

SPRING LAKES AT THE WOODLANDS
ARCHITECTURAL AND LANDSCAPE GUIDELINES

SECTION I - AN OVERVIEW

A.	Design Guidelines - Purpose	page 4
B.	Empowerment	page 4
C.	Administration	page 4
D.	Items Requiring Approval	page 4
E.	Submission Deadlines for Plans	page 5
F.	Plan Review for Preliminary Approval	page 5
G.	Plan Review for Final Approval	page 5
	1. Plan Submittals	page 5
	2. Submittal Forms	page 5
	3. Meeting Attendance	page 6
	4. Final Site Plans and House Plans	page 6
	5. Plan Modifications	page 6
	6. Builder Approval	page 6
	7. Pre-construction Requirements	page 6
	8. Landscape Plan Review	page 7
	9. Final Inspection	page 7
	10. Certificate of Compliance	page 7

SECTION II - PLAN REQUIREMENTS

A.	Site Plan	page 8
B.	House Plans	page 8
C.	Landscape Plan	page 9

SECTION III - DESIGN GUIDELINES

A.	Site Improvements	page 10
	1. House	page 10
	2. Driveways	page 10
	3. Walks	page 10
	4. Retaining Walls	page 10
	5. Trash Receptacles/Outdoor HVAC Screening	page 11
	6. Exterior Lighting	page 11
	7. Fences	page 11
	8. Backflow Prevention on Irrigation Systems	page 12
B.	Houses	page 12
	1. Foundations	page 12
	2. Roof	page 12
	3. Siding	page 12
4.	Windows/Doors/Trim/Shutters	page 13
	5. Garages	page 13

6.	Front Porch	page 13
7.	Gas Fire Places	page 13
8.	Decks	page 14
C.	Landscaping	
1.	Minimum Requirements	page 14
2.	Grass Border at Street	page 14
3.	Substituting of Flowering Trees for Shade Trees	page 14
4.	Additional Landscaping	page 14
5.	Seeding/Sodding of Street Shoulders	page 14

SECTION IV - OTHER REQUIREMENTS page 15

A.	Fuel Tanks, etc.	page 15
B.	Outbuildings	page 15
C.	Doghouses, Playhouses, etc.	page 15
D.	Trash/HVAC	page 15
E.	Antenna/Satellite Dishes	page 15
F.	Animals/pets	page 15
G.	Mailboxes	page 15
H.	Number of structures allowed	page 15
I.	Recreational vehicles, Boats, etc.	page 15
J.	Laundry	page 15
K.	Toys, etc.	page 16
L.	Play equipment/swing sets, etc.	page 16

SECTION V - CONSTRUCTION REQUIREMENTS

A.	Construction Period	page 16
B.	Outdoor Fire Burning Policy	page 16
C.	On-site Water Policy	page 16
D.	Trash and construction Debris	page 16
E.	Construction Noise	page 16
F.	Portable Toilet Facilities	page 16
G.	Materials Storage	page 17
H.	Gravel surface onto construction site	page 17
I.	Equipment loading/unloading	page 17
J.	Shoulder damage	page 17
K.	Locating underground utilities	page 17
L.	Silt fences	page 17

SECTION VI - CHANGES TO GUIDELINES page 17

SECTION I - AN OVERVIEW

A. DESIGN GUIDELINES - PURPOSE

Spring Lakes at the Woodlands is planned as a distinctive and unique community. In order to establish and maintain a consistent character for the community, and to insure that homes are well designed, constructed, and landscaped, Design Guidelines (hereafter referred to as the "Guidelines") have been developed. The intent of the Guidelines is to accommodate individual taste to the extent possible, while ensuring that overall property values within the community are protected.

B. EMPOWERMENT

The requirements as discussed herein are effective as of _____, and are adopted by Woodlands Associates, L.L.C. as its general policy pursuant to authority set forth in Article III, Covenants, Restrictions and Affirmative Obligation of the Protective Covenants and Restrictions of Spring Lakes at the Woodlands dated _____.

