

LINEAGE LAKE OF LAKELAND RESIDENTIAL ARCHITECTURAL GUIDELINES EXHIBIT “A” INDEX

Introduction

The Guidelines Overview

The Design and Plan Review Process

Lineage Lake of Lakeland Design Review Application

Architectural Requirements and Design Guidelines

- Accessory Structures
- Awnings
- Balconies
- Build-to Lines
- Changes and Additions to Approved Structures
- Chimneys
- Crawl Spaces
- Decks
- Design Duplication
- Doors
- Dormers
- Drainage and Runoff
- Excavation and Fill
- Exterior Lighting
- Exterior Trim
- Exterior Walls
- Fences
- Finish Floor Elevation
- Flashing
- Front Porches and Breezeways
- Garages
- HVAC Equipment and Meters
- Landscape Materials
- Landscape Requirements
- Minimum Square Footage Requirements
- Obstructions and Views
- Paving and Flat Work
- Play Structures
- Roofs
- Service yards/Waste Containers
- Sewage Disposal
- Siding
- Signage/Etc.
- Site Design and Utilization
- Swimming Pools
- Windows

General Architectural Specifications

Building Procedures

THE GUIDELINES OVERVIEW

For most people, their home is their largest investment, and we have established guidelines to protect that investment. The Guidelines insure that the thought and quality that you put into your home will not be compromised by insensitive development around your home. The Guidelines will ensure that proper and long-lasting materials, building details, and construction methods have been used on each structure. This contributes dramatically to the life of each structure and the minimization of repair and maintenance. The Guidelines also allow for personal expression through aesthetic design while maintaining a sense of continuity in materials and construction methods.

These Design Guidelines, and the Covenants and Restrictions that accompany the property deed, will provide property owners with a concise and definitive set of rules and requirements governing the development of Lineage Lake of Lakeland.

Lineage Lake of Lakeland's Architectural Guidelines are intended to be used as a guide by the Architectural Review Committee for evaluating plans and specifications submitted for review. It is the resource by which decisions concerning design, building details, aesthetic elements and all general decisions regarding development within Lineage Lake of Lakeland are to be made.

We have consciously rejected the idea of a pre-designed portfolio of home plans that a buyer must choose from in order to allow a mix of scale and style. We do, however, encourage the use of custom plans by architects. This variety of design sources will result in a rich organic community of various home styles and sizes, and will result in increased value to your home.

Please note:

1. These Architectural Guidelines are subordinate to the Declaration of Covenants, Conditions, and Restrictions for Lineage Lake of Lakeland ("CC&R'S"). In the event of any conflict between these Architectural Guidelines and the CC&R's, the provisions of the CC&R's shall control.
2. Specific compliance with the Overlay District Ordinance, which may be amended from time to time, is required.
3. Variance(s) to the Architectural Guidelines may be granted on the basis of architectural merit or undue hardship.
4. These Architectural Guidelines will be amended and updated from time to time and all subsequent amendments and updates will apply to all plans and specifications for buildings that have not obtained the approval of the Architectural Review Committee.
5. Any building and/or architectural materials that are "approved equals" as determined by the Architectural Review Committee will be permitted in substitution for materials specified in these Architectural Guidelines on a case-by-case basis.
6. The Architectural Guidelines are strictly aesthetic and functional in their intent. In cases of contradiction with local safety codes or the authorities or other

codes having jurisdiction over the property, these Architectural Guidelines shall be overruled, and the Architectural Review Committee shall be notified of such contradiction. In no way does compliance with the Architectural Guidelines exempt a structure or building from conformance with all applicable codes and the requirements of any authority having jurisdiction over the property or building.

THE DESIGN AND PLAN REVIEW PROCESS

The Architectural Review Committee

The Architectural Review Committee is made up of persons appointed to a term or terms by R & S Developers, LLC. The committee is charged with the regulation and ultimate approval of all design decisions and considerations for all properties overseen by R & S Developers, LLC. As such, the Architectural Review Committee shall interpret and enforce the Architectural Guidelines including their General Requirements, found herein. The committee is also charged with the duty of overseeing permitted purposes and uses on lots or parcels of land and shall make determinations as to the permitted location and siting of building and/or improvements. These issues will be enforced as directed by any Regulating Plan, which may be adopted by the Architectural Review Committee. Additionally, the Architectural Review Committee will make judgments and recommendations regarding both the specifics and the intent of the Guidelines. Variances to the Guidelines may be granted from time to time on the basis of architectural merit.

A Step by Step Guide for Homeowners

Prior to the purchase of a lot:

1. Review attached Covenants, Conditions, and Restrictions, and Design Guidelines.
2. Meet with the Lineage Lake of Lakeland guest services team to review the design styles and plan features set forth in the neighborhood.
3. If necessary, meet with the "Town Architect" to determine if the ideas for your home will be compatible with the building lot you intend to purchase.

After you purchase the Lot:

1. Initiate your design process.
 - Discuss design ideas and the Lineage Lake of Lakeland Design Guidelines with an architect,
 - Inspect the site,
 - Review other Lineage Lake of Lakeland homes and design renderings,
2. Either you or your architect, schedule an informal review of your proposed design with the "Town Architect" to determine if your design ideas will conform with the Design Guidelines and any site restrictions. You may present an Architect's design sketches, designs from a plan book, or plans of homes built elsewhere. Keep in mind that most production plans may need to be extensively reworked to meet the unique guidelines of Lineage Lake of Lakeland. Please note: this preliminary meeting will be no longer than thirty (30) minutes and will require a non-refundable down payment of \$50, which will be applied toward the total Design Review fee of \$200.00 (see Lineage Lake of Lakeland Design Review Application).
3. Refine and develop the design with your Architect and schedule a meeting with your selected contractor for preliminary budgeting purposes.
4. Prepare final construction documents and apply for Final Design Review as described in the Design Guidelines. Note that you should present plans for final review prior to bidding or contracts for construction, as revisions to the drawings and specifications may be required by the Lineage Lake of Lakeland Design Review Committee (LLDRC).
5. Submit plans to the proper city or county authority for the required building permit.
6. Mark proposed building corners, trees or shrubs to be removed, boundaries of site disturbance, and install erosion control devices.

