

## ARCHITECTURAL GUIDELINES

### BUILDINGS

1. All plans for buildings just be submitted to the Architectural Committee for approval before beginning of construction. Beginning of construction is defined as preparation of pad and/or lot for slab, posts, or any other constructive material.
2. Building must be constructed of the same material as the primary dwelling. If the primary dwelling is constructed primarily of brick, the additional building must be constructed of the SAME brick (not a similar brick), must maintain the minimum pitch of 9 / 12 for the roof. The roof should be at least the same pitch of the primary residence if the pitch of the primary residence exceeds 9 / 12. The brick must cover all of the exterior of the building or detached garage, except for exposed gable ends, and soffit and fascia areas of the building.
3. Location and placement of the building on the lot must be approved by the Architectural Committee and the City of Choctaw before any type of dirt work or construction begins. City of Choctaw requires buildings be built specifically to code, placed on lot specifically according to code and a permit issued before any construction begins. These restrictions by the City of Choctaw should only be considered the minimum necessary to be approved by the Architectural Committee.
4. No buildings can be moved on to a lot in Hickory Forest from any other location within or outside of this addition. Building must be constructed on the sight.
5. Any proposed building or detached garage 16' x 16' x 14' are not required to be constructed of the same material (brick) as the primary dwelling. However, it is requested and recommended that any building of any size that is considered an outbuilding or detached garage or structure be constructed of the same material as the primary dwelling, with the same pitch roof (minimum of 9 / 12) as the primary dwelling. This will keep the addition in good taste.
6. The maximum size for any detached garage to be used for the purpose of housing any type of Recreational Vehicle, is 35' long x 24' wide. Construction of said garage must be of the same building materials as the primary residence with a minimum pitch roof of 9 / 12.
7. The Architectural Committee has FINAL authority to approve or disapprove any building plans and materials for the building.
8. Any buildings that are currently constructed that do not totally comply with the guidelines that are set forth above, do not allow for a precedent for the construction of other buildings. All existing buildings were either approved by the original DECLARANT of the addition, Mr. Jeff Moore, or previously approved before the adoption of any specific guidelines for construction.

THESE GUIDELINES SUPERCEDE ANY AND ALL OTHER GUIDELINES PREVIOUSLY WRITTEN OR SPOKEN. THEY ALSO SUPERCEDE ANY PRECEDENTS SET BY THE CONSTRUCTION OR EXISTENCE OF ANY EXISTING BUILDING IN THE ADDITION.

ANY VIOLATION OF THE ATTACHED ARCHITECTURAL GUIDELINES AND/OR PROTECTIVE COVENANTS OF THE HICKORY FOREST HOMEOWNERS ASSOCIATION WILL BE CONSIDERED A "BREACH OF CONTRACT" AND WILL BE SUBJECT TO LEGAL ACTION.