

CHÂTEAU ÉLAN

DESIGN STANDARDS



**CHATEAU ELAN DESIGN STANDARDS
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I. PURPOSE OF ARCHITECTURAL DESIGN STANDARDS

The Architectural Design Standards have been created in order to encourage and maintain a framework for orderly, consistent growth which enhances and conserves the environmental and architectural characteristics of the development.

II. DEFINITIONS

A. New Construction – any structure or structures and associated improvements constructed on a previously undeveloped site.

B. Modification – an alteration to an existing structure and/or its associated site improvements. The removal of existing significant trees on a site as defined herein shall be a Developer consideration in the review of the new construction and in itself considered a modification subject to Developer review.

C. Design Review – the Developer is responsible for the review of the design, layout of the building and site improvements for all new construction and exterior modification to existing improvements.

D. Master Declaration – sets forth the role the Developer plays in the community. Its authority and responsibilities are on behalf of and for the benefit of the total community. A professional, Developer Representative, who is a non-owner, may serve with the Developer along with a representative of the golf club.

III. THOSE SUBJECT TO GUIDELINES AND PROCEDURES

A. Owner – The owner of a lot is responsible for obtaining the necessary review and approvals to comply with the terms of the Master Declaration and the Architectural Design Standards contained herein. The integrity of the overall architectural theme is an intricate part of the success of the community. It is the responsibility of the owner to acquaint his or here building team with these Architectural Design Standards and to insure compliance.

B. Builder – The builder is responsible for acquainting any potential clients with the Architectural Design Standards.

IV. ADMINISTRATION OF GUIDELINES

A. The Developer has the final authority for administration of these standards.

B. Developer Representative – The Developer may retain professional assistance to administer some of all of the design standards and review procedures. The Developer Representative is selected based on professional qualifications and an ability to understand the larger, as well as specific, development objectives and standards for the community.

C. Appeal Process – The decision of the Developer's Representative may be appealed. Any reversal of the Representative's decision will be made only after sufficient evidence is presented by the applicant demonstrating that the decision is not consistent with these standards.

V. REVISION TO STANDARDS

The Architectural Design Standards may be altered, from time to time, to assure the objectives desired for quality design and construction are achieved.

VI. DESIGN REVIEW STANDARDS

Upon purchasing an undeveloped or improved lot, a set of these standards and any amendments and attachments should be obtained by the new owner from the Developer or Developer Representative. **It is the owner's responsibility to become familiar with the provisions of these guidelines and standards and to obtain Developer review and approval.**

VII. REVIEW PROCESS

A. Designer/Architect/Builder Approval – Evaluation and approval are at the discretion of the Developer. Developer approval is required prior to submitting plans for review.

B. Initial Review – Submit site and architectural plans for initial review.

C. Plan Submission – Prior to making any alteration to a site, the owner or builder must submit to the Developer or Developer Representative two (2) complete sets of the following (one set will be returned to builder upon approval):

1. Preliminary Site Plan Showing
 - a. Proposed structure setbacks, all intended improvements, septic tank, field line and drain tile locations.
 - b. North Arrow

2. Elevations showing all four sides at 1/4" scale

3. Description of all exterior materials and colors

* 4. Landscape Plan

*(This item may be submitted for approval during construction.)

D. Plan Approval – The Developer or Developer Representative will review the plans and comment where necessary to insure the design conforms to the standards set forth for the community.

1. Decision of the Developer or Developer Representative will be rendered no later than fourteen days (14) after submission and may consist of:

- a. approval of plans without changes,
- b. tentative approval subject to required changes as indicated on plans or
- c. not approved, re submit

2. Plan Stamp – upon approval, all plans will be stamped and signed off. **This is required before any clearing or construction may begin.**

E. Architectural Plan Requirements – Plans must show the floor plan(s) and four elevations at a scale of 1/4" = 1' and must clearly present the residence as it is to be built on the subject lot. The Plan must include:

1. all elevations showing the approximate finished grade lines derived from the actual topography of the lot,

2. details – roof pitches, cornice detail, deck details accent banding and trim detail,
 - a. trim detail on rear of golf course lots required

F. Site Plan Requirements – Plan must be submitted at a scale of 1" = 20' and must indicate the footprint of the residence and all appurtenances on the site including:

1. Proposed finished floor elevations,
2. All required setback lines,
3. **Tree removal – any area of the site where the natural tree cover is proposed to be removed**
4. Drawing – the Site Plan may be drawn in neat freehand but must be to scale and show property and setback lines of the subject lot.