7. Review your site with a representative of R & S Developers, LLC. A "Notice to Proceed" will be issued by R & S Developers, LLC when all requirements are satisfied.
8. Begin construction. Your architect or the Town Architect may make periodic visits to the project to determine if construction is proceeding in compliance with approved plans. If changes to the approved plans are desired during construction, submit an "Application for Minor Changes" to the Town Architect with a copy of the existing plan and explanation of changes before any revisions are made.
9. Schedule final inspection with the proper city or county inspector for "Certificate of Occupancy."

After all site work and building exterior work is complete, schedule a site visit with your architect or the Town Architect to determine if the work is in compliance with the Final Design Review documents.

Procedure for Design Review

Preliminary Design Review meetings (see #2 above) must be scheduled a minimum of fifteen (15) days prior the desired meeting date. The Town Architect/Review Committee may change the meeting date in order to coordinate meetings on common days.

The final plans and specifications shall not be submitted until the preliminary plans and specifications have been approved. All requests for Final Design Review approval must be made on the standard form provided on the following page. The Architectural Review Committee will have fourteen (14) days, from the day plans are received, in which to review properly submitted plans and provide comments.

Approved plans and specifications will be so noted on the cover sheet of each set of plans and specifications. Approval by the Architectural Review Committee is granted based on aesthetic and design quality alone in adherence to the design guidelines, not on adherence to proper codes. A full approval is contingent upon, and subject to the approval of the proper city or county authorities. Decisions, regarding approval or disapproval, will not be unreasonably delayed.

Lineage Lake of Lakeland

Design Review Application

To: Lineage Lake of Lakeland Design Review
Barranco Architecture & Interior Design
1808 N. State St.
Jackson, MS 39202

Phone: 601-354-1987

Name: _____
Address _____

Work Telephone _____
Home Telephone _____
FAX _____
E-mail _____

Site Visit Required _____ Directions to Property:

My lot is Lot # _____

Check one:

- You already have my \$50 deposit from my preliminary design review meeting. My final payment of \$150 is included here to complete my Review Process.
- I did not have a preliminary design review meeting but am seeking final approval. My total payment of \$200 is included with submission.
- I am resubmitting my plans for approval. The changes or comments made to my prior submission have been addressed in this submittal. My payment of \$100 is included with submission.
- I have already gone through the initial approval process and am now submitting my Landscape plan for approval.

Landscape plans must be submitted a minimum of eight (8) week prior to completion.

Folded plans must be submitted with samples in an envelope or they will be returned without action.

Two sets of plans must be submitted.

Required Exhibits Checklist – Please include two copies of checklist. **Applications without required exhibits will be returned without action.**

- () **Site Plan:**
 - () A registered site plan (plat) of the property showing the property lines.
 - () Location and dimensions of the proposed improvements drawn to scale, including orientation and exact distance to property lines, unit and adjacent dwellings.
 - () Build-to lines or easements, and setbacks are shown.
 - () Garage orientation is side entry.
 - () Garbage area is screened and not visible from street, carriage ways, or private drives.
 - () HVAC equipment, utility meters are screened and not visible from street.
 - () Necessary drainage and grading must be shown (by way of swales and arrows).
 - () A Mississippi Storm Water Pollution Prevention Plan is included – must be supplied by licensed engineer for all lots larger than 5 acres.

- () **Architectural Drawings:**
 - Plan**
 - () Overall plan dimensions match dimensions on site plan.
 - () Plan takes advantage of site views and orientation to neighbors.
 - Elevations**
 - () Elevations and elements are drawn to scale.
 - () All materials are noted and colors are noted in coordination with color samples.
 - () Roof pitches and other important dimensions are noted.
 - () Any millwork, columns, overhangs, and trim work are in correct proportion to the design of the house.
 - () **Windows are aluminum clad or vinyl clad, are well proportioned and muntins are drawn.**
 - () Any unique features are properly noted and dimensioned.
 - () **Garage doors are per design guidelines.**
 - Sections**
 - () Cornice sections, porch millwork sections, window and door trim sections, and any other pertinent drawings are supplied in order to establish correct proportioning.
 - () **All doors on first level are 8'-0" tall min.**
 - () **All ceilings on first level are 10'-0" min.**

- () **Paint or Stain Colors:** Samples of proposed colors must be submitted.

- () **Other Exhibits:** Submit any other exhibits, photographs, or drawings which will help the committee evaluate your request.

- () **Landscape Plan:**
 - () All major tree locations and detailed planting layout, including plant material sizes, number and location, are shown.
 - () Hardscape elements, fountains, fixed play equipment, pools, decks, etc. are shown.
 - () Exterior lighting properly noted and detailed (with elevation).
 - () Irrigation is shown on plan.

IMPORTANT INFORMATION

1. Submissions, which are not approved because of deficiencies or conditions given for approval, can be resubmitted for approval once all conditions are met. Resubmissions are to be submitted in the same manner as original submissions.
2. County or City building permits must be obtained prior to start of construction. Architectural Review Committee approval in no way indicates a project meets city/county building codes.
3. Architectural Review Committee members, members of the Board of Directors, and the managing agent staff have express right to enter upon the owner's property to inspect the proposed project, project in progress and completed project up until the day of occupancy.
4. Any exterior alteration undertaken prior to receiving written approval, and subsequently disapproved, will require restoration of the property to its former condition and any restoration and legal expenses associated therewith are the responsibility of the owner.

Owner understands and agrees that any exterior alteration will commence only after obtaining written approval from the Architectural Review Committee.

THE ARCHITECTURAL REQUIREMENTS AND DESIGN GUIDELINES

The design standards for Lineage Lake of Lakeland that follow are intended to offer a palette of design techniques and materials rather than a prescribed "style".

Accessory Structures

Accessory buildings to the main residence are allowed but must adhere to the design guidelines and be approved by the Architectural Review Committee. Gazebos, pool houses, or similar structures may be constructed pending approval from the Architectural Review Committee and are not considered to be accessory buildings.

