

ARCHITECTURAL DESIGN GUIDELINES
FOR
HARTFORD 1A and 1B

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SECTION I: ARCHTIECTURAL REVIEW PROCESS

A: INTRODUCTION:

This document is primarily a reference tool and decision-making guide for the Architectural Review Committee. It is the resource upon which decisions will be made regarding design. The authority for the Architectural Design Guidelines and the governing by the Architectural Review Committee is established in Article X of the Declaration of Covenants, Conditions and Restrictions for HARTFORD. The Architectural Design Guidelines are incorporated in the covenants and made a part hereof.

B: ARCHTIECTURAL REVIEW COMMITTEE (“ARC”)

- 1) The ARC will use Architectural Guidelines for the general purpose of reviewing proposed construction; however, the ARC will consider the merits of a particular project because of special considerations that are felt to provide benefit to the adjacent area, the specific site, and/or the community as a whole.
- 2) The authority to approve specific building plans rest solely with the ARC.
- 3) Any person or party acquiring and owning a Lot in HARTFORD understands and agrees to the criteria herein set forth and agrees to be governed thereby.

C: APPLICATION AND APPROVAL PROCESS

- 1) The Owner of a lot shall submit Three (3) sets of the plans and (1) 8x11 to the ARC. The ARC shall retain the 8x11 and one set. Two (2) sets, upon approval, shall be returned to the Owner upon completion of review. **NO CONSTRUCTION ACTIVITY, INCLUDING CLEARING, SHALL COMMENCE WITHOUT PRIOR APPROVAL BY THE ARC.**

D: THE APPLICATION FOR APPROVAL

Form (attached herein) must be completed in its entirety and must accompany the other required documents as follows:

- a) Site plan shall show the following:
 - 1) All proposed structures, sidewalks, improvements, utility and drainage easements and setbacks, along with the existing and finished grades.
 - 2) North arrow and scale.
 - 3) Swales, surface drainage, culverts, and retaining walls
 - 4) Landscaping plans.
- b) Building plan complete with elevations, floor plans and section, fully dimensioned.

APPLICATION FOR APPROVAL

Architectural Review Committee

Ashton Park, LLC

c/o James Weaver

P. O. Box 1666

Ridgeland, MS 39158

DATE: _____

LOT NO.: _____

OWNER

BUILDER

Name: _____

Company: _____

Address: _____

Office Phone: _____

Fax: _____

Home Phone: _____

PLAN DESIGNER: _____

PLAN NAME: _____

SQUARE FOOT HEATED & COOLED AREAS: _____

ANTICIPATED CONSTRUCTION START DATE: _____

ANTICIPATED CONSTRUCTION COMPLETION DATE: _____

ENCLOSURES: Three copies of each document with the Lot number and Owner or Builder's name legibly printed.

_____ This Application completed in full.

_____ Site Plan

_____ Building Plan

DESCRIPTION OF EXPOSED EXTERIOR SURFACES

Describe each of the following in detail, when applicable and available.
Complete product description, manufacturer and finish color:

WALL SURFACE 1: _____

WALL SURFACE 2: _____

WALL SURFACE 3: _____

COLUMNS: _____

ROOFING: _____

CHIMNEY: _____

CHIMNEY CAP: _____

DOORS: _____

WINDOWS: _____

SHUTTERS: _____

GUTTERS: _____

TRIM: _____

FENCE: _____

OTHER: _____

Compliance with applicable County, State and Federal regulations shall be the responsibility of the Owner/Builder. The obtaining of all necessary permits and payment of all fees shall be the responsibility of the Owner/Builder.

Owner Date

_____ APPROVED

_____ APPROVED SUBJECT TO THE FOLLOWING NOTATIONS:

ARCHITECTURAL REVIEW COMMITTEE
ASHTON PARK, LLC

By: _____

SECTION II. DESIGN CRITERIA

A: SITE PLANNING:

1) Each Lot shall have only one single family residence (3,000 sq. ft. minimum heated and cooled) positioned so as to comply with the following setback requirements as set forth by the Madison County Board of Supervisors.

