

**Summary of Changes
To the
Turtlewood at Southport Architectural Guidelines
February 10, 2010**

The attached guidelines have been revised to reflect necessary corrections and changes in architectural requirements. These changes should help to clarify discrepancies and to allow more practical applications. The primary changes are summarized below. Please refer to the guidelines for more specific information.

Summary of Certain Items

Chimneys ó revised wording to require top vented fireplaces where possible but to also allow direct vented fireplaces if approved by Board.

Door Height ó changed to require outside doors to be a minimum of 6ø8ö in height.

Foundation ó changed to allow parged walls, raised slabs and a 28ö height.

Garages ó deleted three car garages as a maximum garage size.

Doors ó deleted divided light door requirement.

Shutters ó deleted requirement for hinges and hold backs.

Fences - reduced maximum height of fence to 4 feet from 6 feet.

First Floor Height ó changes height requirement to a 9ø0ö height.

Second Floor Height - changes height requirement to an 8ø0ö height.

This is not a complete list. Please refer to the guidelines for more information.



Table of Contents

Draft Date: March 1, 2005
Revised: February 2010

<i>Section 1</i>	Introduction To Turtlewood at Southport	
	Association Guidelines and Contact	2
	Fees and Bonds	2
	Listing of Pre-approved Builders & Plans	2
	Wetland Buffer	2 -3
<i>Section 2</i>	Architectural Design Standards	
	Site Layout	4
	Understanding Setbacks	5
	Architectural Standards	6 - 9
	Impervious Surface Coverage	9
	Landscape Standards	10
	Recommended Plant List	11 -12
<i>Section 3</i>	Forms And Applications	
	A - Preliminary Review Application	13
	B - Final Review Application	14
	C - Landscape Questionnaire	15
	D - Construction Application	16 - 17
	E - Request For Final Inspection	18
	F - Minor Change Application	19
	G - Mailbox Order Form	20
	H - Violation Notice	21
	Exhibit A - Wetlands Buffer Map	22 -23

ASSOCIATION GUIDELINES

The Turtlewood at Southport guidelines are established to assure and implement a high level of design and aesthetic appeal for the community. They will serve as a framework of procedures, design concepts, performance and quality standards that will guide the design and construction of homes. They are established to complement the Declaration of Covenants, Conditions and Restrictions for Turtlewood At Southport. According to these Declarations, responsibility is assigned to the Architectural Review Committee to establish standards by which they may review and administer the planning and design of the community. Both the Developer and the ARC reserve the right individually to revise and update the design criteria as well as the performance and quality standards within these guidelines.

Design approval by the ARC is for external aesthetic appeal and consistency only and for the good of the community as a whole. Approval by the ARC does not assure nor intend to assure governmental approval(s) or design integrity. Owners should rely on their contractor and architect for structural integrity, functional soundness, appropriateness of materials or any other necessary attributes.

All plans for new construction must be submitted to and approved by the Architectural Review Committee. The following is the contact information for the ARC:

Please call the Turtlewood at Southport Residential Owners Association for the contact information of the Architectural Review Committee

FEES & BONDS

Review Fee \$400 . this fee covers the cost of plan review and normal inspections.

Construction Bond \$2,000 . this cash bond must be submitted by the builder prior to plan approval or any clearing or construction. The bond will be returned upon a) successful final inspection of finished home and landscaping by the ARC and b) receipt of Occupancy Permit. This cash bond will be placed in a non-interest bearing account. Any fines accrued by the builder will be deducted from the construction bond and the builder will be required to replenish the reduced amount so as to maintain a balance of \$2,000.

ACTIVE BUILDERS

Whitney Blair Custom Homes 910-575-4900

WETLAND BUFFER

The Department of the Army Corps of Engineers has issued a permit, Action ID Number 200400641 for the development of the Properties. As mitigation for wetland impacts authorized by that permit, the Declarant, as developer of the Properties, is required to prohibit the development within certain conservation areas as shown on the plat prepared by Thomas W. Morgan, L-2518, Brunswick Surveying, Inc., 1027 Sabbath Home Rd., Supply, NC 28462, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference. Additionally the Wetlands Buffer can be seen for each lot on the final plat. Accordingly, all conservation areas shown and delineated on the aforescribed plat(s) shall be left in their natural state and no building or site improvement shall be permitted within the conservation areas. Prohibited activities within the conservation areas include, but are not limited to, construction or replacement of roads, walkways, buildings, signs, or structures of any kind; filling, grading excavating, leveling, or other activities that may alter the drainage patterns on the

property; cutting, mowing, destroying, removing or damaging vegetation, disposal or storage of any debris, trash, garbage, or other waste material. Nor shall any action be taken by the permittee that will adversely impact the wetlands or other waters on conservation property, except as specifically authorized by the aforescribed permit.

