

Highland Creek Design Plan

**Cabarrus and Mecklenburg Counties
North Carolina**

Updated March 18, 2010

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ADDENDA

CHAPTER 1 INTRODUCTION

Highland Creek is a master planned community proposed to encompass 1,779 acres in northeast Mecklenburg County and southern Cabarrus County developed by American Newland Associates (Master Developer). It is approximately 12 miles from uptown Charlotte.

Per its initial zoning approvals, the Highland Creek community is approved to consist of up to 5,034 single family detached homes, up to 1,106 single family attached or multi-family units, a 17 acre school and park site, a 70,000 sq. ft. neighborhood shopping center, parks and open space, and an adjoining 18 hole golf course. The Highland Creek Community Association, Inc. (HCCA) has been established to administer a Declaration of Covenants, Conditions and Restrictions for Highland Creek within the residential areas.

These design guidelines are to serve as a minimum set of design principles and standards for the community. They clearly outline, illustrate and define desired design objectives to achieve the high quality, desired character and style of Highland Creek. It is intended that these guidelines be used by any builder or owner within Highland Creek and also that they serve as a guide for future planning and design over time as the community evolves so that Highland Creek will become an attractive, cohesive and functional environment to live, work and play in.

The design guidelines are intended to supplement other documents requiring compliance, such as the Master Development Plan and the Declaration of Covenants, Conditions and Restrictions. Because the design guidelines are subject to change, it is always advisable to ensure you have the latest copy with any updates or amendments. A New Construction Committee (NCC) has been established to assist in implementation of the design guidelines and to insure individual builder/owner compliance and compatibility.

CHAPTER 2 HIGHLAND CREEK GENERAL GUIDELINES

- 2.0 Master Plan Concept Highland Creek is based on a multi-use development concept that incorporates public facilities, commercial establishments, recreation facilities and a variety of residential housing types within one master planned, well organized environment. It is designed so as to protect and preserve natural habitat, important views, open space, waterways and other features in order to provide a community which is integrated with the natural setting.

Highland Creek is situated in Mecklenburg County and Cabarrus County. Development begins in Mecklenburg County and will continue northeast into Cabarrus County. The 1,277 acres of Highland Creek that are within Mecklenburg County have been rezoned to an R-9 PUD classification. Specific requirements are outlined in Section 3.2.1.

- 2.1 Land Use Specific land areas have been designated on the master plan for residential neighborhoods with a mix of housing types and an associated open space network, a school site, recreational areas and a small commercial site. Each area is further enhanced and defined with a community wide program of amenities such as walls, signage and landscaping.
- 2.2 Road Network Many of the villages are accessed by Highland Creek Parkway, an arterial road that joins Ridge Road with Eastfield Road. It is a divided road with a 90' right-of-way, and significant landscaping. The first phases of development will take access off of Ridge Road and provide access to the golf course and villages.
- 2.3 Utilities The master plan provides for a phased approach to utility development. All community utilities will be underground.
- 2.4 Village Concept The village concept of development is a major design concept for Highland Creek. It is intended to create a series of smaller "neighborhood" living environments within distinct land use areas.

The physical separation between villages will be created through the use of natural land forms, drainage ways, roads, golf course and open space edges, wherever possible.

Villages will, when possible, include an open space network, pedestrian access to community facilities and have some design focus on open space areas such as parks, recreation facilities or the golf course.

- 2.5 Recreation and Open Space Concept Highland Creek is designed to create a community with a unique recreation and open space system. The open space and parks system is structured to be an integral part of every village.

The open space system will provide pedestrian linkages to recreation areas, the golf course and other villages. Pedestrian circulation in the form of sidewalks along both sides of all village streets is also planned.

- 2.6 Phasing Phasing provides for the logical extension of the circulation system and utilities throughout the property and for the completion of villages. It is intended to develop the community as a set of villages which can each stand on its own. More than one village may be under development at any one time.

Phase I development will access off of Ridge Road and will include the parkway up to the Highland Creek Golf Club and a loop street to support the first village area. Phasing will continue in a manner that permits completion of the parkway in a logical sequence, providing adequate ingress and egress from the project.