Awnings

Awnings are not permitted in the residential area unless a good architectural argument can be made to support their use. Any awning exceptions must be approved by the Architectural Review Committee.

Balconies

Balconies shall be constructed of painted steel, painted steel and wood, or wood only. Balconies shall not be constructed where cantilevered elements that are part of the enclosed conditioned structure are exposed to the weather and thus prone to deterioration and rotting. Special care in construction plan details of all balconies is required and will be thoroughly reviewed by the Architectural Review Committee.

Balconies shall be structurally supported by columns, brackets, or tapered beams.

Boat Houses and Piers

Boat houses are permitted, but must be in character with the primary residence and must be approved by the Design Review Committee.

The pier must be a min. of 4'-0" wide and max. of 6'-0" wide. No part of the pier may extend farther than 14'-0" from the "sea wall." If the pier is "T" shaped, no portion of that "T" may be wider than 24'-0".

Changes and Additions to Approved Structures

In the interest of uniformity and appearance, modifications to the approved structure must be "seamless" in nature. Meaning, the style, construction detailing, colors, roofing, windows, exterior materials, and overall design must be identical to the existing structure.

Therefore, **any changes** to an approved structure or improvement (complete or incomplete to include additions, alterations, etc.) must be approved by the Architectural Review Committee prior to the commencement of construction of said additions or alterations.

Chimneys

Chimneys shall be finished with brick, painted brick, parged brick, stone, stucco (not EIFS), or siding that matches the siding on the house. No exposed metal chimney flues are permitted.

Chimneys shall be designed and constructed with a minimum 2:1 proportion in plan and capped to conceal spark arrestors. All metal flues shall be proportionally installed on center lines of the chimney in both directions. Flues shall be no taller than required by Building Code. Fireplace enclosures and chimneys shall extend to the ground.

Crawl Spaces

Crawl spaces and Conventional slabs are encouraged in Lineage Lake of Lakeland's homes due to the natural grading and slope of the lots. This will allow more diversity in the streetscape. The height of the crawlspace shall be no less than 24" from grade to the lowest structural framing member.

Piers shall be no less than 12" x 12".

Surface laid vapor barriers are required in all crawl spaces. It is advisable that bricks are laid on top of vapor barrier to keep it in place. Vapor barrier shall be turned up a minimum of 8" at the perimeter wall.

Proper termite protection and treatment shall be done by a licensed pest control company and adhere to the State of Mississippi MDAC requirements and guidelines. Termite shields shall be used at base of wood framing members and shall be a minimum of 6" projection angled downward.

Crawl space doors and openings shall be secure. Crawl space doors shall be located where not visible from streets or drives. Crawl space openings for ventilation shall have wire mesh behind the ventilation opening. All crawl space vents shall architecturally compliment the building as to size, location and design.

Decks

Decks, as opposed to porches, are to be located on the rear of a house and not visible from streets, private drives, or foot paths. On corner lots, decks are only allowed on the side of the house opposite the streetside. Deck materials, finish, and design shall be complimentary to the home—approval of decks will be based on aesthetic value to the home and quality of design. Decks shall be elevated a maximum of 24" above grade and painted or stained.

Certain lots may have steeper grades or areas that "fall away" from the house. In such cases, the Architectural Review Committee will provide a 48" maximum height above grade elevation on the deck.

Design Duplication

The Architectural Review Committee may withhold approval of plans and specifications submitted based upon substantial duplication of the exterior elevation, in design or architecture, of any other dwelling existing on the same street. For the purpose of this paragraph, a dwelling shall be considered in existence from the time it is submitted to the Architectural Review Committee for approval.

Doors

Front doors, including the entry door to the porch of a side yard structure shall be located on the frontage line. Front doors on the houses on corner lots shall be placed on the frontage line of the more primary street. The width of paired main entry doors shall be no greater than five (5) feet and must be designed in accordance with the proportions and style of the house. This must be approved by the Architectural Review Committee.

Doors shall be hinged. Doors, except garage doors, shall be constructed of planks, raised panels, flush panels (not flush with applied trim), stiles and rails, which expresses the construction technique.

Doors (not garage doors) shall be wood or wood clad. Doors shall be painted or stained. Hollow metal doors and fiberglass doors will not be allowed.

Interior Doors to be a minimum of 8'-0" on first floor.

Security doors and window grilles must be approved by the Architectural Review Committee.

Dormers

Dormers shall strictly conform to classical historical detailing and proportions. Dormers shall light habitable spaces. Eyebrow dormers are encouraged also.

Drainage and Runoff

All storm water runoff from the roof of each residence shall be directed to the front(s) and/or rear of the property with no runoff allowed to fall on any adjacent lot. In situations where the roof form forces water in the direction of adjacent property, drainage swales and/or gutters and downspouts must be utilized to insure runoff is directed to the front(s) and rear of the property. A complete drainage plan shall be included with the plans and specifications submitted for approval to the Architectural Review Committee prior to the commencement of any construction.

Excavation and Fill

Plans and specifications for buildings and improvements shall be developed to allow for minimum cutting and filling of property. The plans and specifications must indicate all changes in original elevation contours as a result of the proposed construction.

Exterior Lighting

All exterior lighting shall be approved by the Architectural Review Committee. The exterior lighting plan shall be included in the plans and specifications submitted for approval and shall include (but not be limited to) one 40 watt maximum incandescent light at each front door and garage door activated by a photovoltaic cell.

Exterior Trim

All exterior trim shall be either painted (with paint) or sealed with an opaque or semi-solid stain. The practice of priming and sealing all four surfaces of all exterior wood trim (“back priming”) is required.

Exterior Walls

Exterior materials of building walls will be built in accordance with the style and design intent of the house. Acceptable materials are cementitious board siding, cedar shake siding, masonry, stucco (not EIFS), painted brick, parged brick, or real stone

Foundation walls, piers, and pilings shall be brick veneer, stucco (not EIFS), painted brick veneer, parged brick veneer or real stone veneer.

Undercrofts (crawl space walls or deep turned-down footings) shall be skirted with brick veneer, stucco (not EIFS), painted brick veneer, parged brick veneer or real stone veneer. Where undercrofts appear under open-air porches, lattice (horizontal and vertical only) may be installed between piers.