Any sale, lease or other conveyance of the conservation property shall include restriction on use of the property described hereinabove. Such restrictions shall include language providing for third party enforcement rights in favor of the Department of the Army Corps of Engineers.

Those provisions shall not be modified or amended without the express permission of the Department of the Army Corps of Engineers.

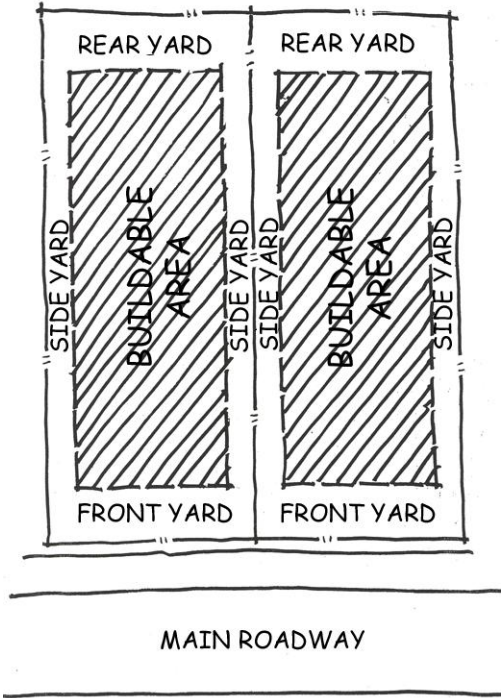
This part of the Architectural Guidelines is also set forth in Article XVI OF THE DCCR~~g~~ and is intended to ensure continued compliance with the mitigation condition of the Clean Water Act Authorization issued by the United States of America, U.S. Army Corps of Engineers, Wilmington District Action ID 200400641 and therefore may be enforced by the United States of America.

Please see Exhibit A



UNDERSTANDING SETBACKS

Setbacks have been determined in order to provide a comfortable distance between homes. Buildings shall be set on the lot relative to setbacks specified for each lot type. Stoops, chimneys, balconies, and bay windows may encroach within the setback lines specified. A building's frontage is considered to be the elevation facing the primary thoroughfare. All proposed structures shall follow the City of Southport Zoning Ordinance. The builder is responsible for reviewing the City of Southport Ordinance publication for updates to ensure compliance.



<p>BUILDING SETBACKS</p> <p>SETBACKS:</p> <p>FRONT YARD: 25'</p> <p>SIDE YARD: 8'</p> <p>REAR YARD: 20'</p> <p>MAXIMUM BUILDING HEIGHT 40'</p> <p>ACCESSORY STRUCTURE SETBACKS</p> <p>SETBACKS:</p> <p>REAR YARD: 5'</p> <p>SIDE YARD: 5'</p> <p>NO ACCESSORY STRUCTURE SHALL COVER MORE THAN 75% OF SAID REAR YARD</p>
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ARCHITECTURAL STANDARDS

HOME STYLES

Whenever possible individual home facades should not be repetitive from homesite to homesite along a neighborhood street. Individually designed homes with consistent architectural style of the area are encouraged.

SIZE

All homes shall range from a recommended minimum heated square footage of 17800 square feet with no maximum square footage. This footage is exclusive of garages, terraces, decks, open porches, roof overhangs, and stairs.

FINISHED FLOOR ELEVATIONS AND CEILING HEIGHTS

Each residence submitted for review shall be analyzed according to site topography and adjacent structures. Due to its architectural appropriateness, all single family homes shall be constructed on a crawl space, raised slab or piling foundation with a minimum dimension of 24+ to the bottom of the first floor, a solid wall, parged wall, lattice wall or other appropriate treatment.

No slab on grade construction will be allowed.

The Board requires that the floor to ceiling height for the first floor be a minimum of 9q0+ and the second floor be a minimum of 8q0+.

All exterior doors must be a minimum of 6q8+qjin height.

The height of the dwelling may not exceed 3 floors in height.

ROOFS

The pitch of the main structure should not be less than 7 feet in 12 feet. Pitches for porches, breezeways and other secondary structures could be less.

Flat roofs (pitch less than 1/12) are only acceptable when used to create an historic century character.

No mansard roofs will be allowed.

Contemporary or other irregularly pitched roof styles will not be allowed.

All roof penetrations, such as gas flues, exhaust vents, plumbing vents, skylights, etc. should be located on the rear roof slopes so that they are not readily visible from the street and must be a color that is compatible with roof color. Any penetrations, which are visible from the street, must be approved by the board in writing prior to installation.