C. ADMINISTRATION

To administer the Guidelines, Spring Lakes at the Woodlands has appointed the Spring Lakes at the Woodlands Architectural Review Board. The ARB meets weekly on Monday mornings at the Spring Lakes at the Woodlands Sales Office to review and provide comment on submitted plans.

D. ITEMS REQUIRING APPROVAL

Prior to beginning construction or installation, ARB approval is required for any improvements placed or constructed on a lot, including but not limited to the following:

- * Construction of a new home
- * Modifications or additions to an existing home
- * Construction of secondary structures
- * Landscaping and landscaping changes
- * Fences
- * Pools
- * Basketball goals, swing sets or play equipment
- * Driveway and parking areas
- * Terraces
- * Garden Walls
- * Exterior colors
- * Awnings
- * Exterior lighting
- * Retaining Walls

Alterations in the exterior appearance of any building, fence or other structure, including exterior color or finish, require ARB approval.

Pine trees measuring less than six (6) inches or other trees measuring less than three (3) inches in diameter, at a point two (2) feet above ground level may be removed from lots by the Owner without ARB approval. Should such removal occur, the Owner shall be responsible for cleaning and seeding the lot as necessary.

E. SUBMISSION DEADLINES FOR PLANS

Plans must be submitted to the ARB Administrator at the Spring Lakes at the Woodlands Sales Office no later than 12:00 Noon on Monday allowing ten (10) working days to complete review.

F. PLAN REVIEW FOR PRELIMINARY APPROVAL

The ARB will review sketches of preliminary drawings of house plans, site plans, landscape plans or other items to provide the Owner conceptual approval or suggested changes prior to the preparation of construction ready final plans. Preliminary approval does NOT imply approval to start lot clearing, site work, and landscaping or house construction. FINAL PLAN APPROVAL, payment of appropriate fees, and stakeout review are required prior to beginning lot clearing or construction activities. Preliminary review is NOT A REQUIRED part of the ARB review process, but an available step to provide the Owner input prior to the expenditure of funds for design work.

G. PLAN REVIEW FOR FINAL APPROVAL

1. Plan Submittals:

At least one (1) set of plans and all related data must be submitted to the ARB and will be retained by the ARB as part of its records. Should the owner desire plans be returned with comments, a minimum of two (2) sets must be submitted. While the ARB has up to thirty (30) days to respond to submittals, it is the policy of the ARB to respond as QUICKLY AS POSSIBLE. The Owner and/or Owner's representative will be notified of the ARB's action in one of the following ways:

- * Approved as submitted
- * Approved subject to stated conditions; or
- * Disapproved with comments

2. Submittal Forms:

A Spring Lakes at the Woodlands ARB Submittal Form (Attachment 1) must accompany EACH plan submitted to the ARB. A single Submittal Form may accompany plan submissions for several types of plans with each item so noted on the Submittal Form. For instance, one Submittal Form may be used for final house plans,

site plan and landscape plan for a new home. However, if house plans and a landscape plan for a new home are submitted at separate times, then a Submittal Form must accompany each submittal.

3. Meeting Attendance:

Owners and/or the Owner's representatives MUST attend the ARB meeting to discuss the submission of plans. It should be noted that involvement of a design professional or contractor does not relieve the Owner of the responsibility to meet ARB requirements.

4. Final Site Plans and House Plans:

The ARB will review plans submitted in accordance with the established Guidelines on a weekly basis until all issues are resolved to the satisfaction of the ARB, and final plans approved. A site plan must accompany house plans before final approval is granted for either. A landscape plan may be submitted at this stage, or deferred until later. Review and approval of plans by the ARB DOES NOT constitute approval of requirements of Augusta County, or of the structural and engineering sufficiency of the plans, and the ARB, its members, or Spring Lakes at the Woodlands assume no liability or responsibility therefore.

5. Plan Modifications:

Any modifications or additions to approved plans including material or color changes must be submitted to the ARB for approval prior to implementation.

