



All roofs will be required to have Elk Prestique #340 dimensional asphalt shingles (or a like product as approved by the ACC) weathered wood color, with baked enamel bronze valley flashings.

The main roof of each home in the subdivision shall have a roof pitch of no less than ten feet (10') in height for every twelve feet (12') in length. Any auxiliary gables which face the private drive shall have a roof pitch of no less than twelve feet (12') in height for every twelve feet (12') in length. All roof pitches shall be subject to ACC review and approval. Accent shed roofs may be allowed at a lower pitch subject to ACC approval.

Clay tile chimney caps will be required on all chimneys. All exterior colors on each home must be neutral or earth tones. All exterior colors for each home must be approved by the ACC.

All decks and/or patios for each home must be constructed at the time of initial construction of the home and be installed prior to the installation of the Landscape Package.

Chain link fences will not be allowed in the Condominium. Any accessory landscape structures such as decks, gazebos, arbors or decorative fencing are subject to ACC approval.

Although each home will be an individualized custom home, there will be a consistency and harmony between all the homes in the development. There will be strict architectural control, governed by the developer, which will pertain to all exterior improvements, including building elevations, decorations, landscaping, driveways, sidewalks, patios and decks. All of the homes within the Condominium will be constructed by Kings Way Homes, Inc., or its affiliate, Chapel Hill Homes, Inc.

Above ground swimming pools and in-ground swimming pools are prohibited. Hot tubs on decks or patios will be allowed, provided they are located next to the home and concealed from view. The size and location of any hot tub must be approved by the ACC. Dog runs and dog kennels are prohibited.

ARCHITECTURAL REQUIREMENTS

Each home in the Condominium must be constructed in the French Country or similar style utilizing masonry materials such as natural or cultured stone, or brick and dryvit. Natural cedar and concrete composite siding will be allowed, but significant areas of the exteriors of each structure will require masonry materials. The extent of the exterior masonry treatment necessary to meet architectural requirements shall be determined by the Architectural Control Committee (ACC). Masonry material, or Dryvit if appropriate architecturally, will also be required on the exterior of all chimney chases. The exterior of any exposed basement areas and on the support pillars for all decks shall be masonry. In addition, the following architectural requirements must be adhered to:

The minimum square footage requirements for all homes are as follows:

Single-story homes: a minimum of 2,500 square feet of living space (excluding the garage or finished lower level) on the main level of the home.

Two-story homes: a minimum of 3,000 square feet of living space (excluding the garage or finished lower level) on the first and second levels of the home, combined.

Every home in the subdivision shall have a minimum of a two and one-half (2.5) car garage and a maximum of a three (3) car garage. All garages must be a side entry or a courtyard entry type garage; however, the ACC shall have the discretion to allow front entry garages based upon aesthetic and practicality issues.



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The Preserve at Chapel Hill is truly a rare edition community limited to only twenty-one home sites surrounded by a nature preserve dedicated to the conservation of its wetlands and wildlife habitat. The Great Blue Heron is just one of the species that will coexist in harmony as your neighbor to the west. By contrast, your neighborhood features an exclusively lush all-inclusive landscaping plan that exudes a country club ambience.

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