CHIMNEYS

Chimneys are an important part of the architectural statement of the Architectural theme. Their location and massing should be in keeping with that theme.

No exterior metal fireboxes are permitted unless encased in masonry or other approved surrounds.

Interesting and appropriate detailing at the chimney peak is encouraged.

All fireplaces must be top vented where possible. Direct vented fireplaces must be approved by the board in writing.

GARAGES

All doors should be compatible with the exterior design and therefore will be custom embellished as necessary. All doors are required to have custom trim elements.

All garage doors will have an automatic opener installed and should be kept closed when not in use.

Where homesite frontages allow, side entry garages will be required unless approved by the board.-

Garages shall be located and treated so that the garage does not visually dominate approaches to individual homes.

When garages are detached from houses they shall maintain the architectural style of the house.

FAÇADE TREATMENTS

Symmetry is encouraged.

All facades should illustrate a clean well thought out appearance.

Primary exterior wall finishes shall be brick, lap cypress, cedar, cedar shingles, stone, beaded edge clapboard, fiber cement, hardiplank, or equal materials as approved by the board. No vinyl or aluminum siding material will be permitted.

All electrical meter bases and other similar devices attached to the exterior of a building shall be painted to match the siding or trim.

Detailing must be consistent on all elevations and structure.

HOUSE IDENTIFICATION

Every house will have a number identification located on the mailbox at the street so emergency vehicles can readily identify the location of every house in Turtlewood.

The location and size of numbers will be uniform and at the discretion of the board.

Installation of the mailbox and the house identification post should be in approved locations.

All homes will utilize mailboxes designed by the developer.

DOORS

Exterior doors should be appropriate to the Architectural theme.

Exterior sliding doors are not permitted except on rear elevations, not visible from the street.

Leaded glass may be allowed when glass is clear, however, it must be pre-approved by the board.

Storm and screen doors are not permitted unless they are of the appearance of a typical exterior door (such as a six-panel door with glass in the panels instead of wood) or they are fully louvered wood doors. In all cases, storm and screen doors of this type must be pre-approved by the ARC.

WINDOWS/ ROOF WINDOWS

Windows are restricted to single hung, double hung (6 over 6 or 6 over 9, etc.) windows.

Simulated divided light is encouraged

Exterior window insect screens when installed shall be gray.

Window proportions shall be in keeping with the house style.

Only the use of a high quality wood, vinyl, pvc and clad windows will be permitted.

Glass block is not permitted.

Skylights and/or roof windows will not be allowed on the primary elevation(s) of the home.

These roof windows will only be permitted on a secondary elevation if they properly align and complement the home elevation.

Dormer windows are the preferred alternative and must maintain an alignment balance with the home elevation.

DECKS AND PORCHES

Detailing of all patios and decks must be architecturally compatible with the home. Patios and decks shall be designed to serve as an extension of the house.

Rails, pickets and underpinning should be painted to match the trim of the house, lattice or louvers. Porch screening colors shall complement and be limited to bronze and copper.

Views to the underside of decks and porches must be screened with underpinning and/or landscape material large enough to provide screening upon installation.

CORNICES AND EXTERIOR TRIM

The use of traditional crown molding and detailing at cornices, as well as authentic detailing around window and door openings and at exterior porch railings and decks, will be an important part of an overall appearance of quality appropriate to Turtlewood, such detailing is strongly encouraged. Such detailing must be consistent on all elevations. All to be approved by ARC.

AWNINGS AND SHUTTERS

Awnings and canopies shall not be permitted or affixed to the exterior of the residence without the prior approval of the board.

Hurricane storm shutters shall not be stored on the exterior of the residence.

Exterior shutters, when used, should be an integral architectural feature.

Vinyl shutters will be allowed.

BUILDING MATERIALS

Only a high quality of materials shall be used in Turtlewood. Materials shall be utilized and applied consistently on all sides of the buildings and in a manner consistent with the manufacturer's instructions and good building practice. Please see above paragraph entitled Facade Treatments, paragraph c).

COLOR

All exterior colors shall reflect traditional tastes. Whites, grays, and soft pastels are recommended for exterior siding with white trim and dark colors for shutters and entrance doors.

OUTBUILDINGS

No homesite shall have more than one outbuilding (a detached garage is considered to be an outbuilding for purposes of this restriction).

Generally, a formal approach with axial and formal lines will be in keeping with the intended architecture.

Building materials should reflect those of the main house.

Wherever possible, buildings should be oriented so that access is indirect and their opening does not directly face the street.

Storage of bicycles, golf carts, etc. should always be in an enclosed area.

All out buildings must be approved by ARC.

All outbuildings must be located within the building setbacks.