Front setback Lots 1-5 – 60 feet

Front setback Lots 6-39– 40 feet

Rear setback – 25 feet

Side setback – 10 feet on interior sides and 30 feet on corner lot street side.

If utility or drainage easement is located between two dwellings, the side setback shall be measured from the easement width, so that there is at least twenty (20) feet between the dwellings, including the easement width.

2) Each lot shall have a four foot wide, 3000 psi concrete sidewalk situated 4 feet from the back of the street curb, along the entire frontage of each and every street on which the Lot abuts.

Drive Detail” (Exhibit A) All driveways and sidewalks must be 3000 psi concrete material.

3) Finished floor elevation and positioning of the house on the Lot should be determined to provide adequate drainage while not interfering with the established drainage pattern. Drainage and runoff from one Lot onto an adjoining Lot will not be permitted. Adjoining property, streets and easements must be protected from sedimentation during construction. Any retaining walls must be shown on the site plan and approved by the ARC.

4) Each Lot shall be professionally landscaped so that the quality and overall appearance of the community is preserved and enhanced. Front yard areas shall be solid sod and have a minimum of two trees at least six feet (6') in height. The landscaping plan shall indicate all plants, shrubs, ground cover and trees. It is intended that the landscaping be selected to be consistent with the architectural style of the homes. No trees or shrubs or hedges shall be planted in a location, which will obstruct the view of a driver when entering the street from the driveway.

5) Lots whose rear lot lines abut Hartford Common shall have as a rear fence that Wrought Iron and Brick column fence as furnished by the Developer. Lake lots if fenced may only have Wrought Iron fencing along the lake. All other rear and side lot lines and the front fence extending from the rear corner of the dwelling to the side lot line may be enclosed by a Cedar Good Neighbor Fence. Adjacent Lot Owners are encouraged to share the cost of the interior fence. The ARC shall approve the style of the fence. No wire chain link fence is permitted.

6) Any other improvements such as decks, patios, outdoor structures, etc. shall be shown in detail on the plans and are subject to approval by the ARC.

B: BUILDING MATERIALS

1) Exposed surfaces of exterior walls shall be at least one but no more than three of the following materials:

- a) Stone
- b) Stucco
- c) Wood siding
- d) Fiber-cement siding
- f) Brick

2) Roofing shingles shall be architectural style asphalt/fiberglass with a minimum 25-year warranty. Shingles shall be fungus/algae resistant. Ridge Cap shall be doubled with a ½ inch shadow line.

3) Exposed surfaces or chimneys shall be one of the materials selected from Paragraph B1 except siding is prohibited. Fabricated copper chimney caps are preferred. If a metal chimney flue is used, the accompanying prefabricated galvanized cap must be painted to match the chimney face, roofing, or house trim. Exposed metal chimney flues are not permitted.

4) Windows shall be wood, metal clad, vinyl or cellular PVC. Aluminum windows are specifically prohibited.

5) Garage doors shall be metal or wood.

6) Exterior shutters shall be painted or stained wood.

7) Exterior surfaces and finishes shall be professionally color coordinated consistent with the architectural style of the home.

8) Exposed screens shall be charcoal colored fiberglass.

9) Gutters and drainpipes shall be copper or painted aluminum, provided the color conforms to Paragraph 7 above.

10) Outdoor lanterns shall be made of copper, and shall be gas fueled or electric. The specific design is subject to approval by the ARC.

11) Each Owner shall purchase and install a conforming mailbox. These mailbox and posts can be purchased from Copper Sculptures.

12) **Aluminum, masonite and vinyl siding or shutters are specifically prohibited.**

C: REMODELING AND ADDITIONS

1) Remodeling and additions to existing homes are required to meet the same criteria as new construction, including ARC approvals.

