

Summary of Design Requirements for Camden Ridge, 11th Addition:

Excerpted from Covenants, Conditions and Restrictions, Camden Ridge, 11th Addition. Recorded December 18, 2007, in Lee County Probate Office, Book 1283, Pages 994-999.

Overall Design: The exterior elevations shall be of traditional architecture and not of modern, ranch or farmhouse styles.

Exterior Materials: The following exterior materials, among others, are acceptable:

- (a) Brick in natural earth tones (Encouraged).
- (b) Horizontal wood lap siding, stained or painted.
- (c) Stucco and EIFS in limited quantities, in natural earth tones paint.
- (d) "Hardiplank", cementitious siding or equivalent siding, with wood grain profile, only if specifically approved by the Committee.
- (e) Smooth-face masonite and/or vinyl installed above the eave line, only if approved by the Committee. All use of masonite and vinyl or equivalent, other than at gables, soffits and cornice work, is not permitted, unless exception is made by the Committee.

The Architectural Control Committee rejects the practice of placing materials on the sides and back of a residence that are essentially different from the front elevation.

Roof: Roof slope shall not be less than 6 in 12; Dimensional/Architectural roof shingles are required.

A/C Utilities, etc. No window or other air conditioner units shall be installed on the front of any structure. Underground electrical distribution is the intent of this development and no overhead electrical wiring shall be permitted, unless approved by the Committee. All outside radio antennas, television antennas and satellite receivers shall be installed in such a way as not to be seen from the main road and shall be placed on the back side of the roof or the back side of the chimney, where possible.

Driveways: Curved driveways entry walks are encouraged where possible. Driveway and walk surfaces must be of concrete, brick or stone. Asphalt driveways are not permitted.

Foundation: The main-level finish floor elevation for any houses built in the above sections of Camden Ridge, shall be no lower than 18" from the final finish grade around perimeter of the house. Slabs on grade having a turn-down face of less than 18" will not be permitted. Crawl spaces or raised slab foundations are recommended for all homes. This provision does not apply to basement or garage slabs.

Setbacks: The Architectural Control Committee may impose minimum and maximum setbacks on all lots, in addition to City of Auburn-required setbacks.

Fencing: Perimeter fencing shall not be located on any easement or right-of-way. Likewise, fencing shall not enclose any such easement. Fence drawings, layout, material samples and/or descriptions must be passed through the Architectural Control Committee, for approval. Vinyl-coated chain-link fencing is permitted. However, landscaping should be placed around the fence perimeter to limit the visibility of such vinyl-coated fencing.

Sidewalks: Home Owners and/or Builders are responsible for constructing sidewalks in front of lot(s), in accordance with City of Auburn Standard Details. In the case of corner lots, the Developer will be responsible for installation of sidewalks along one of the two street fronts.

Mailbox: One decorative mailbox will be provided for each lot purchased in the Subdivision.

Erosion Control: Owners and/or builders must maintain proper erosion control during construction, including installation of a crushed-stone, temporary driveway, and maintenance of said erosion control measures, for each lot. Erosion control measures must meet the requirements of the City of Auburn and ADEM regulations. Cleanup of erosion allowed to enter streets or sewers will be performed by the Owners/builders, at their expense. Developer reserves the right to correct erosion and the results of such erosion, at the Owner's/builder's expense.

Site Maintenance: During construction, builder must keep homes and garages clean and yards cut. Trash and construction debris will not be permitted to accumulate anywhere on the site.

Accessory Structures: Storage buildings may be permitted upon review by the Committee, though they must be screened from view, from the street or from the front or sides of neighboring homes.

Minimum Size: Every dwelling building on any lot shall each have and contain at least 1,650 square feet total of living space, at least 1,250 square feet of which shall be on the ground floor of two-story dwellings. The term "living space" shall mean the enclosed and covered area within the dwelling that is heated or cooled by central heating and air conditioning equipment, and is exclusive of garages, carports, porches, terraces, balconies, decks, patios, courtyards, greenhouses, atriums, bulk storage areas, attics and basements.

Garages/Carports: Each and every lot shall be developed with at least a two-car, closed garage or a two-car carport (carport permitted only if located behind the main structure and hidden from street view), unless otherwise approved by the Committee.

Acceptance below in no way relieves the Purchaser from fulfilling all provisions of the recorded Covenants, Conditions and Restrictions, for Camden Ridge Subdivision. The above is but a summary of design guidelines for Camden Ridge and may not be inclusive of all provisions necessary for compliance with the Covenants.

Camden Ridge Lot Purchaser Acceptance: _____

Date: _____