FENCING, HARDSCAPE & DRIVEWAYS

Fences used for screening or privacy and that compliment the aesthetic appeal of the home may be approved for side or rear lots.

Fencing must be wood, wrought iron or anodized aluminum that resembles wrought iron and must be compatible with the architectural style of the house. Any other materials must be approved by the ARC. Chain link, wire or split rail fencing is not allowed.

The maximum height of a fence is 4 feet.

Perimeter fencing around the property line of the entire lot is not permitted.

All fencing must be approved by ARC prior to installation.

Walls should compliment the aesthetic and architectural style of the home and should be used primarily for screening and landscape applications.

Neither fences or walls should negatively impact the home or adjacent homes or views.

Driveways and walks should be carefully designed for ease of circulation and aesthetics.

Driveways should be of concrete, brick or asphalt material.

Driveways should be located no closer than 3 feet from the property line and shall be no wider than 12q unless approved by the board in writing.-

UTILITIES

Heating: Electric heat pumps for heating and air conditioning are commonly used in this climate. Units should be located in inconspicuous places on the back side of the house and are required to be screened with a wall or screen of material similar to the house facades or landscape elements. Units should always be placed within the building setbacks.

Passive Solar Heating: Such design elements are not forbidden, but are discouraged. All uses of passive solar heating shall be approved by the Board. Uses will be reviewed for authenticity in design with relation to proposed architecture: i.e., if owner intends to use passive solar heating it shall be incorporated into the architectural design tastefully, without detriment to the overall elevations or façade, then they may be approved.

Electric, Telephone, Television Cable: All of these utilities are served underground to the individual homesites and shall be taken to the house and any outbuildings as required, underground, by the individual owner. Meter boxes shall be located in inconspicuous areas on the house and covered as allowed by building code. TV antennas of any type, satellite dishes (except for 18+ dishes) and other electronic hardware or receiving units will not be permitted. Location of an 18+dish will be approved by the ARC, if it is within an alcove of the principal or secondary structures, with no street visibility allowed.

IMPERVIOUS SURFACE COVERAGE

Pursuant to stormwater rules adopted by the State of North Carolina and applicable permit requirements, each homesite is subject to a maximum impervious coverage restriction. Impervious surfaces include the roof of any structure and all asphalt, gravel, concrete, brick, stone, slate, and similar materials, not including wood decking or the water surface of swimming pools. Roadside and homesite lines swales may not be filled in or piped except as necessary to provide a minimum driveway crossing. These restrictions are set forth below.

LOT #	ALLOWED IMPERVIOUS SQU FOOTAGE	LOT #	ALLOWED IMPERVIOUS SQU FOOTAGE
1	7,545	26	7,545
2	8,190	27	8,190
3	7,545	28	8,190
4	7,545	29	7,545
5	7,545	30	7,545
6	7,545	31	7,545
7	7,545	32	8,190
8	7,545	33	7,545
9	7,545	34	8,190
10	7,545	35	8,190
11	8,190	36	8,190
12	8,555	37	8,190
13	8,555	38	8,190
14	8,555	39	8,190
15	8,555	40	8,190
16	8,555	41	8,555
17	8,555	42	8,555
18	8,555	43	8,555
19	8,555	44	8,555
20	8,555	45	8,555
21	8,190	46	8,555
22	8,190	47	8,555
23	8,190	48	8,190
24	7,545	49	8,190
25	7,545	50	8,190

***Notwithstanding the architectural design code as stated in this document, the ARC reserves the right to have approval on all elements that pertain to design, proposed structures, alterations to existing structures, site conditions, landscape elements, lighting, aesthetics as it**

relates to the configuration of each lot.

LANDSCAPE STANDARDS

General Principles

Appropriate landscaping plays an important part in creating the overall look and feel of Turtlewood. The landscaping will be approached similar to the design and detailing of the house. Consideration should be given to the location, size, configuration, and type of lot; configuration of the house; site drainage; solar orientation; street trees; existing vegetation; and adjacent lots. Landscape Designs should create a sense of order rather than a random and incomplete pattern. Outdoor Spaces should be framed in as outdoor rooms. Having a define entry and spaces that relate to both public and private areas. Overall, an emphasis should be placed on creating usable outdoor space instead of simply filling empty areas of the lot.

The Landscape Plan itself should sufficiently:

- Focus and enhance views
- Create outdoor spaces
- Accentuate architecture
- Screen utility areas
- Break up the foundation of the building
- Buffer driveways and parking areas adjacent to property lines
- Provide cover for areas disturbed during construction

Planting Requirements

Where appropriate foundation plantings and ground cover plantings should be grouped together to accent the architecture and frame outdoor spaces. Plants for screening should be of appropriate and sufficient size and spacing to ensure an adequate buffer within a year's growing season. Foundation plantings, likewise, should be able to screen any crawl spaces under houses or decks. All lawn areas should be sodded and not seeded. All plantings and ground covers should have mulch beds. Only organic mulches such as pine needles, shredded pine bark, and pine bark chips should be used as mulch.