Piers constructed of masonry, stucco (not EIFS), painted brick, parged brick or real stone with wood pickets may replace solid walls.

Piers and arches shall be masonry, stone or stucco (not EIFS).

In general, heavier materials should appear below lighter materials. If utilized, significant material change shall occur at a floor line or at a significant architectural detail such as a bay window projection or a porch.

Stucco or plaster coating may be applied to concrete block or poured concrete. All stucco shall be steel troweled.

Foundation walls for the primary building shall be exposed a minimum of 18” above grade and generally a maximum of 36” above grade.

Exterior trim shall be a minimum grade “B” trim lumber or an approved equal such as Handi-Trim™. Trim pieces shall not exceed 5-1/2” in width at corners and 4” in width around openings, except at the front door of the primary building where it may be any size or configuration approved by the Architectural Review Committee. Exceptions may be granted for classical detailing. The use of decay resistant materials at locations particularly prone to decay is strongly encouraged (i.e. mahogany, Spanish cedar, Redwood, re-dried pressure treated material or Handi-Trim™). Nailing, screwing or bolting of all exterior trim shall be performed with galvanized or stainless steel materials.

Walls (such as street or courtyard walls) shall be a minimum of 8” thick and have a horizontal cap that is rectangular with a 1” projection beyond the wall below or have a horizontal cap that is rounded or beveled.

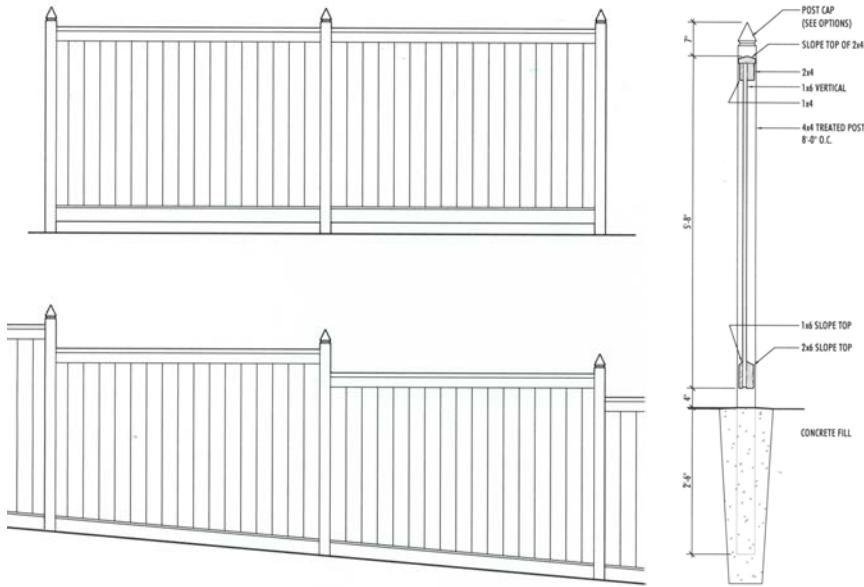
Fences

Fences in the front yard are not required. If desired, they must be an “open” style (not chain link) or “picket” style to minimize obstruction to the flow of the natural landscape, encourage

harmony in the natural setting of the development, and create a more walkable environment. Maximum height for front yard fence is three (3) feet. Front yard fences will be approved based on the character of the house.

In general, “Good Neighbor Fences” are allowed. They must be painted or stained, and must be maintained on a regular basis. Fences made of wrought iron, stone, or brick are also allowed but must follow the criteria stated in these guidelines and be approved by the Architectural Review Committee prior to construction.

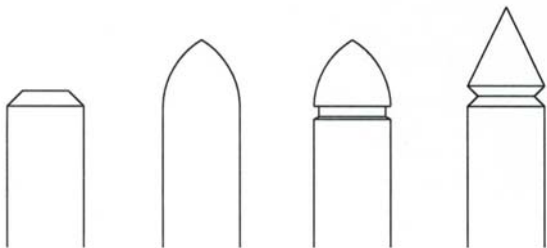
Good Neighbor Fence:



On sloped ground, the vertical boards must be skirted at the bottom. This is for structural stability of the fence and ease of construction. See detail above. The maximum height of 6'-0” is measured at the shortest end of the slope, and measured to the top of the cap. The post may extend a maximum of 7” above the tallest end of the slope.

Fence post tops

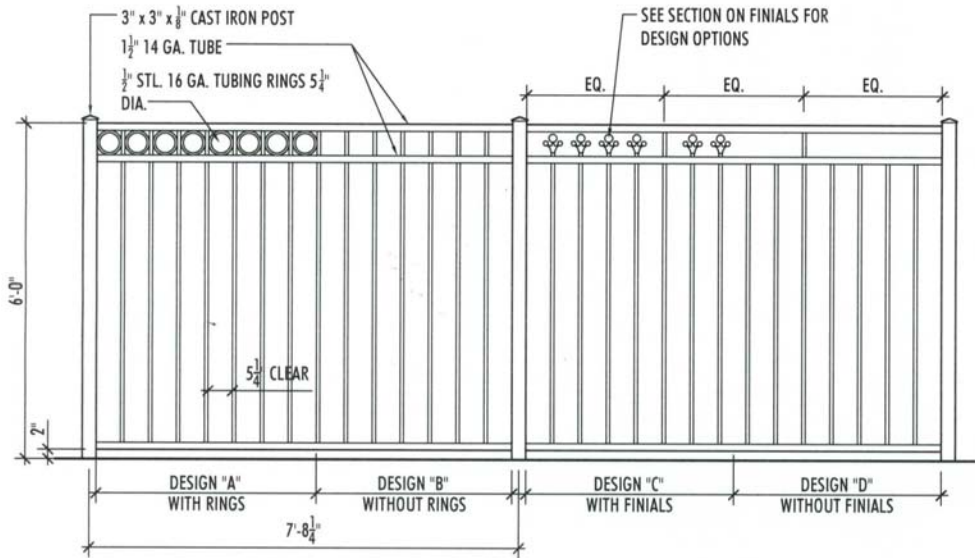
Permitted fence post tops are as follows:



Privacy fences taller than six (6) feet must have an “open top” – see next section “privacy fencing with open top”. Privacy fences are built incorporating slats or planks lined vertically, in such a way that both sides of the fence are “finished”, similar to the “Good Neighbor Fence”. The slats may be separated a maximum of 1½” to offer a more open style appearance. Exposed top ends or “dog ears” are not allowed.