G. Exterior Finish Schedule – A schedule indicating roof material and all other materials proposed for each elevation must be submitted. This schedule may be submitted as notes on the Architectural Plans.

H. Exterior Color Schedule – A schedule indicating roofing colors, brick and mortar selection, stucco color and texture and any siding and/or trim colors or any other proposed exterior colors (shutters, entrance doors, etc.) must be submitted. This schedule may be submitted as notes on the Architectural Plans

I. Landscape Plans – Plan must be submitted at a scale of 1" = 20' and must include:

1. property line
2. any easements through site
3. the general location of existing hardwood trees over 8" in diameter
4. all flowering trees over 4" in diameter and 2' above the prevailing grade
5. building footprint including garage
6. driveways and walks
 - a. minimum turn around should be not less than 30' and 3' off building line
7. name, location, quantity and size of existing native plant material to remain, if any
8. name, location, quantity and size of proposed new plant material including trees, shrubs and ground cover
9. areas to remain in a natural condition (generally undisturbed except for minor understory clearance)
10. location and method of siltation control must be indicated
11. areas to be seeded (restricted), all disturbed areas not otherwise landscaped must be seeded
12. areas to be sodded – all front yards and both front and side yards on corner lots

13. Irrigation – all landscaped areas shall be provided with an underground irrigation system. Irrigation must be provided to the back of the curb of the adjacent street and to the shoreline of all portions of a lake, pond or other watercourse within the landscaped areas. All homesites must use potable water for irrigation. No hook-ups or use of lakes or ponds for irrigation will be permitted. Damages to adjacent properties or neighborhood amenities resulting from the improper installation or maintenance of irrigation systems are the responsibility of the builder/homeowner.

14. all site accessories such as, but not limited to, fencing, walls, trash container pads, play structures, etc.

J. Final Drawing Release – Developer will retain the final drawings for a maximum period of one (1) year. If work has not started within that period of time, the plan approval expires and plans must be resubmitted. Upon approval and a site inspection of house staking, construction may begin.

K. Staking Approval – Subsequent to site plan approval, before clearing or construction can commence on any lot, the builder must stake and ribbon the outline of the residence and its appurtenances in their proposed location, including driveways and establish the proposed elevation of the first floor. The builder shall arrange a site inspection with the Developer or Developer Representative to verify that the staking is in conformance with the approved site plan. If, after staking, the applicant wishes to alter the foundation location as presented in the approved site plan, alternates can be discussed at the staking meeting with the Developer or Developer Representative. **Any changes in the foundation location from the approved site plan shall be approved by the Developer Representative prior to clearing for the foundation.**

L. Changes To Previously Approved Plans – If applicant wishes to make changes to plans and elevations previously approved by the Developer, those changes must be submitted to the Developer Representative for review in accordance with the procedures and submission requirements specified in the Design Review section. The applicant is encouraged to submit changes at the earliest possible time to avoid project delays.

1. Unapproved Modifications – Any variations from previously approved building structure plans, material or color schedules, can result in the withholding of Final Approval, loss of approved builder status and cost to the builder for modifications required for compliance.

M. Final Inspection – After completion of all work and installation of the approved landscape plan, the Developer or Developer Representative shall conduct an on-site review to verify conformance with the approved plan and all Architectural Design Standards. Scheduling this final inspection will be the responsibility of the applicant.

VII. REVIEW PROCESS FOR MODIFICATIONS TO EXISTING IMPROVEMENTS

The procedure for the review of modifications shall be the same as for new construction presented in the Design Review Procedures. The submission requirements for the review of proposed modifications shall be consistent with those for new construction as well. However, only the sections of the new construction submission requirements necessary to explain the proposed modification will be required. The applicant should consult the Developer Representative regarding the applicable submission requirements prior to submission to expedite the review process.