Irrigation

All landscaped areas including the areas between the sidewalk and street curb should be properly irrigated. Automatic underground irrigation systems are encouraged, however other methods of irrigation are also permitted. When installing a well source irrigation system, it is a good idea to add a water treatment system to protect your property. Because of the high iron content in ground water, pavement, curbs, and walls are at risk of being stained with a rusty residue. As an alternative, one may consider using the municipal water supply. For a listing of companies offering water treatment services, see the local Yellow Pages.

Maintenance

Long-term growth and maintenance should be considered. Landscape materials should be an attractive statement and be properly maintained. Proper maintenance including watering, mowing, weeding, edging, fertilizing, pruning, and insect control should be attended to regularly.

Clearing

The site plan should indicate all trees over 2+caliper which will be removed. A pre-construction inspection should be requested by Builder prior to clearing.

RECOMMENDED PLANT LIST

SHADE TREES

Acer rubrum	Red Maple
Koelreuteria paniculata	Goldenrain Tree
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak
Tilia cordata	Littleleaf Linden
Ulmus parviflora	Chinese Elm
Zelkova serrata	Japanese Zelkovia
Sabal Palmetto	Sabal Palms

ORNAMENTAL/ UNDERSTORY TREES

Acer palmatum	Japanese Maple
Betula nigra Heritageq	Heritage River Birch
Carpinus caroliniana	American Hornbeam
Cornus kousa	Kousa Dogwood
Ilex cornuta Burfordi	Burford Holly
Ilex opaca x Savannah	Savannah Holly
Lagerstroemia indica	Crape Myrtle
Magnolia soulangiana	Saucer Magnolia
Magnolia stellata	Star Magnolia

EVERGREEN TREES

Ilex attenuata	East Palatka Holly
Ilex attenuata	Foster Holly #2
Ilex cassine	Cassine Holly
Ilex Nellie R. Stevens	N. R. Stevens Holly
Ilex opaca	Tinga Holly
Ilex vomitoria	Yaupon Holly
Juniperus virginiana	Red Cedar
Magnolia grandiflora	Southern Magnolia
Magnolia virginiana	Sweet Bay Magnolia
Pinus taeda	Loblolly Pine
Prunus caroliniana	Carolina Cherry Laurel

SCREEN PLANTS

Cryptomeria japonica	Japanese Cryptomeria
Ligustrum lucidum	Privet
Osmanthus fortunei	Tea Olive

DECIDUOUS SHRUBS

Azalea	Deciduous Azalea
Buddleia davidii Var.	Butterfly Bush
Chaenomeles speciosa	Flowering Quince
Hydrangea	Hydrangea
Hypericum Var.	St. Johnswort
Spiraea	Spiraea
Viburnum	Viburnum

EVERGREEN SHRUBS

Abelia grandiflora
Aucuba japonica
Azalea hybrida
Azalea indica Var.
Azalea kurume Var.
Azalea satsuki Var.
Buxus microphylla japonica
Buxus Var.
Camelia japonica
Cleyera japonica
Eleagnus pungens
Fatsia japonica
Ilex cornuta
Ilex cornuta burfordi nana
Ilex crenata
Loropetlum Chinese
Osmanthus hybrida
Podocarpus macrophyllus

Glossy Abelia
Aucuba
Azalea
Indian Azalea
Kurume Azalea
Satsuki Azalea
Japanese Boxwood
Boxwood
Camellia
Cleyera
Eleagnus
Fatsia
Chinese Holly
Dwarf Burford Holly
Japanese Holly
Loropetulum
Oleander
Podocarpus

GROUND COVERS

Ajuga reptans Var.
Cytomium falcatum
Hemerocallis Var.
Hosta Var.
Lantana Sp.
Liriope muscari Var.