Wrought Iron Fences





Wrought iron fences must adhere to the following guidelines:



All vertical pickets to be 3/4" 16 ga. All vertical cast iron posts are to have a cast iron cap.

For construction, contact:
 R&S Welding & Repair
 Ray Pearson
 1899 W. Parks Road
 Raymond, MS 39154
 Ph. 601.372.8229

Select Finial for wrought iron fences shall be equal to the following finials from King Architectural Metals (1-800-542-2379).

<p>10-217B-34 CAST IRON</p>  <p>FITS OVER 3/4"</p> <p>Height: 4" Width: 1-3/16" Base: 1-3/16"</p> <p>NEW NOW AVAILABLE ITEM</p> <p>.25 - EA .23 - 100+ .21 - 500+ 50 PER CASE</p>	<p>45-8832-34 CAST IRON</p>  <p>FITS OVER 3/4"</p> <p>Height: 5-1/4" Width: 3-1/8" Base: 1-1/4"</p> <p>.79 - EA .59 - 50+ 5 lb</p>	<p>10-6007-34 CAST IRON</p>  <p>FITS OVER 3/4"</p> <p>Height: 4" Width: 2" Base: 1-1/8"</p> <p>.21 - EA .19 - 100+ .18 - 500+ 50 PER CASE / 18 lbs</p>	<p>45-834 CAST IRON</p>  <p>FITS OVER 3/4"</p> <p>Height: 2-1/2" Width: 1-1/4" Base: 1-3/8"</p> <p>.44 - EA .41 - 96 (CASE) .37 - 480 48 PER CASE / 19 lbs</p> <p>Pineapple Motif</p>
---	---	---	--

Lakeview Estate Lots - For those respective Lots whose rear yards front the Common Area and view the Lake, a privacy fence shall only be allowed at the Owner's pool area or courtyard area most near the Improvement. The maximum height for this privacy fence shall be six (6) feet.

Maximum height for a rear yard privacy fence is eight (8) feet, and the minimum height is six (6) feet. At a point twenty-four (24) feet from the lakefront property line, the fence shall then be three equal sections of wrought iron, each section stepping down toward the lake, equally in height to 42 inches. No privacy fencing shall be permitted along the Owner's property boundary running along the lakefront. The Architectural Review Committee must review and approve all designs of all fences prior to construction.

Estate Lots – For all other Estate Lots, fences in the rear yard are allowed. Maximum height for a rear yard fence is eight (8) feet.

Garden Lots - Fences in the rear yard are allowed and shall be “open” style, defining the private space without encumbering site or conversation. Maximum height for a rear yard fence is six (6) feet.

Courtyard Lots – Fences in the rear yard are required and shall be “privacy” style with open top. Minimum height for a rear yard fence is six (6) feet and maximum height is eight (8) feet.

Special Use Lots – Allowance of fences in the rear yard will be determined and granted by the Architectural Review Committee once a determination of use is made for each respective lot.

Fences (cont'd.)

Fences on adjacent lots may be required to differ in design subject to the approval of the Architectural Review Committee. Where a wall or fence on one property meets a taller or shorter wall or fence on another property, it is the responsibility of the latter designer to appropriately transition their wall or fence to the height of the former.

Brick or Stone Piers are allowed in coordination with the design of the fencing and shall be no less than 12” x 12”. Courtyard walls may be used in conjunction with landscaping, but must be approved by the Architectural Review Committee.

All gates shall be constructed of wood or painted ironwork. Walls, such as street walls or courtyard walls, may be perforated. Non-masonry fencing shall be made of rough cedar, smooth cedar or pressure treated wood. All pales and boards shall be made of rough cedar, smooth cedar or pressure treated wood.

Finish Floor Elevation

The finished floor elevation of any “living area” in any building structure shall be established and constructed no less than 10” above finish exterior grade. Garage finished floors shall be a minimum of 6” above finished exterior grade.

Flashing

Flashing and all metallic elements shall be either copper, natural colored galvanized steel, and anodized or ESP aluminum.

Front Porches

The front porch will act as an outdoor foyer that makes a transition from public to private space, and allows residents to talk to pedestrians and neighbors. The front porch should be deep enough to allow for circulation and the placement of furniture or swings.

For homes designed with stoops at the front entry, a minimum depth of five (5) feet and minimum width of five (5) feet is required. All stoops require the approval of the Architectural Review Committee.

Porch columns must be sized appropriately to the architecture of the home using classical proportions and spacing. The cornice or frieze must also be scaled appropriately to the house and to the column. The frieze, or beam, must be centered on column and not shifted to one side for ease of construction.

Porch columns shall be made of masonry, stucco (not EIFS), wood, or Perma-cast™ material. Porch floors may be wood, masonry, quarry tile, slate, stone, or stained concrete (provided the edge details of the concrete are not exposed).

Classical columns and arches are primarily reserved for large houses. In all instances the use of these elements shall incorporate within the design the Tuscan or Doric orders with the correct proportions, profiles. All arches shall be a minimum of 8" from the springline to the apex of the arch and subject to approval by the Architectural Review Committee. All columns shall be properly installed, primed and painted (including the ends), and provide for appropriate ventilation at top and bottom.

Posts (if utilized) shall be a minimum of 6" x 6", and the use of chamfered square columns is encouraged. Posts are only allowed where appropriate to the design and style of the house.

Side porches, rear porches, and Breezeways may be open or enclosed with screen or glass but must not be visible from the main street.

Porch ceilings shall be enclosed with painted or stained wood.