CHAPTER 3 VILLAGE GUIDELINES

3.0 Single Family Lot Standards

3.1 General Purpose and Intent of Guidelines The design guidelines for single family lots within the Highland Creek villages provide a framework for coordinated development and integration of various site aspects to create a cohesive, pleasant community. Through the use of these design guidelines it is intended that elements of the natural landscape will be integrated with specific site design to establish a unified and environmentally sensitive place to live.

3.1.1 Conformity with Design Guidelines These guidelines are supplemental to the Declaration of Covenants, Conditions and Restrictions for Highland Creek and any other participating builder or owner agreement. Noncompliance with these guidelines is grounds for disapproval of plans.

3.1.2 General Responsibilities The Master Developer is responsible for providing a hierarchy of public streets, amenities, drainage facilities and infrastructure of all utilities to the lot. The sites are delivered as lots recorded and approved on subdivision plans.

The builder/owner is responsible for developing and maintaining individual lots in a manner prescribed in the Declaration of Covenants, Conditions and Restrictions, other participating building/owner agreements executed with the master developer, and these design guidelines. In addition, compliance is required with any applicable state, county or local ordinances including, but not limited to, subdivision ordinance, floodway ordinance, engineering and building standards, and state and federal wetlands regulations.

Any and all development of homes or lots must first be approved by the New Construction Committee (NCC) prior to commencing construction. Complete plans and specifications, as outlined in Chapter 6, must be submitted to the NCC for review.

3.2 General Lot Standards Streets within Highland Creek are planned for sidewalks on both sides of the street. Every single family lot is required to have enclosed parking for two standard size vehicles.

3.2.1 R-9 PUD Single Family Lot Standards Highland Creek encompasses land in both Mecklenburg and Cabarrus Counties. The following R-9 PUD Standards refer to the approved Master Plan for Mecklenburg County. The guidelines for building setbacks have been established to meet or exceed the R-9 Planned Unit Development requirements and are grandfathered under the former Mecklenburg County Zoning Ordinance (adopted November 20, 1967 through December 31, 1991). The Mecklenburg County Zoning Ordinance adopted January 1, 1992, does not apply to Highland Creek. Generally, building setback lines for residences are as illustrated in this section. Some variations, especially in large lot villages, may occur. Setbacks can be affected by utility easements. Each lot must be reviewed for its specific setbacks.

The front yard setback for residential structures is an average of twenty-five (25) feet from the street R.O.W. line, but, in no case shall be less than twenty (20) feet. This will allow off-street parking in the driveway without obstructing the pedestrian walkway. Balconies, roofs, low walls (maximum 2' height), and non-garage segments of dwelling units are allowed to encroach three (3) feet into this setback requirement.

The side yard setback is a minimum of six (6) and eight (8) feet. When structures are adjacent to other dwelling units, at least fourteen (14) feet of separation must be provided at all times. When side yards front on streets (i.e., corner lots) or open space areas, a ten (10) foot side yard is required. If the side yard is used as a drive to a garage, a twenty (20) foot setback must be used. If the rear lot line of a corner lot is also the side lot line of an adjacent lot then the street side lot line of the corner lot must be at least 50% of the required setback for the adjoining lot.

The rear yard setback shall be a minimum of twenty-five (25) feet in all cases, except for rear yards on the exterior boundary line of Highland Creek, in which case the rear yard setback must be a minimum of forty (40) feet. This includes accessory structures constructed in rear yards, with the exception of detached garages which may be located in the rear yard and must be two (2) feet off any property line. Lots along designated thoroughfares (as designated by Mecklenburg or Cabarrus Counties) shall maintain a fifty-five (55) foot rear yard adjacent to the thoroughfare and a thirty-five (35) foot side yard adjacent to the thoroughfare. Additional

screening may be required along a thoroughfare.

Surface and subsurface structures such as tennis courts and pools must maintain a minimum seven and one-half (7.5) foot setback from the property line, subject to approval by the NCC.