Bugleflower
Holly Fern
Daylily
Hosta
Lantana
Liriope

VINES

Akebia quinata
Campsis x Madame Galen
Clematis
Egtrachelospermum jasminoides
Fatsyhedra
Gelsemium sempervirens
Hedra
Lonicera sempervirens
Hydrangea anomala petiolaris
Parthenocissus quinquefolia
Rosa banksias
Rosa
Trachelospermum asiaticum

Fiveleaf Akebia
Trumpet creeper
Clematis
Confederate Jasmine
Tree Ivy
Carolina Jessamine
Ivy
Red Trumpet Honeysuckle
Climbing Hydrangea
Virginia Creeper
Lady Banks Rose
Climbing Rose
Asiatic Jasmine

PERENNIALS

Achillea spp.
Hypericum calycinum
Chrysanthemum spp.
Coreopsis spp.
Digitalis spp.
Gaillardia
Lavandula
Miscanthus
Moluccella laevis
Narcissus spp.
Osteospermum fruticosum
Ratibida pinnata
Rudbeckia
Salvia spp.
Santolina chamaecyparissus

Yarrow
Aaron's Beard
Chrysanthemum
Coreopsis
Foxglove
Indian Blanketflower
Lavendar
Fountain Grass
Bells of Ireland
Daffodils
Trailing African Daisy
Prairie Coneflower
Black-Eyed Susan
Salvia
Santolina

FORM A

PRELIMINARY REVIEW APPLICATION

BOARD-1

TURTLEWOOD AT SOUTHPORT . ARCHITECTURAL REVIEW COMMITTEE

APPLICATION FEES (checks made out to Turtlewood at Southport)

Review Fee \$400 . this fee covers the cost of plan review and normal inspections.

Construction Bond \$2,000 . this cash bond must be submitted by the builder prior to plan approval or any clearing or construction. The bond will be returned upon a) successful final inspection of finished home and landscaping by the ARC and b) receipt of Occupancy Permit. This cash bond will be placed in a non-interest bearing account. Any fines accrued by the builder will be deducted from the construction bond and the builder will be required to replenish the reduced amount so as to maintain a balance of \$2,000.

DATE: _____

Homesite Number: _____

Street/ Road: _____

Owner: _____

Address: _____

Telephone: _____

Architect/ Designer: _____

Address: _____

Tel./ Fax: _____

Contractor: _____

Address: _____

Tel./ Fax: _____

Surveyor: _____

Landscape Architect/Designer: _____

Address: _____

Tel./ Fax: _____

FOR COMMITTEE USE:

___ SITE PLAN TO SCALE BY REGISTERED LAND SURVEYOR AND PLAN SHOWING ALL DRIVEWAYS, GARAGES, DECKS, PORCHES, WALKWAYS, AND FENCING.

___ ARCHITECTURAL
QUESTIONNAIRE

___ FLOOR PLAN

___ SAMPLE BOARD

___ ELEVATIONS

___ EXTERIOR MATERIALS
AND COLORS

___ LANDSCAPE PLAN

___ \$400 REVIEW FEE

___ \$2,000 CONSTRUCTION DEPOSIT

COMMENTS: _____

___ ON-SITE INSPECTIONS
CONDUCTED

___ APPROVED / DATE: _____

___ DISAPPROVED: _____

FORM B

FINAL REVIEW APPLICATION

BOARD-2

TURTLEWOOD AT SOUTHPORT . ARCHITECTURAL REVIEW COMMITTEE

DATE: _____

Homesite number: _____ Date of Preliminary Approval: _____

Street/ Road: _____

Owner: _____

Address: _____

Telephone: _____

Architect/ Designer: _____

Address: _____

Tel./ Fax: _____

Contractor: _____

Address: _____

Tel./ Fax: _____

Surveyor: _____

Landscape Architect/Designer: _____

Address: _____

Tel./ Fax: _____

UTILITIES: _____ PRIVATE WELL FOR IRRIGATION

FOR COMMITTEE USE:

____ SITE PLAN TO SCALE BY REGISTERED LAND SURVEYOR AND PLAN SHOWING ALL DRIVEWAYS, GARAGES, DECKS, PORCHES, WALKWAYS, AND FENCING.

____ ARCHITECTURAL
QUESTIONNAIRE

____ FLOOR PLAN

____ SAMPLE BOARD

____ ELEVATIONS

____ EXTERIOR MATERIALS
AND COLORS

____ LANDSCAPE PLAN

COMMENTS: _____

____ APPROVED / DATE: _____

____ DISAPPROVED: _____

FORM C

LANDSCAPE ARCHITECTURAL QUESTIONNAIRE

BOARD-4

TURTLEWOOD AT SOUTHPORT . ARCHITECTURAL REVIEW COMMITTEE

DATE: _____

To be completed by all Landscape Architects or Landscape Designer submitting documents for approval at preliminary and final stages.