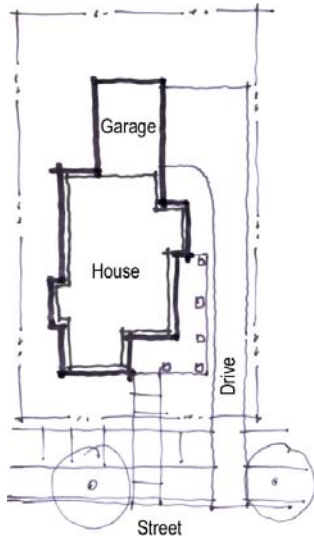
Steps and stoops shall be made of wood, masonry, stone, or concrete. If concrete is utilized then the sidewalls of the steps and stoop shall have masonry, stucco (not EIFS) or stone.

Railings shall have top and bottom rails. Wood top rails shall be round or eased with a slope for drainage, and bottom rails shall have a vertical section with the top sloped both direction from the center for drainage. Top and bottom rails shall be centered on the spindle, boards or pickets. The openings between the vertical members shall be a minimum of 1" and a maximum of 4".

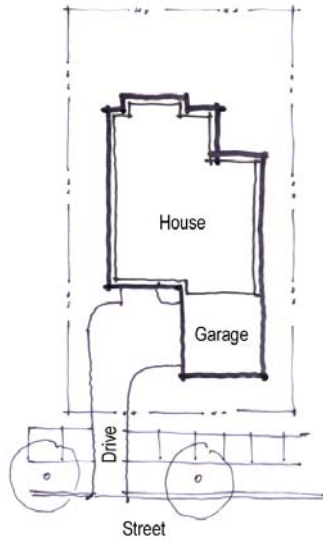
Screened porches shall be framed of wood, and their framing installation behind framed railings is strongly encouraged. Screened porches are only allowed on the rear of the house.

Garages

In the case of normal site conditions relating to grading issues, the garage shall be side entry. On corner lots, the garage shall be located opposite the corner to minimize view from the adjacent properties and landscaping may be required as a supplemental screen if appropriate.



Preferred Side Entry

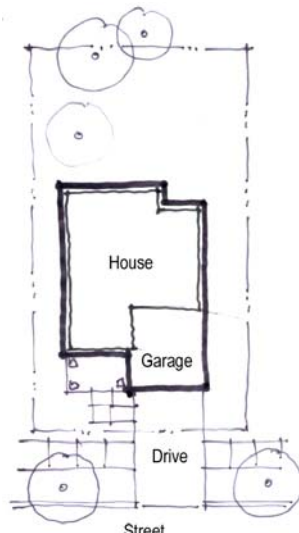


Permitted

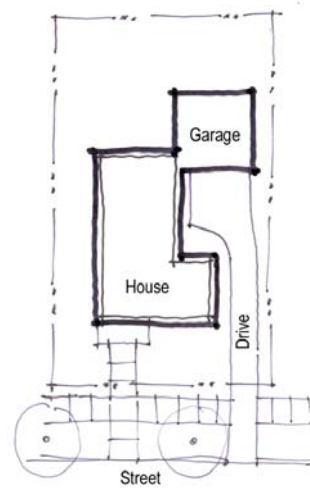
Garage door opening(s) facing a frontage will not exceed 35% of the width of the house facade (including the garage).



Not Permitted



Not Permitted



Permitted

Each single-family dwelling shall have an attached fully enclosed garage accommodating not less than two automobiles. Carriage houses with “mother-in-law” suites or studios above are permitted, but will be reviewed by the Architectural Review Committee. All garages shall be finished inside and shall be equipped with wood or metal doors.

Garage door to be from the “American Series” of Mid American Door, purchased from Renfro Insulation, contact Tim Clark 373-9341. Garage doors for Garden home lots shall be model “E” of that same series. Single garage doors shall be a maximum of 9’ in width. Double garage doors shall be a minimum of 18’-0”. All garage doors shall be installed and maintained with an electric garage door opener. The use of cladding with wood planks to resemble swinging doors is strongly encouraged, as

is the use of special arbor treatments above the garage doors. All garage doors will be specifically approved by the Architectural Review Committee with consideration of garage doors adjacent to or in close proximity.

Garbage Cans

Garbage Cans shall be the heavy duty “9W22 Rollout Container” by Rubbermaid. Color is to be grey.

HVAC Equipment and Meters

Front yard placement of air conditioning equipment and meters is not allowed. On corner lots, both street-facing sides of the property are considered front yard. Additional landscape screening may be necessary per Architectural Review Committee’s comments.

Landscape Materials

Landscape or plant materials shall not be planted or placed so as to obstruct traffic visibility or otherwise cause hazardous traffic conditions. See section 3.34 of CC&R.

Landscape Requirements

A landscape plan must be included in the plans and specifications submitted for approval to the Architectural Review Committee prior to the construction of any residence or other improvements. The landscape plan shall include the requirement of street trees, sidewalks of 5 feet in width at the frontage, and a landscape irrigation plan. Every effort must be made to preserve existing mature trees and shrubs where possible during construction or renovations.

Mail Boxes

Lineage Lake of Lakeland homeowners will have one choice for a mailbox, selected by the R & S Developers, LLC.

MAILBOX & POST WITH ADDRESS SIGN ARM \$335.00 +tax
HAMMRITE BLACK FINISH

OPTIONAL INSTALL \$ 40.00

TO PLACE ORDER, CONTACT:
COPPER SCULPTURES, INC.
5230 HWY 25
BRANDON, MS 39047
(601) 992-9955

*PLEASE ALLOW 6 WEEKS FOR COMPLETION

COPPER ADDRESS PLAQUE; DOUBLE SIDED

123

5'-6"

3'-3"

1'-6"

Or Contact:
R&S Welding Repair
Ray Pearson
1819 W. Parks Road
Raymond, MS 39254
Ph. 601-372-8229

Or
Outdoor Graphics, Inc.
105 Summer Ridge Dr.
Pearl, MS 39208
Ph. 601-939-0586
Fx. 601-420-9550

Minimum Square footage Requirements

The minimum heated and cooled floor areas (as measured from the outside of all exterior walls of the residence) exclusive of porches, decks and open areas, shall be in accordance with the minimum square footage requirements for specific lots published by the Architectural Review Committee or as indicated in any Regulating Plan which may be adopted by the Architectural Review Committee.