THE ARCHITECTURAL DESIGN GUIDELINES HEREIN ARE NOT INTENDED TO AMEND, ALTER, OR SUPERSEDE THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HARTFORD AS RECORDED IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY. IN THE EVENT THESE GUIDELINS CONFLICT WITH SAID DECLARATION, THE DECLARATION SHALL CONTROL.

NO APPROVAL OF PLANS AND SPECIFICATIONS, OR THESE DESIGN GUIDELINES SHALL EVER BE CONSTRUED AS REPRESENTING OR IMPLYING THAT A STRUCTURE IS PROPERLY DESIGNED. SUCH APPROVALS AND STANDARDS SHALL IN NO EVENT BE CONSTRUED AS REPRESENTING OR GUARANTEEING THAT ANY STRUCTURE WILL BE BUILT IN A GOOD WORKMANLIKE MANNER. IT IS THE SOLE RESPONSIBILITY OF THE LOT OWNER TO MAKE SURE THAT CONSTRUCTION MEETS THE CRITERIA OF HARTFORD COVENANTS AND ARCHITECTURAL DESIGN GUIDELINES.

D: GENERAL RULES FOR ALL OWNERS, CONTRACTORS AND BUILDERS

The following rules pertain to all Owners and Builders while on the premises of HARTFORD Subdivision.

- 1) Builders are required to keep their job sites neat and clean. ALL trash stockpiled for removal must be located on street side of lot until removed. There will be no stockpiling or dumping on adjacent lots or on streets. Ashton Park, LLC will remove trash not removed, and the cost for removal will be billed to the responsible party.
- 2) Builders will use only the utilities provided on the immediate lot on which they are building.
- 3) Any damage to streets and curbs, common areas, utility or drainage systems, street lights, street markers, mailboxes, walls, etc. will be repaired by Ashton Park, LLC and such costs or repairs shall be billed to the responsibility party.
- 4) The established mandatory speed limit within the subdivision is 25 miles per hour for construction vehicles, including light trucks and autos.
- 5) There will be no washing of any truck on the streets, adjoining lots or common areas. The residue from any concrete delivery truck must be washed out on the construction site.
- 6) Operators of vehicles are prohibited from spilling any pollution or damaging materials while within the subdivision. If spillage of a load occurs, operators must report any spill and immediately begin cleanup. Cleanup done by Grace Prop., LLC will be billed to the responsible party.

- 7) If any telephone, cable TV, electrical, water, etc. line is damaged, it is the Lot Owner/Builder's responsibility to report such an accident to the proper Service Company Personnel within 30 minutes.
- 8) All laborers, workmen and service personnel in the subdivision are required to keep all areas in which they work or through which they travel free of discarded materials such as lunch bags, refuse materials, and other trash. Stockpiling of any materials on adjacent lots or common areas is prohibited.
- 9) Loud radios or noise will not be tolerated within the subdivision. Normal radio levels are acceptable. Mounted speakers on vehicles or outside of homes under construction are prohibited.
- 10) No shortcuts across lots are allowed.
- 11) Work vehicles (trucks, vans, cars, etc.) shall not be left in the subdivision overnight. All construction equipment and vehicles may be parked on the street if they do not impede traffic flow.
- 12) Only bona fide workmen, service personnel and laborers are allowed on the construction site.
- 13) Lot Owners will provide a portable toilet to each job site.
- 14) No temporary storage trailers or buildings are permitted on the construction site, except as may be necessary to aid in construction.
- 15) The Lot Owner is charged with giving the required notice to builder, workmen, laborers and service personnel, and shall insure their compliance with the conditions set forth herein.

