides and rear in stucco or Hardie® siding. Stone, cultured stone, or brick shall also be placed across the front of the house to grade covering any exposed foundation.

- d. **Stone/Cultured Stone:** May be used on all sides. Stone/cultured stone may be accented with stucco, brick or a combination thereof. The entire front of the house may be stone/cultured stone, with the sides and rear in stucco or Hardie® siding. Stone, cultured stone, or brick shall also be placed across the front of the house to grade covering any exposed foundation.
- e. **Vinyl:** May be used on the rear and sides of the house with the 4” vinyl trim around the windows and can be used for up to 50% of the front façade. The remaining 50% shall be stone, cultured stone, or brick.
- f. **The requirements of vinyl siding are as follows:**
 - 1. Thickness of material shall be .042” or greater.
 - 2. Manufacturer, style, and color shall be submitted in writing for Developers approval.
 - 3. Lap siding, vinyl shakes and board and batten siding are permitted.

Wood shingles may be used as accents to all approved exterior material types.

Approved trim materials for windows and doors on all exterior siding materials are: natural wood, Hardie® Trim, SmartSide®, Dryvit® and/or an approved equal when approved in writing by the Developer. Stone/cultured stone exteriors may also utilize brick and brick exteriors may use stone or cultured stone. Vinyl exteriors (only) may also utilize vinyl as trim.

All windows shall be wrapped with 1” x 4” trim. Vinyl trim around windows should be one shade different in color than base color of the vinyl. The Builder shall submit elevation drawings showing material usage on all sides of the house.

Where stone, cultured stone, brick, or Hardie® siding is used on the front of the house and the house has a porch, stone, cultured stone or brick shall be placed under the porch slab on all exposed sides of the porch.

On a lot that has a slope on the walls, the siding shall follow within 12 inches of the contour of the ground.

3. Soffit & Fascia

Vinyl .042 mil and aluminum is approved for the soffit and fascia.

4. Roofing Materials

- a. Shall be dimensional shingles with tar paper.
- b. Shall weigh at least 250 lbs. per square (shingle and tar paper).
- c. Shall have a minimum 30-year warranty.
- d. Manufacturer, style and color shall be submitted in writing for Developer’s approval.

5. Downspouts

Downspouts shall convey rainwater from the gutters of the house away from the foundation. Pop-up drains may be used in places where no outlet is available.

6. Mailboxes

All mailboxes shall be Cedar Craft Products, Inc. Duffy style mailbox with a black metal box on a Duffy style 6"x6" cedar post, shall be stained with a cedar stain, and have 4" black house numbers on both sides of the wood mailbox. Mailbox materials and installation shall meet the requirements of the United States Postal Service.

7. Sod/Seed

Builder or homeowner shall sod, seed (with approved seed mix) or hydro mulch all disturbed areas within 90 days of final grade or by June 1st if home is completed during the winter months. Straw is prohibited.

8. Landscaping

Landscaping is to be provided by Builder or the homeowner. Landscaping shall be installed within 90 days of receipt of the occupancy permit or by June 1st if the home is completed during the winter months.

9. Driveways

Common access driveway use and maintenance are governed by the "Declaration Of Common Access Drive Easement Together With Covenants And Restrictions For Its Use And Maintenance" for each common access driveway. Private driveways beyond the common access driveways may be paver stone, blacktop, concrete or gravel.

10. Fencing

Four (4) board wood fencing, 54" in height with wood posts is permitted. Color shall be black or Sherwin Williams "Lodge Brown" SW3007. The fence may include black wire mesh fencing on the interior side of the four (4) board fence sufficient to keep household pets within the fenced area. Fencing around in-ground swimming pools shall be wrought iron style (made of wrought iron or aluminum).

11. Windows

Windows shall be vinyl with Low-E Glass. All windows must be single-hung (or better) with screens.

12. Trash

Builder shall provide and maintain a trash container on site immediately after the backfill and rough grade. The trash container shall remain in place until the house construction is completed. Lots shall always be kept neat and clean.

13. Garage Doors

Garage doors shall be all wood or steel insulated doors.

14. Garage Lighting

A coach light shall be provided for each side of the garage door. (total of two lights)

15. Foundations

All basement walls shall be constructed of poured concrete.

16. Waterproofing

All basements shall be waterproofed.

17. Exterior Colors

All exterior siding colors shall be earth tones. Colors shall be specified with the manufacturer's name, color name, and color code along with an actual sample submitted to Developer for approval.

18. House Foundation Elevation Set

Grades will be set on a "per lot" basis.

19. Approvals

- a. If any of the items that were previously approved are changed, Builder shall resubmit the plans for reapproval. This includes the site plan.
- b. Additions of any type not submitted in the original plans will require approval.
- c. Once approved by the Developer, a letter from the Developer will be issued stating plans are in compliance with the Minimum Building Requirements. After receipt of this letter, a zoning certificate from the Township may be obtained and is required to obtain the building permit.

20. Clearing

When clearing a lot, all preserved trees shall be pruned in the upper parts of the tree as needed to balance any loss of root structure.

21. Sewer

All lots shall be served by on-lot sewage treatment systems as approved by the Union County Health Department.

22. Roof Pitch

The main roof pitch of all buildings on each lot shall match. Minimum pitch of 6/12 is required.

23. Accessory Buildings

Accessory buildings shall be of similar architectural style and materials as the dwelling. The building shall be not less than 400 sq. ft. nor more than 1,200 sq. ft. of ground floor area and shall be located between the rear side of the house and the rear building setback line. Saunas, hot tubs, and recreational facilities, defined herein to include playsets and trampolines, shall not be subject to the size requirements of accessory buildings. Provided however, any sauna or hot tub must include a landscape plan to appropriately screen the improvement. Such screening may be done by planting evergreen trees with sufficient opacity or a screening wall so as to screen the same from neighboring properties. **Plans must be approved by the Developer.**

24. Legal Fees

In the event the Developer seeks relief for violations of this agreement, the defendant is required to pay all the Developer's legal fees.

Accepted:

Date: _____

Buyer: _____
(Signature)

Date: _____

Buyer: _____
(Signature)

Date: _____

Builder: _____
(Signature)