IX. COUNTY APPROVALS

A number of items require review by and approval from the county or city. It is the responsibility of the owner to obtain all necessary permits. Approvals from the county do not preempt the authority and responsibility of the Developer for design and review, and vice versa.

X. DESIGN STANDARDS

The standards which follow address a broad range of exterior site and building conditions, each of which is of application are considered by the Developer. Familiarity with and adherence to these standards and the procedures presented in the Design Review Procedures section will be of assistance in obtaining timely approval of required submissions.

A. Siting A Residence – The natural assets of a site and the relationship of a site to its immediate surroundings should have a significant influence on the design and orientation of the residence to be placed on it. The following factors should be given specific consideration in each siting decision and will be used by the Developer Representative in reviewing site plans.

1. Views – Each residence should be designed to provide optimal enjoyment of views to open space, water and golf course features, special design features, clubhouse and landmarks, as well as the neighborhood streetscape.

The location, height and massing of a residence should be established with an awareness of preserving desirable views from adjacent lots and existing units. The preservation of views from adjacent lots can enhance the overall quality and value of the neighborhood.

Views of the residence from the streets, golf course and other landmarks must also be considered when determining the location, height and mass of the residence.

Steps must be taken so as not to detract from the natural views of those utilizing golf and other amenities, as well as the streetscape.

2. Topography – Residences should be designed to be sited with minimum disruption to the natural topography. Utilization of topography as a design feature provides interest and individuality

3. Vegetation – **The natural landscape is an important element of the quality of the community.** Its preservation adds to the character of the community as a whole. Established vegetation, particularly large evergreen, deciduous and flowering trees are an asset, which if preserved, add quality and value which cannot be replaced by typical landscape budgets for many years. **Significant existing vegetation (all large trees over 10' in height and hardwood trees over 8" caliper) should be precisely located to assure the siting decision takes full advantage of these assets.**

4. Relationship to Other Lots – (Adjacent Developed and Undeveloped Lots) – The siting of a residence should take into consideration the characteristics of adjacent developed and undeveloped lots. The placement and orientation of a residence should, to the maximum degree possible, buffer desired indoor and outdoor private areas from the active areas (ie. pools, parking areas, etc.) of adjacent developed lots. Avoid orienting windows and skylights which allow direct view into or from windows of adjacent residences.

Be aware of the lot configuration, setbacks and the likely siting alternatives of adjacent undeveloped

lots. In some cases, the options for siting on irregularly shaped lots are very limited. The failure to consider such conditions on adjacent lots when siting a residence can result in an undesirable relationship between the two residences. Such conditions can detract from the positive qualities of both residences.

5. On-Site Parking and Driveway Access – On-site parking should be as unobtrusive as possible. Side entry garages minimize the visual impact of the area devoted to covered parking. In addition, they provide an opportunity to enhance the scale of the residence. Driveways to and from the street should be located to provide best access and minimize problems. A landscaped buffer between outdoor parking areas and adjacent residences must be provided when appropriate. Motor Vehicles, golf carts and other recreational vehicles should be parked behind closed garage doors at all times with the exception of temporary guest parking.

6. Garages and Turnarounds – All residences shall have a minimum two car garage with a closing overhead door of a character consistent with the overall design. Front entry garages are prohibited and are only considered in rare situations. Auto turnarounds should be located in as compact an areas as possible. Garages and turnarounds should avoid consuming large portions of a lot.

B. Designing a Residence – The following factors should be given attention during the design process.

1. Scale and Massing – The appropriate scale of a residence should be influenced by the relationship of the grade of the lot to the elevation of the road servicing it. Lots higher than the adjacent road are considered more desirable for one story residences. Lots generally at the same elevation as the adjacent road are most appropriate for two story residences. This approach has the effect of allowing some modulation in the roofline of a streetscape without the drastic variation which could result from a less systematic method.

2. Roofline – Avoid repetition of similar rooflines on continuous lots. Varying roof pitches adds interest to the neighborhood.