6. Builder Approval:

Because they are familiar with the ARB process and requirements, Owners are encouraged to use SPRING LAKES AT THE WOODLANDS SELECT BUILDERS for construction of their homes. Builders other than Select Builders will require approval by the ARB, and if approved will be required to deposit with Spring Lakes at the Woodlands a cashier's check in an amount to be determined by the ARB before construction can begin. Non-select builders will be required to sign a Damage and Completion Deposit Agreement and pay a minimum of \$5,000.00. Monies will be refunded upon satisfactory completion of all phases of the project. Owners may obtain a list of Spring Lakes at the Woodlands Select Builders from the Spring Lakes at the Woodlands Sales Office. All builders building in Spring Lakes at the Woodlands must have a Virginia Class "A" (unlimited) Contractor's License.

7. Pre-construction Requirements:

Prior to the start of construction, site plan and house plan approval must be obtained in writing. Additionally, the Owner or their agent must meet on their lot with a

representative from the ARB to review the stake out of the approved site plan. Each corner of the house should be clearly marked by a stake and the driveway defined with flagging tape. Any other areas to be cleared should also be clearly marked with flagging tape. At this meeting, a Construction Agreement Form (Attachment 2) must be filled out and signed by the Owner, or their agent. Completion of this form is required before clearing and construction is allowed to begin.

8. Landscape Plan Review:

A landscape plan must be submitted, approved in writing by the ARB, and installed prior to issuance of a Certificate of Compliance. In the event inclement weather postpones installation of landscaping until after occupancy an appropriate amount to be determined by the ARB will be held in escrow until the landscaping work is completed. Spring Lakes at the Woodlands Select Builders will not be held to an escrow agreement.

9. Final Inspection:

Following the completion of all site work, house construction, landscaping, other construction or installation activities and site clean up; the ARB will perform a final inspection. In this inspection the ARB will confirm:

- * The siting of the house, driveway, walkways, retaining walls, and other items as well as materials used conform with the approved site plan and any approved modifications.
- * The exterior of the house, including materials and colors, and architectural details conform with the approved house plans and any approved modifications.
- * The landscaping conforms with the approved landscaping plan and any approved modifications.

Should all work conform with the approved plans, and provided conditions contained in the Construction Agreement are met the ARB shall issue a Certificate of Compliance. Should construction not conform with approved plans or if conditions contained in the construction agreement are not met, the ARB will inform the Owner or their agent of items needing attention.

10. Certificate of Compliance:

Upon satisfactory completion of the final inspection and receipt of all appropriate fees the ARB will issue a Certificate of Compliance. The ARB requires at least a 48 hour notice before the Certificate of Compliance can be issued in order to complete the final inspection. If a bond or letter-of-credit was required, it will be released at the time the Certificate of Compliance is issued.

SECTION II - PLAN REQUIREMENTS

A. SITE PLAN

A site plan must be submitted at a scale of 1" = 10', and must include the following information:

- * Section and lot number
- * Builder's Name
- * Name of person or company who prepared the plan
- * Date plan prepared
- * Utility and drainage easements
- * Building setback lines
- * All proposed structures including decks, porches, stoops, terraces, HVAC equipment, outbuildings and play equipment
- * Driveway, walks, parking and/or service courts, fences, swimming pool and pool equipment, site lighting, retaining walls, and any other elements visible from outside the home.
- * Topographic contour lines at two (2) foot intervals indicating areas of significant grade changes and natural drainage areas.

(When judged to be needed by the Spring Lakes at the Woodlands ARB, the owner/builder will be required to show adjacent lots and home sitings as part of their site plan application.)

B. HOUSE PLANS

An architectural seal is highly encouraged for all house plans, but is not required. Specific information to be submitted with house plans includes the following:

- * Section and lot number
- * Owner's name
- * Name of person or company who prepared the plan
- * Date plan prepared
- * House elevations at a scale of 1/4" = 1' with notes indicating all exterior finishes and materials, accurate grade lines, and any attached elements such as decks and retaining walls
- * Floor plans at a minimum scale of 1/8" = 1' scale. While the ARB does not approve floor plans, they are often utilized in suggesting revisions to the exterior elevations
- * Architectural details for exterior doors, windows, porches, and entrance features are encouraged and may be required by the ARB prior to final plan approval. If required, they must be at a minimum scale of 3/4" = 1'
- * Material and color samples may be required by the ARB prior to final plan approval, but, in any case, are required prior to installation.
- * Elevations for any secondary structures such as garages, storage buildings, etc., at the same scale and providing the same information as the house plans