Square footages are heated area excluding garages and porches.

Garden Homes – 2,500 square foot house.

½ acre lot – 3,000 square foot house.

Estate Lot – 3,500 square foot house.

Obstructions and Views

Plans and specifications for all residences and improvements should be designed to take advantage of views, vistas, and wooded environments of Lineage Lake of Lakeland. Privacy walls or fences are not allowed to obstruct significant views as determined by the Architectural Review Committee. In order to insure maximum privacy between residences, limited views shall be allowed into courtyards and side yards of adjacent houses where the separation between buildings is less than fifteen (15) feet.

Paving and Flat Work

For all paving and flat work that is not part of a porch floor, a wood deck or a sidewalk at the frontage(s), the following materials are permitted (not required): brick pavers, slate, blue stone, flag stone, quarry tile, stained concrete, smooth or lightly broom finished concrete. The use of materials other than concrete is strongly encouraged.

Sidewalks at the frontage(s) shall be natural colored concrete or as approved by ARC and shall be the responsibility of the homeowner for construction. Sidewalks shall be held two (2) feet from face of street curb and be four (4) feet in width.

The size and material for sidewalks in the Garden home section will be determined by the Declarant.

All paving work shall strictly conform to the control joint details indicated on the plans approved by the Architectural Review Committee.

Concrete aprons are to be installed with a minimum of 3-1/2" of reinforced concrete (whether topped with another material or not):

Connection details of drives and sidewalks of individual lots to streets, common private entry drives or community sidewalks will be strictly enforced.

Play Structures

Placement of play structures will be carefully considered by the Architectural Review Committee on a per lot basis. Individual play structures should not be visible from streets or footpaths.

Roofs

All pitched roof materials shall be one of the following materials:

Natural slate
Flat terracotta shingles
Standing seam copper roofing (ancillary roofs only)
30 year Architectural Asphalt shingle (not a 3 tab shingle)
40 year Architectural Asphalt shingle (not a 3 tab shingle)

You can contact:
Mississippi Roofing
205 Priester Dr.
Pearl, MS 39208
Ph. 601-939-9128

Garden Home roofs must be "Driftwood" color.

Roofs with architectural shingles are to use ridge tiles, a double ridge, or a ridge vent. Garden homes are required to use concrete ridge tiles.

Gutters and downspouts, when used, shall be made of copper (not copper coated), galvanized steel, anodized or ESP aluminum. Metal chains may be utilized in lieu of downspouts where special drainage conditions do not require the use of downspouts. Downspouts shall be placed at corners of the building at locations least visible from streets. Splash blocks or direct drainage into storm sewers are required. Splash blocks shall be made of concrete, masonry or stone.

Flashing shall be copper (not copper-coated), anodized or ESP aluminum. All metals shall be allowed to age naturally (not to be painted or sealed).

Primary roofs, on all freestanding buildings with a sloped roof, shall be symmetrical with a slope of 6:12 to 12:12. Hipped, gables, gabled hips, hipped gables and flared gables are all allowed roof designs, but must be compatible with the design and style of the house. The Architectural Review Committee may offer recommendations for the slopes to change based on historical design standards.

Ancillary roofs (attached to walls or roofs) may be shed roofs sloped no less than 3:12 or 4:12 in some cases depending on the warranty of the roof material.

Eaves and overhangs shall be continuous, unless overhanging a balcony or porch. Eaves or overhangs on the main building shall have an overhang of 18" or less unless approved by the Architectural Review Committee. Eaves and overhangs on accessory or out buildings shall match the overhang of the main building (as to the 18" overhang dimension).
Gutters and downspouts shall be shaped in accordance with the design of the house.

Roof penetrations (that are not masonry or stucco) for plumbing vents etc. shall be placed so that they are not easily visible from streets. Roof penetrations that are not masonry or stucco

shall be painted to match the color of the roof. Roof penetrations that are direct plumbing vents shall be installed with lead or copper flashing only.

Service Yards/Waste Container

Each property owner must provide receptacles for garbage in a screened area, which is not visible from streets or private drives. It is advised that this area also accommodate air conditioner compressors and any necessary exterior storage.

The following shall be permitted in rear or side yards only and not visible from streets and private drives: HVAC equipment, utility meters, permanent outdoor cooking grills, permanent play equipment and hot tubs.

Sewage Disposal

The use of privies, septic tanks, cesspools or disposal plants for the private disposal of sewage is prohibited. The use of outdoor toilets is prohibited except during construction only, where they are required. All residences constructed in this development must be connected to the development's sewage system.

Siding

Only the highest-grade vinyl siding is permitted. One select company is Norandex/Reynolds Distribution Company, featuring their "Beaded Porch Panel" for eaves and porches, and "Polar Wall Plus" product for exterior walls. Rigid insulation or foam board is required for additional thermal value. Any standard color may be used except "Wedgewood".

Wood (or simulated clapboard) and shingles shall be horizontal.

Horizontal siding shall be a maximum 7" exposure to the weather. Wall shingles shall have a maximum exposure to the weather of 8". Decorative wall shingles shall not be permitted. Wall shingles shall be machine cut with the bottom edges aligned flush.

Exposed and mitered corner joints are encouraged but not required. Where corner boards are utilized, their dimensional width shall create a "vertical look" to the wall detail and will typically be no more than 4" wide. When corner boards are utilized the dimensional width on adjacent faces shall be equal.

Signage & Antennas, Etc.