3. Relate Unit Features to Site Assets – Orienting a major window toward a significant flowering tree to be saved or a prime view from the lot will enhance the quality of a residence.

4. Emphasize Building Details – Front elevation and especially front entry detail adds curb appeal and impact.

5. Materials – The compatibility of materials, their colors and textures are important to a residence's character and design quality. The Developer considers the approval of materials, colors and textures selected for a residence as important design features.

6. Site Walls and Exposed Foundations – All exposed concrete block or poured concrete foundations and site retaining walls must be covered with stone, brick, siding or stucco to complement the other primary materials proposed for a residence.

7. Roofing Materials – Primary residential roofing materials shall be cedar shakes or architectural shingles, in colors and textures which complement the balance of the colors and materials selected for a residence. Generally, very light colored roofs are discouraged.

8. Exterior Colors – Color has a major influence on the character and appeal of a residence. The color of a unit also contributes to the general overall appearance of the neighborhood. Because of this importance, it is necessary to consider color selections in a broader perspective than just personal preference. Color selections should be made seeking a balance of personal

preference. Color selections should be made seeking a balance of personal expression and continuity and compatibility with the larger neighborhood and natural landscape.

9. Primary Exterior Colors – Siding and stucco colors should be confined to lighter earth tones which are comparable with and subordinate to colors of the natural landscape. Harsh or bold colors which make a residence stand out among a group of residences are inappropriate. The alternatives available within this general criteria provide a substantial range of colors from which to choose. Stucco must be painted or integrally colored.

10. Trim Colors – Trim colors should complement the primary color of the unit whether that be a paint color on siding or a finish material such as stone or brick. Trim colors should not be bold. Rather, they should be a distinctive yet subtle complement to the unit's primary color.

11. Gutters and Downspouts – All roof drain devices must be finished (paint, baked enamel, etc.) in approved colors.

12. Sheet Metal – All sheet metal including roof caps, flashings, vents and chimney caps must be painted to blend with the roof color. Copper is exempted.

13. Metal Windows, Doors, Louvers and Screens – These items must be anodized bronze or factory finish colors compatible with the primary and trim colors. These colors must be approved by the Developer.

14. Stained Glass Colors – Stained glass colors are important to the exterior as well as the interior design appeal and should be complementary to both.

15. Mechanical Details – Electrical meters should be out of view. Roof stacks and plumbing vents must be placed on the rear of sloped roofs.

16. Fireplace Chimneys – Chimneys must extend from the ground up and must be faced with brick, stone or stucco.

17. Decks – Decks are an extension of the house, have significant impact on its appearance and may also affect the privacy of adjacent properties. Deck configuration should relate to the plan of the unit and the location of window and door openings. Privacy of adjacent units should be a consideration when planning a deck. Vertical supports and columns for all deck structures will be in keeping with the house design and sized appearance as well as structural integrity. All wood decks and rails must be stained in natural tones or painted to complement the balance of the exterior color scheme. The use of steel supported concrete decks are encouraged as are wrought iron rails.

C. Landscape Design – The landscape design of a lot is integral to the total design of a residence. From the initial planning forward, consideration should be given to the appropriate treatment of the landscape. The landscape plan design concept should accomplish many things including the addition of color and texture to the overall residential design. The plan should also enhance the structure and appropriately address lot characteristics, as well as adjacent properties.

1. Screen Equipment – Equipment such as HVAC units and utility meters should be screened sufficiently to inhibit their view from roadways, adjacent lots, lakes and golf courses.

2. Site Topography, Erosion and Vegetation – The slope of the lot, existing and installed vegetation must be considered for existing and installed vegetation must be considered for the prevention of erosion.