C. LANDSCAPE PLAN

A landscape plan must be submitted at a scale of 1" = 10' either as additional information on a copy of the approved site plan or as a transparent overlay of the approved site plan, i.e., on tracing paper. The landscape plan include the following:

- * Section and lot number
- * Owner's name
- * Name of person or company who prepared the plan
- * Date plan prepared
- * Existing areas of vegetation including existing trees in cleared areas
- * Areas to be grassed, mulched or left natural
- * The number, plan name, size and location of plants to be installed
- * The species of the plant material to be installed must be listed as well as the size of the plant material. For trees, the caliper of the trunk as well as the height of the tree must be listed.
- * The lot boundary lines and house footprint, along with driveway, walks, patios, decks, retaining walls, fences and other landscape items
- * Topographic contour lines at two (2) foot intervals indicating areas of significant grade changes and natural drainage areas
- * Utility and drainage easements

SECTION III - DESIGN GUIDELINES

The following general design guidelines are offered to property owners and their designers as a planning guide. The guidelines should be followed, and exceptions will be granted only where strict adherence would result in extreme hardship. As Spring Lakes at the Woodlands grows, the relationship of each residence to its neighbor will become increasingly important and will be a prime consideration in the design process.

At Spring Lakes at the Woodlands, to create a living environment that enhances the rich, historical character of the property and preserves a sense of identity and community, the design process for individual houses shall integrate building forms which are carefully planned additions to the natural setting. Careful siting, selection of colors and materials and design considerations that extend beyond the building walls to include the entire home site shall create the most pleasing community possible.

Generally, the relationship of the house to the street shall be considered less important than other constraints such as views, topography, trees, and breezes. It is not as important that the house be parallel to the street as it is for the house to be fitted naturally into the site, taking advantage of views and unique vegetation while minimizing the impact on green space or the adjoining property. Preserving the existing terrain, using natural vegetation and minimizing disturbance of the natural setting should be focal points for landscaping.

Landscaping in a manner that strongly "connects" the house to its natural setting, siting houses so they are staggered in relation to one another and careful selection of colors are some of the most important considerations used to achieve a pleasant "streetscape".

The most effective streetscape, therefore, is one in which the houses are sited and landscaped in a way that they blend together and yet still display the uniqueness of the individual house designs.

A. SITE IMPROVEMENTS

1. House:

- * When siting houses, care should be taken to preserve existing natural vegetation and topography. The existing terrain shall be left undisturbed wherever possible.
- * All setbacks required by Augusta County must be observed

2. Driveways:

- * Driveways are limited to a single entrance from the road
- * Driveways should be considered from the standpoint of safety access upon the main road and ease of grade, minimizing the amount of required clearing
- * Curved driveways are encouraged
- * Driveways must be paved with asphalt. In parking courts, other hard surface paving materials may be used, but require approval of the ARB

3. Walks:

- * Walks must be 8' from the house in order to accommodate landscaping between the walkway and the foundation
- * Walkways must be of concrete, brick, slate or similar materials set in concrete.
- * They may not be material loosely placed on top of stone dust or dirt, or constructed of wood or gravel
- * Walkways may not go to the street but must have entrance from the driveway

4. Retaining Walls:

- * If attached to the house, retaining walls must be the same material as the foundation
- * If a retaining wall is judged to be a safety hazard, a railing approved by the ARB may be required
- * If the wall is a landscape wall made of timber it cannot be higher than 30" above finish grade. However, timber walls may be terraced provided no wall is more than 30" above finish grade
- * If a wall is built around the ends of a driveway entrance, it must be either brick, stucco, fieldstone, gray stone or stone approved by the ARB. It should be

noted that this wall will most likely be located in an area owned by Spring Lake at the Woodlands Property Owners Associates, Inc., (POA) and approval of construction of a wall also needs to be obtained from the POA. Furthermore, ARB approval does not constitute approval from Augusta County relative to drainage issues and or road acceptance by the County. Walls need to be submitted for approval by ARB before construction. All drainage in rights-of-way will be inspected by the County of Augusta and they may require removal of any wall that may obstruct drainage. Although property is POA owned, the owner of the house is responsible for maintenance of wall and must keep it in its approved condition.