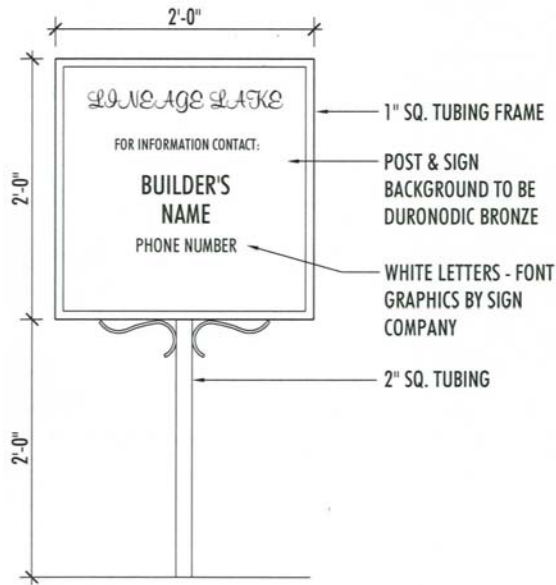
No owner or occupant of any residential lot may allow anything to be hung from windows or displayed from the outside wall of any residence other than the American Flag, plants or planters, or similar items. No sign, radio, or television antenna may be affixed to an exterior wall or roof of any structure. No radio tower or cell tower or similar erection shall be permitted on the property. Each residence may contain a built-in concealed TV antenna or cable system if desired. A small 18" satellite dish may be mounted to the house where it cannot be seen from the street.

Signage for Builders

One builders sign may be mounted in the front yard during construction and up until the sale of the house. This sign may be ordered from:

Outdoor Graphics, Inc.

105 Summer Ridge Dr.
Pearl, MS 39208
601-939-0586 ph.
601-420-9550 fx.



Site Design and Utilization

Plans and specifications for all buildings and improvements shall be designed to reasonably conform to the natural terrain. Every effort should be made to save unique site features on the site. Removal of trees that are greater than 6" caliper must be approved by the Design Review Committee.

Skylights

Skylights are permitted but shall not be visible from the main street. They shall be curb mounted with the proper flashing recommended by the manufacturer. Color shall blend with roof material. Glazing may be clear or translucent, but shall be energy efficient. To insure manufacturers warranty, manufacturers procedures for flashing and installation shall be followed. Number, size, and shape of skylights must be approved by Architectural Review Committee prior to installation.

Swimming Pools

No above ground pools are allowed. In ground pools must be located in the rear yard and not visible from the street. A landscape plan must accompany the submission of a pool and pool structure. The pool structure must be complimentary, both in size and material, to the house.

No mechanical equipment such as a filter system for a swimming pool, compressor units, utility meters, heat pumps or other similar types of equipment may be visible to the facing or frontage street, to the public view, or to other property owners.

Windows

Windows shall be made of wood (primed and painted) or wood clad (vinyl or metal). The window glazing shall be clear glass except as otherwise approved.

Windows shall be rectangular, vertically proportioned, and fixed or operable. Transoms may be oriented horizontally with panes that match other adjacent opening configurations. Double hung, casement or fixed windows are permitted. Multiple windows in the same rough opening shall be mulled together providing distinct vertical lines indicating the existence of separate windows. The use of a separation post where multiple windows occur is strongly encouraged. Windowsills in masonry shall project a minimum of 1" from the face of the building.

If window muntins are used, they shall be true divided light or fixed on both the interior and exterior surface of the glazing (Simulated Divided Lite "SDL"), and shall create panels of square or vertical proportions. Picture windows are also allowed.

All windows shall be energy efficient thermal panel glazing or integral storm panel glazing (an integral storm panel example: Pella™ DGP"). All screens shall be integral with the window. The screen material shall be made of brass, bronze or black (charcoal) vinyl.

Shutters may be operable, but not required. If shutters are not operable, it is preferred that hardware, similar to "shutter dogs", be used to attach the shutters to the house to maintain the appearance of working shutters. Shutters shall be sized and shaped to match the openings to which they are adjacent or attached. Vinyl, plastic, or aluminum shutters are not allowed, but are to be wood, primed and painted.

All articulations around windows and openings are subject to the approval of the Architectural Review Committee.

To insure window manufacturers warranty on products, the installation of all exterior windows or openings shall be performed with the window manufacturers standard accessories and recommended procedures.

GENERAL ARCHITECTURAL SPECIFICATIONS

Miscellaneous Provisions

Buildings shall be designed for energy efficiency. Where practical the use of renewable and recyclable materials shall be utilized in construction of buildings and improvements. Energy efficient HVAC equipment shall be utilized. The minimum insulation standards for all buildings are as follows:

Exterior Walls	R-13
Attic	R-30
Crawl Space Floor	R-19

Adequate vapor barriers and proper ventilation in attics, crawl spaces, and exterior walls are required,

The following shall be subject to approval of the Architectural Review Committee (not an exhaustive list):

Exterior colors, brick, stone, mortar colors, fence designs, railing designs and exterior light fixtures and lighting.

The following items shall not be permitted: window air conditioning units, exterior fluorescent lights, above ground pools, (except those that are inflatable for small children), panelized wall materials, artificial stucco [(EIFS) , manufactured foam moldings, ground mounted flag poles, direct vent fireplaces, scroll work, and external alarm systems.

BUILDING PROCEDURES

The following building procedures shall be adhered to in order to maintain neat, orderly and properly maintained private property, common areas and public streets. These building procedures are the responsibility of the individual lot owners, their general contractor and any subcontractors or supplying materials:

1. All surveying, layout, soils tests and preliminary building layout will be performed with minimal superficial clearing and will be confined to the area within the layout stakes.
2. All surface excavation and filling (including foundations) shall be supervised and performed within the footprint of the lot. All excavators and equipment shall “back out” of the lot and ensure that access shall be from the private entry drive and/or through the driveway.
3. All construction activities shall be maintained on the lot only, including storage of any and all materials. The construction area shall be enclosed by snow fencing and/or silt fencing if required by the Architectural Review Committee.
4. All loads of concrete to a specific project shall be limited to eight (8) cubic yards (no exceptions).
5. The Architectural Review Committee will monitor all building operations and procedures, either directly or indirectly through its appointed agent.
6. Lot owners, contractors, subcontractors and suppliers whose practices permanently damage adjacent lots, common areas, or public streets are subject to work stoppage and damages.
7. The Architectural Review Committee or their appointed agent reserves the right to inspect construction in the field to determine compliance with the approved documents and these specific building procedures during any stage of construction. As a result of their inspections, an order for work stoppage may occur until appropriate measures for compliance are initiated and/or performed.