3. Preserving Desirable Views and Obtaining Privacy – The landscape plan should take into consideration views and privacy.
4. Site Accessories – Play equipment, fences, pools, etc. should be taken into consideration in the initial landscape plan.
5. Color and Texture of Plant Material – The selection of plant material can add substantially to the visual impact and economic value of a property. Selection of plants to provide color in each season of the year is encouraged. The color and texture of leaves and bark are also important elements. Planting perennial, annual flowers, shrubs and trees is encouraged.
6. Sod – All front yard areas not covered with pavement, approved landscape beds or designated natural areas shall be sodded with Zoysia, Bermuda or Fescue sod. Note: Corner lots require sod on front side street yards.
7. Mulch – Pine or cypress mulch may be used in approved beds and around shrubs and trees as a uniform technique to retard weed growth and promote water retention. Three inch deep mulch may be used as ground cover in areas where natural tree cover is to be retained or reforestation of a sufficiently large area is proposed.
8. Site of Plant Material – The size of plant material at the time of installation as well as when it is mature should be taken into consideration. Insufficient commitment to landscaping at the outset can cheapen the appearance of a residence while an adequate commitment will enhance its appearance and value. It is suggested that where no existing trees are retained in the front and rear yard, a minimum of four specimen hardwood trees be included in the Landscape Plan for that area.

D. Building Setbacks – Although each lot shall be reviewed independently, the Developer serves the right to establish setback requirements for specific lots. These requirements are to insure that the community will be pleasing in appearance from views not only from the street but also from the lakes, golf course, adjacent houses and other amenity structures.

The suggested minimum community setbacks are as follows:

1. Interior
 - a. 85' Front Yard
 - b. 15' Side Yard
 - c. 40' Rear Yard
2. Corner
 - a. 85' Front Yard
 - b. 15' Side Yard
 - c. 40' Rear Yard
3. Golf Course
 - a. 85' Front Yard
 - b. 15' Side Yards
 - c. 50' from any improvements (pool, decking, driveways, etc.) Rear Yards
4. Lake Lots
 - a. 85' Front Yard
 - b. 15' Side Yards
 - c. 50' from any improvements (pool, decking, driveways, etc.) Rear Yards

E. Site Accessories – The following standards provide direction as to the appropriate placement and design of typical site accessories.

1. Mailboxes – must conform to established design standard for the neighborhood. (See Page 15)
2. Fences and Walls – Walls and fencing should be considered as an extension of the architecture of the residence.
 - a. All walls and fences must be approved individually by the Developer Representative prior to their installation.
 - b. Metal or chain link fencing will not be allowed.
 - c. All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views.
 - d. Pre-fab wood fencing or chain link will not be permitted within the community and all fences are discouraged on the lake and golf course lots.
3. Satellite Dishes – Small (18") satellite dishes are allowed subject to review and approval of location on residence.
4. Air Conditioning Units – Air conditioners which extend from windows are prohibited. Compressors for central air conditioning units should be screened by architectural treatment and/or landscaping and sited in a location which will not cause a nuisance to neighbors or those using of active areas on-site or off-site.
5. Utility Meters – Meters should be located in the rear or side yard but not visible from the street, lakes or golf course. Meters shall be accessible at all times to meter readers and may not be located in fenced areas which are not accessible by utility companies.
6. Swimming Pools – Swimming pools are typically a major site feature. Their appropriateness on a lot can depend on the lot size, its configuration, the location of the residence on the lot and the proximity to adjacent residences and features such as lakes and golf course.
 - a. Above Ground Pools are prohibited.
 - b. Pools should be located in rear yards, although consideration may be given to alternative locations if the configuration of the property or its topography are unusual.
 - c. Pools and their aprons should be kept as far away from property lines as possible.
 - d. Fencing of pool areas may be accomplished by utilization of post structure in keeping with the home design and in conjunction with finished wood, pre-finished aluminum or wrought iron systems.
 - e. Pools, where allowed, should be sited giving consideration to security, the potential impact of noise from pool activities on adjacent properties and the visual impact of the pool, its equipment and apron from properties.
 - f. Pool areas and equipment should be screened with landscaping to minimize the impact on adjacent properties and view from the golf course or lakes.
7. Signs – No sign of any kind shall be erected by an Owner or occupant except signs as may be required by legal proceedings. This prohibition shall not apply to entry, directional, or other signs installed by the Developer.
8. Play Equipment – Swing sets and similar outdoor play structures are often added after a unit has been completed and sold. In a custom house, the desire for such a site accessory should be considered if not provided for in the initial plan. Swing sets and other similar outdoor play structures should be located where they will have a minimum impact on adjacent properties and where they will be screened from public view.