5. Trash Receptacles/Outdoor HVAC Screening:

- * All outdoor HVAC units and trash receptacles must be visually screened from the street and neighbors with a picket fence as illustrated on Attachment 4; or a similar architectural element approved by the ARB. The ARB will review placement of these units to ensure that their screening conforms to community standards.

6. Exterior Lighting:

- * Landscape lighting is encouraged, but requires ARB approval
- * Post light location shall be submitted with site plan or landscaping plan. Post light must be located on owner's property, not in the Property Owner's Association common areas. House mounted fixtures including flood lights are acceptable but should be directed in such a manner as to minimize the impact on adjacent property.
- * In approving lighting, the impact on adjacent properties will be considered by the ARB

7. Fences:

- * The ARB or its designated representative will review each fence application on an individual basis, and in its sole discretion will determine whether the fence will be approved. All fence proposals must include a foundation survey showing the current location of existing structures with the proposed fencing area shown. Boundary fencing must be placed a minimum of 20 feet from the property line to allow room for any maintenance needed to the fence or lawn. Boundary fencing may only be used in the rear yards, and not extend beyond the rear corners of the house.
- * All other fences such as pool enclosures, privacy fences and decorative fencing for landscaping purposes will be considered by the ARB on an individual basis. Factors taken into consideration will include the height of the

proposed fence, the visibility from the road, and the style of fence in relation to the architectural design of the house. Also considered will be plantings used to buffer the fencing from view and to lessen the impact of the streets and neighboring properties.

* Invisible fences will be 2' inside property lines.

8. Backflow Prevention on Irrigation Systems:

* The Augusta County Code, Chapter 24, Article 2, Section 24-11, requires the water purveyor (Service Authority) to eliminate or control all cross connections. Irrigation systems are considered to be a high hazard, therefore, Augusta County Service Authority requires a reduced pressure principal backflow prevention device to be installed. Because of the differential pressure relief valve on this particular device it cannot be located in a pit. The ACSA does not take exception to the device being located in a crawl space, basement or above ground as long as there are not branches between the tap and the backflow prevention device. The device must be screened if it is in the yard. It can be hidden in the landscape design or screened with plantings if it stands alone.

B. HOUSES

1. Foundations:

* The owner and builder should strive to minimize exposed foundation walls. Exposed foundations shall be covered with brick, stone or stucco in a complimentary color to the house and accepted by the ARB. Uncovered concrete, painted parged block or wood materials are unacceptable.

2. Roof:

* Roof pitches must be 7/12 or greater. Any exceptions must be approved by the ARB

* Wood shingles or shakes, architectural asphalt shingles, sheet metal, copper and slate roofs are acceptable. Asphalt or fiberglass shingles must be rated at a 25 year minimum. Asphalt roof colors must be dark brown, dark gray or black. A copper roof may be allowed to finish naturally, and raised seem metal roofs must be dark in color.

3. Siding

* In order to create harmony on the site, it is suggested that brick, composition concrete such as Hardiplank stone, quality vinyl, cedar, cypress or redwood siding be used as an exterior finish. Other exterior materials may be considered by the ARB depending on the particular specifications.

4. Windows/Doors/Trim/Shutters:

- * Metal windows and doors must be of painted or baked enamel finish. No natural metal finish such as aluminum finish windows, storm doors, or doors are to be used. Window screens and storm doors must be white, anodized bronze or match the trim or body color of the house. The style of storm doors must be approved by the ARB. Window casings must be 3" minimum and wood sills must be 2-1/2" on the front elevations of the house. On a brick house, bull-nosed brick will be allowed in lieu of 2-1/2" wood sills. On wood sided houses, corner board must be 6" minimum. Shutters are not required on houses. Vinyl shutters are allowed. Window trim detail, cornice detail and rake return detail are shown in Attachments 5-7. Shutters must be half the width of the window in size. No shutters will be allowed on "twin windows" without specific approval by the ARB.