Homesite number: _____

Owner's name: _____

Landscape Architect or Landscape Designer's name: _____

Firm: _____

Address: _____

Telephone / Fax number: _____

N.C. Registration number: _____

Has the designer visited the site? _____ Yes ___ No

Date of last visit: _____

Has the designer read the Master Declaration of Covenants, Restrictions, and Easements, the Protective Covenants, and Architectural Design Standards and Guidelines and designed the site accordingly? _____ Yes ___ No

Has the landscape architect attempted to minimize the removal or damage of existing vegetation? _____ Yes ___ No

Does the landscape screen undesirable views from dwellings on adjacent properties or properties across the street? _____ Yes ___ No

Have exterior spaces and circulation been staked out on the homesite (required prior to submitting this form)? (Trees to be removed to be tied with orange surveyors tape) _____ Yes ___ No

Have drainage requirements been addressed?: _____ How? _____

Are any variances from the Architectural Control Committee standards being requested under this application? _____ Yes ___ No

-
- If yes, please describe and give reason: _____

Attach proposed plant location, species and planting size of landscape materials. Also include locations, dimensions, and material information for the following; driveways, walks landscape areas, fences, hardscape areas and pools.

To the best of my knowledge, the foregoing statements are true.

Designer's Signature _____

DATE _____

FORM D

CONSTRUCTION APPLICATION

BOARD-5

TURTLEWOOD AT SOUTHPORT . ARCHITECTURAL REVIEW COMMITTEE

DATE: _____

____ New construction

____ Major improvements to existing structure

Homesite number and Street / Road: _____

Owner's name: _____

Contractor: _____

Address: _____

Telephone / Fax number: _____

N.C. License number and classification: _____

Architectural Compliance Deposit: _____

AGREEMENT

I, _____,
As contractor for the construction project described above, do hereby submit this deposit in good faith to the **Turtlewood at Southport Community Architectural Review Committee** for assurance that the construction will be implemented in accordance with the final plans as approved by the BOARD.

I further agree that:

- a) I have read the Architectural Design Standards and Guidelines, Master Declaration of Covenants, Restrictions, and Easements and the Protective Covenants and do agree to follow these in full understanding.
- b) I agree to construct and fulfill the plans and specifications as approved for this project in the final review by the Architectural Review Committee. I understand that any changes to these plans must be approved by the Committee.
- c) At closing, I will accept full and total responsibility for the condition of the lot on all existing and future improvements. I will make repairs to any item damaged during the course of construction and will ensure that the lot and its improvements will pass all inspections required for a Certificate of Occupancy. I will accept full responsibility for the actions of my contractors, suppliers and /or subcontractors and release Owner/Developer and his contractors, suppliers and/or subcontractors from any further liability or responsibility with regard to above described site improvements.
- d) I understand and agree that both the property lines and the house footprint are to be staked by a registered land surveyor for review by the Architectural Review Committee. (ARC) prior to any construction activities on the lot.
- e) I agree to carry out construction according to the plans and specifications as approved in the final review by the ARB. No changes to these plans will be made without prior approval by the ARC.
- f) I am responsible for the behavior and actions of all of my employees, agents, subcontractors, suppliers and others coming on or about the job in connection with my performance under the contract.
- g) I am responsible for maintaining a clean construction site at all times. In order to comply with this requirement, I will provide a container on site with screening sufficient to block the view of its contents and large enough to accommodate the trash and refuse from my building project. In addition, I will provide a covered container so that employees can dispose of cans, bottles, lunch bags and other minor refuse items so that they will not be lying loose on the lot. I will also empty these containers often enough so that they will be able to support the refuse generated from the building project. I will maintain a chemical toilet at all times at the rear of the property with sufficient screening of white vinyl lattice to block its view.
- h) For the duration of construction and upon completion of the building project, I am responsible for a thorough clean up of the construction site.
- i) I agree that should I or any other person for whom I am responsible violate any of the terms of the Declaration, these guidelines or any term of this Agreement, that the ARC may:

Withdraw my right to enter Turtlewood at Southport to access any lot in the subdivision for construction purposes; and

That any such entry by me or any other person under my responsibility who should enter upon the streets to pursue a building project will be considered a trespass until such time as the right to enter has been restored by the ARC.

- j) I agree that I will immediately stop construction on the building project at any time should I be directed to do so by the ARC in writing, provided the written notice describes the manner in which I am in violation of this Agreement, the Restrictions or the Residential Design and Construction Guidelines. I further agree that any action I take after notice will be limited to the sole purpose of correcting any violation and/or as otherwise necessary to comply with this Agreement and those requirements. I will not commence work toward completion of the building project until the stop work order has been lifted by the ARB.
- k) I hereby represent to the ARC that I hold an intermediate or unlimited North Carolina General Contractor's License and that the license number shown at the head of this document is correct, is current and is sufficient to cover and authorize me to carry out the building contract as the general contractor.
- l) I understand the construction bond in the amount of \$2,000.00 which has been submitted to the ARC will be held by the ARC and should I fail to abide by this Contractor Agreement, the Residential Design and Construction Guidelines and Restrictions, that some or all of the performance bond may be retained by the ARC. Should the ARC impose a fine or a charge against my performance bond, it shall furnish to me a statement as to why the fine or charge was imposed, together with the amount charged. As a guide, the ARC may impose a fine or charge for the following types of violations.
 - Failure to control soil run-off into ditches, adjoining lots or ponds;
 - Failure to provide a chemical toilet for the workers;
 - Failure to provide the necessary refuge and trash containers;
 - Failure to properly screen the chemical toilet and refuge from view;
 - Failure to empty the trash containers;
 - Removal of trees or shrubs in violation of the covenants and guidelines;
 - Failure to notify the Contract Administrator timely for the various inspections; and
 - Failure to provide proper protection and/or allowing damage to the streets or curbs by the delivery trucks.