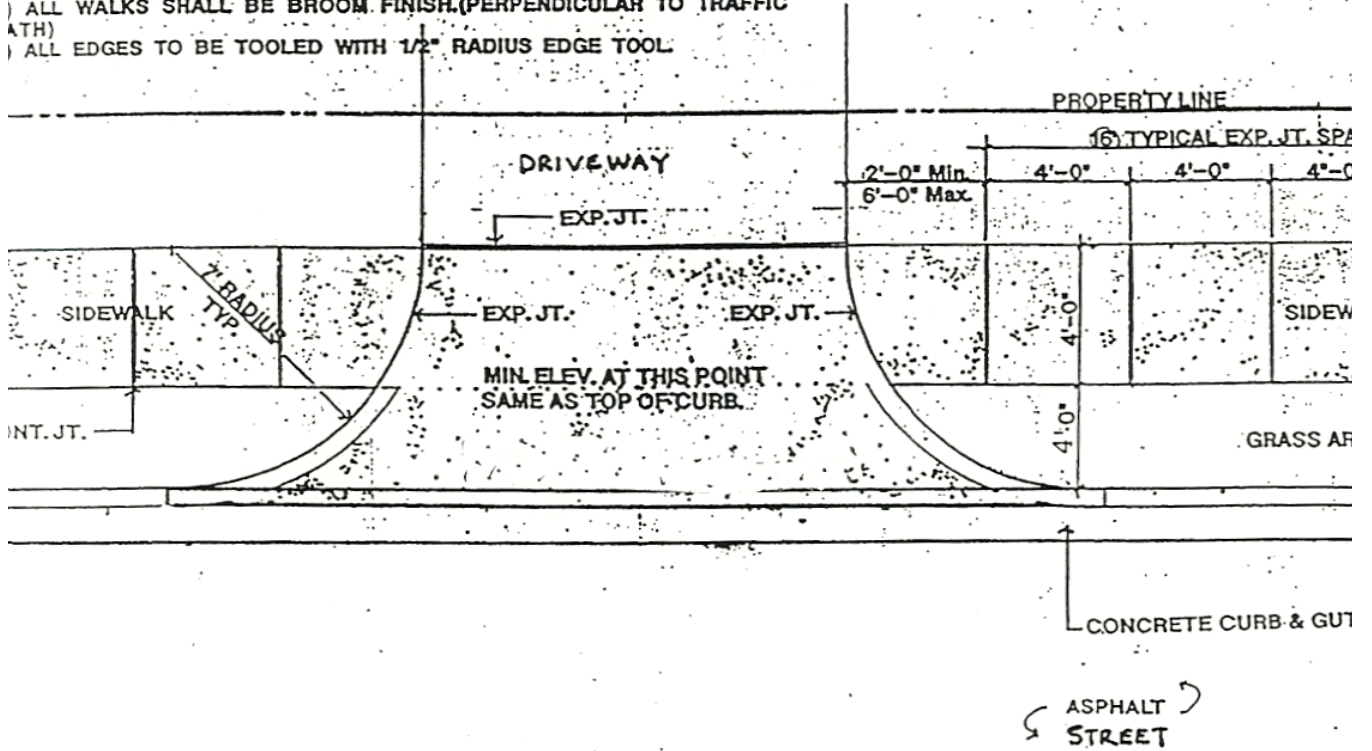
These Architectural design guidelines may be amended or supplemented from time to time. Please have your copy of the guidelines dated and initialed when you pick them up.

This copy of the Architectural Design Guidelines was delivered on _____, 2006.

NOTES:

- 1) ALL CONTROL JOINTS SHALL BE SCORED AT A DEPTH OF 1/4 CONCRETE THICKNESS.
- 2) ALL WALKS 4" THICK, 3000 PSI CONCRETE.
- 3) ALL WALKS SHALL BE BROOM FINISH.(PERPENDICULAR TO TRAFFIC PATH)
- 4) ALL EDGES TO BE TOOLED WITH 1/2" RADIUS EDGE TOOL.

START LAYOUT FROM EACH PROPERTY LINE TOWARDS DRIVE OR DRIVEWAY



SIDEWALK & DRIVE APRON DETAIL