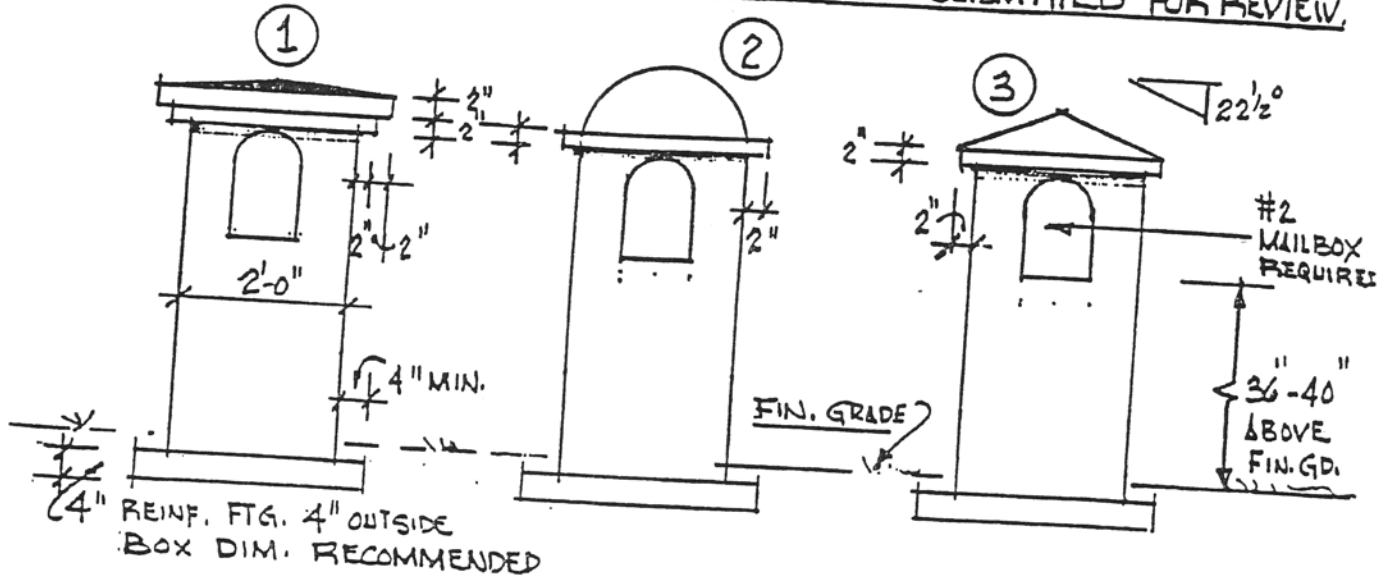
9. Metal Play Equipment – All surfaces should be painted to blend with the surrounding environment. Wearing surfaces are excluded (slide poles, climbing rings, swing sets, etc.)
10. Basketball Goals – These items must be mounted on black poles and have standard white backboards. Basketball goals shall be allowed in the side or rear yard only.
11. Outdoor Animal Houses and Pens – These items must be approved by the Developer Representative with respect to location, size and design. Animal houses and pens are discouraged, When allowed they must be screened from adjacent lots, the lakes and the golf course.
12. Outdoor Clotheslines – These items are prohibited.
13. Decorative Site Embellishments – These items are not encouraged and must be approved by the Developer. Generally, such features should not be visible from the street or adjoining lot.
14. Garbage Containers and Wood Piles – These items must be screened and not visible from any street.
15. Detached Storage Buildings – Any detached building, other than a garage is prohibited.
16. Tennis Courts – These may be allowed at the discretion of the Developer based on the lot configuration and proposed layout. Fencing of approved tennis courts must be approved by the Developer Representative. A landscaped buffer must be provided to minimize the impact on adjacent lots.
17. Exterior Hot Tubs – These items must be screened from adjacent properties and sufficiently set back from the property line to avoid disturbance to neighbors when in use.
18. Site Lighting – Only low level pathway lighting is allowed to be visible from adjacent properties.
19. All Exterior Lighting – All exterior lighting must be approved by the Developer and must be designed so as not to infringe on adjacent neighbors. All accent lighting should utilize low voltage direct task type fixtures and they should be as close to grade as possible.