5. Garages:

- * Rear entry garages will be permitted only in unique situations due to the extra clearing required.
- * Front loading garages are discouraged except in situations where the lot width or grade conditions makes side loading undesirable or impossible (generally in cul-de-sacs).

6. Front Porch:

- * Wood flooring on front porches must be paint grade material and be painted unless otherwise approved by ARB
- * Wood front porch steps must have risers. The construction must be paint grade wood and treads and risers must be painted
- * Wood porches must be supported with columns of brick or of the approved foundation material (if not brick), and the areas between the columns enclosed with lattice or in another manner acceptable to the ARB.

7. Gas Fireplaces:

- * If the fireplace is on the front of the house and outboarded, it must have a full chimney. If the fireplace is inboarded, no vent pipes will be permitted on the front of the house or on the front portion of the roof.
- * If the fireplace is on the side of the house and not inboarded, a structure must be provided that is architecturally in keeping with the house. The base of the structure must be to grade level. If the fireplace is inboarded, a vent will be permitted either through the side of the house or through the rear portion of the roof (i.e., the back roof

of the house). If vented through the roof, the vent must be painted to match the roof color or painted black. If vented through the side, the vent must be painted to match the siding, or if the siding is brick, the vent must be painted black.

* If the fireplace is on the rear of the house, the same rules apply as to the side of the house, except that the ARB will consider alternative designs for the purpose of creating special architectural elements. In considering exceptions, the Board will consider the visibility to neighboring properties and streets.

8. Decks:

* Decks need to be solid stained or painted and if highly visible from the street, need to be supported with columns other than treated timbers. If wood, deck supports should be a minimum of 6X6 posts and solid stained or painted. Other supports such as brick pillars are encouraged.

C. LANDSCAPING:

1. The minimum landscape requirements are shown in Attachment 8, and apply to the front of the home from front corner to front corner. The minimum requirements are a baseline to begin landscape design. Additional plants may be required by the ARB, depending on the size of the home and the size of the lot, as well as how the home sits on the lot and interacts with its neighbors. Ornamental grasses and similar perennial plants will not be considered as part of the minimum requirements. Likewise, ground-hugging junipers and similar ground covers will not be considered as part of the minimum requirements. Existing shade trees preserved in the front yard may be counted toward the minimum requirement.

2. If the lot borders the restricted common areas, additional landscaping may be required at the sides and rear of the house to minimize the look of starkness.

3. A minimum 15' strip of lawn adjacent to the street is required. If there are trees existing along road frontage, mulched beds around the perimeter of trees will be acceptable with grass around the perimeter of the mulched beds. In any case, a grass strip must be maintained along the street edge.

4. Flowering trees may be substituted for shade trees to meet minimum requirements provided shade trees already exist in the front of the house in locations necessary to meet the minimum requirements.

5. Additional landscaping may be required to address erosion control and other site sensitive situations such as parking areas. Where mulch is used as an erosion control measure, it must include plantings for stabilization.