13. Construction must be completed within 10 months and landscaping must be installed within 90 days of occupancy.

This application, agreement, and deposit made this _____ day of _____, 20____

By: _____

Signed: _____

Witness: _____

DEPOSIT DATE: _____ AMOUNT RECEIVED: _____ CHECK#: _____

Approved by Architectural Review Committee by: _____ Date: _____

FORM E

REQUEST FOR FINAL INSPECTION / DEPOSIT REFUND BOARD-6 TURTLEWOOD AT SOUTHPORT . ARCHITECTURAL REVIEW COMMITTEE

DATE: _____

Homesite number: _____

Owner's name: _____

Owner's address: _____

Architect/Designer: _____

Contractor: _____

Landscape Architect: _____

Requested Date of Inspection: _____

I do hereby certify in good faith that the contracted structure on said homesite does conform to the Standard Building Code, local codes, and Turtlewood Architectural Review Committee requirements and standards and the final plans as approved by the Architectural Review Committee. All site work; landscaping, cleaning, removal of temporary utilities and repair of damage to rights of way and common areas has been implemented. This constitutes a request for return of Architectural Compliance deposit.

Contractor's signature: _____

Date: _____

Architect's/ Designer's signature: _____

Date: _____

Landscape Architect/Designer's signature: _____

Date: _____

BOARD USE:

___ DEPOSIT RETURNED IN FULL

___ PARTIAL REFUND

AMOUNT RETURNED: _____

REASON FOR WITHHOLDING: _____

FORM F

MINOR CHANGE APPLICATION

TURTLEWOOD . ARCHITECTURAL REVIEW COMMITTEE

BOARD-7

DATE: _____

Homesite number: _____

Owner's name: _____

Owner's address: _____

Designer: _____

Designer's signature: _____

Landscape Architect/Designer: _____

Landscape Architect/Designer's signature: _____

Description of Requested change: _____

Reason for change: _____

(Please attach sketch / specification of proposed change)

BOARD USE:

On-Site Inspection Conducted

Inspected By: _____

Date: _____

APPROVED

CONDITIONAL APPROVAL

DISAPPROVED

I understand and approve of this change:

Signed:

a) Date: _____

b) Date: _____

FORM G

MAILBOX ORDER FORM

(incomplete at this time; please consult your sales agent)

Name: _____

Phone: _____

Address at Turtlewood at Southport: _____

Lot # at Turtlewood: _____

Mailing Address: _____

FORM H

VIOLATION NOTIFICATION

Date: _____

To: _____

From: ARC Administrator
Turtlewood at Southport

A violation of the Architectural Guidelines for Turtlewood at Southport Community Association, Inc. was noted during a property inspection. A fine has been placed for the violation according to the schedule below. The amount of the fine is due immediately. Failure to remit payment may result in a stop work order, reduction of construction bond, or hold on future permits. Please avoid violations in the future to avoid additional fines.

All residents appreciate your cooperation in keeping Turtlewood at Soutport enjoyable and beautiful place to live.

VIOLATION	FINE
Littered Site	\$100.00
Worker Conduct	\$100.00
Cleaning paint brushes or dumping of any refuse material on any lot other than subject lot	\$100.00
Construction equipment or material on adjacent lot	\$200.00
No temporary sanitary facility	\$100.00
No commercial trash receptacle	\$100.00
Non-conforming sign(s)	\$200.00
Damage to natural areas	\$300.00
Burning	\$200.00
Unauthorized clearing of lot	\$5000.00
Unauthorized removal of trees	\$1000.00
Unauthorized plan change (minor)	\$200.00
Unauthorized plan change (major)	\$500.00
Unauthorized exterior finishes (e.g., paint, stain Roofing materials or design)	Forfeit of construction bond
Erosion	
Across sidewalk	\$100.00
Into street	\$200.00
Into drainage facilities	\$500.00

|

Exhibit A Wetlands Buffer (attached)