F. Minimum Square Footage – The minimum square footage of a residence is calculated on the heated footage and does not include garages, unfinished basements, porches or terraces. The suggested minimum square footage is as follows:

- | | |
|---------------------------------------|--|
| 1. Executive Estates at Château Élan: | one story – 2,500 square feet
two story – 3,000 square feet |
| 2. Legends at Château Élan: | one story – 2,500 square feet
two story – 3,500 square feet |
| 3. Manor Homes at Château Élan: | 2,000 square feet |

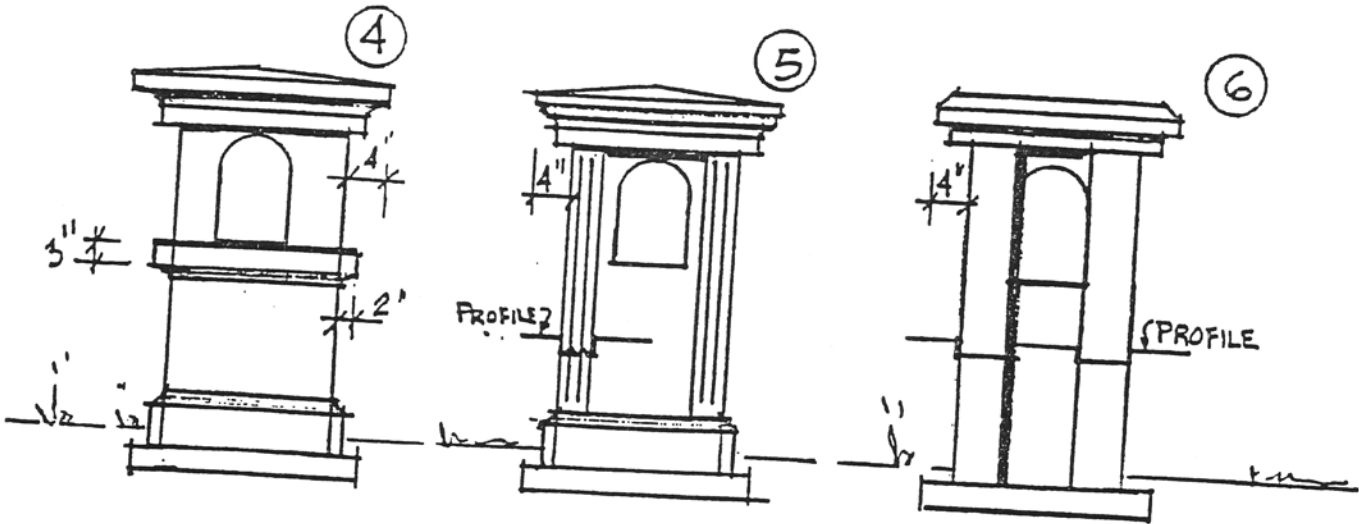
CHATEAU ELAN SERIES

OPTIONAL DESIGNS MAY BE SUBMITTED FOR REVIEW.



STANDARD MAILBOX DESIGNS

MAY BE DONE IN STUCCO, BRICK OR STONE TO MATCH HOUSE. DIM. SHOWN ARE NOMINAL & BASED OFF 2'x2' PIER





The attached Château Élan Design Guidelines are an extremely significant component to the success of our community. We cannot stress how important it is for each property owner to thoroughly read and acquaint themselves with the Château Élan Design Standards and Review Process. It is the **property owners and builders** responsibility to obtain the necessary Review and approvals.

You will note several procedures are highlighted in bold type. These procedures deal primarily with approval of preliminary plans, approval of site plan before any clearing of vegetation and emphasize the importance of any tree removal being approved.

We are fortunate that Château Élan has an abundance of mature trees - several that have taken a lifetime to grow. Therefore, we hope you can understand and appreciate our desire to save any and all trees possible when constructing a residence. If you desire a homesite with no trees we will do our best to find you one.