SECTION IV - OTHER REQUIREMENTS

- A. Fuel tanks or similar storage receptacles may be installed only within a main building, accessory building or buried underground. Propane tanks for grills that are hand carried off site for replacement or refill do not have to be buried, but will be treated as part of the grill.
- B. Freestanding storage sheds, workshops, garages, or other outbuildings must be designed and located as an integral part of the house, service yard, and landscape designs. The same approval process is required for such outbuildings as is required for the house.
- C. Dog houses, playhouses, gazebos, and other such structures must be painted or stained to blend with the house and/or natural landscaping. Approval of such structures by the ARB, including their location, is required.
- D. As stated under Site Plan Design Requirements, outdoor receptacles for ashes, trash, rubbish or garbage shall be screened, installed underground, or placed so as not to be visible from any lot or street within the development at any time except during refuse collection. Trash receptacles shall not be placed at the roadside for collection purposes earlier than twelve (12) hours before pickup, or left longer than eight (8) hours after pickup.
- E. No free standing television antenna, satellite dish, radio receiving or transmitting antenna shall be constructed or permitted on any lot or exterior of any dwelling except satellite dishes less than 30" in diameter. The location of those satellite dishes permitted must be approved by the ARB.
- F. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats, or other common household pets and they may be kept on individual lots. Enforcement of pet control has been assigned by the ARB to the Spring Lakes at the Woodlands Community Association.
- G. Mailboxes are provided by Spring Lakes at the Woodlands for each new residence. Any alterations in color or design must be approved by the ARB. Replacement of the mailbox, when required, will be the responsibility of the Owner, and must be the same design as the original.
- H. No more than one (1) detached single family dwelling, one (1) small accessory building, and one (1) detached private garage shall be permitted on one lot. An accessory building may not be constructed prior to the construction of the dwelling.
- I. Recreational vehicles, boats, trailers, large trucks, buses or other such items are not permitted to be parked on streets, or exposed on lots. An RV area is provided for such vehicles, or the Owner may make other provisions for storage of such items. Fees and other information regarding the Spring Lakes at the Woodlands RV Area are available from the ARB.
- J. No clothing, laundry or wash shall be aired or dried on the exterior of any home.

K. All toys, bicycles, tricycles, motorcycles, mopeds, and such other similar items shall be removed each evening to an area not exposed to view.

L. The location of play equipment, such as swing sets and basketball goals must be approved by the ARB, and may require landscaping for buffering.

SECTION V - CONSTRUCTION REQUIREMENTS

A. CONSTRUCTION PERIOD

House construction, including landscaping, must be completed within one (1) year except for complications as outlined in Article III 12-E of the Covenants and Restrictions.

B. FIRE BURNING POLICY

Burning of clean wood and paper products in 55-gallon drums for the warming of workers during cold weather months is permitted on construction sites. No other types of fires are permitted and no other types of materials are allowed to be burned. County Codes are to be obeyed at all times.

C. WATER POLICY

Woodlands Associates, L.L.C., will not furnish water on a construction site. The builder may apply for a temporary meter through the Augusta County Service Authority at (540) 245-5670.

D. TRASH AND CONSTRUCTION DEBRIS

Each construction site must have some type of trash container located on the premises. The area must be kept neat and free of litter or debris. Trash and construction debris will not be accepted at trash sites in Spring Lakes at the Woodlands.

E. CONSTRUCTION HOURS

Due to the increasing number of residents at Spring Lakes at the Woodlands, construction activities may not start until after 7:00 A. M.

F. PORTABLE TOILET FACILITIES

Each builder is responsible for providing a portable toilet facility at the construction site. Sharing of the toilet with another builder is acceptable to the ARB, but must be arranged by the builders. Facilities of Spring Lakes at the Woodlands, such as a pool or club rest rooms are not available for use.

G. MATERIALS STORAGE

Construction materials may not be stored on a lot earlier than two weeks prior to the start of construction, and not before final house and site plan approvals have been obtained.

H. A gravel surface to the construction area must be maintained at all times to keep mud from being tracked to adjacent streets. If mud is tracked onto the street from construction, builder is responsible for cleaning after each day. If builder does not clean the street, Spring Lakes at the Woodlands ARB will clean and bill the builder.

I. All equipment must be loaded and unloaded on the lot. No tracked vehicles or equipment are allowed on paved streets for any reason.

J. Damage to street shoulders occurring as a result of construction must be corrected by the Owner/Builder at the completion of construction.

K. Prior to the start of construction, all utility companies must be contacted by the Owner/Builder to mark the location of underground utilities. Areas disturbed to connect utilities must be restored by the Owner.

L. Silt fences are required during the construction period, and are the responsibility of the Owner/Builder to install and maintain.

SECTION VI - CHANGES TO GUIDELINES

These Guidelines are subject to change at any time at the sole discretion of the Spring Lakes at the Woodlands Architectural Review Board.

Prepared by:
Rhea & Miller, P.C.
9 S. Augusta Street
Staunton, VA 24401