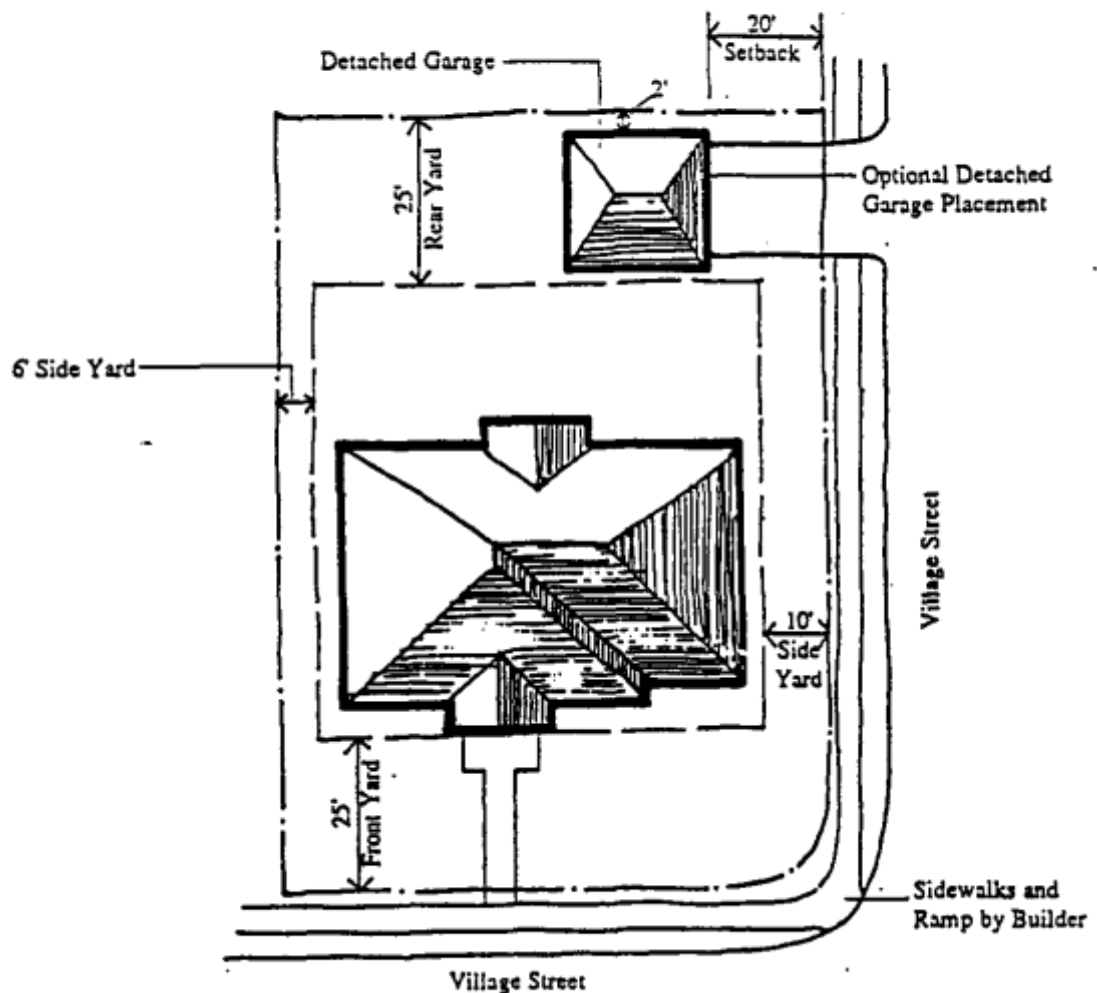
The following sections incorporate certain regulations from the previously referenced Mecklenburg County Zoning Ordinance. Zoning matters are presented herein for ease of reference and should not be solely relied upon without reference to the applicable zoning ordinance.

3.3 General Site Layout for Specific Lot Conditions

3.3.1 Typical Corner Lot A corner lot on an interior street is a lot bounded on two sides by two public streets interior to the village. Corner lots within the villages have a twenty-five (25) foot front yard, a twenty-five (25) foot rear yard, a ten (10) foot side yard adjacent to the street and a six (6) foot internal side yard. Except where the rear yard of a corner lot abuts the side yard of an adjacent lot, then the corner lot's side yard adjacent to the street is twelve and one-half (12.5) feet.

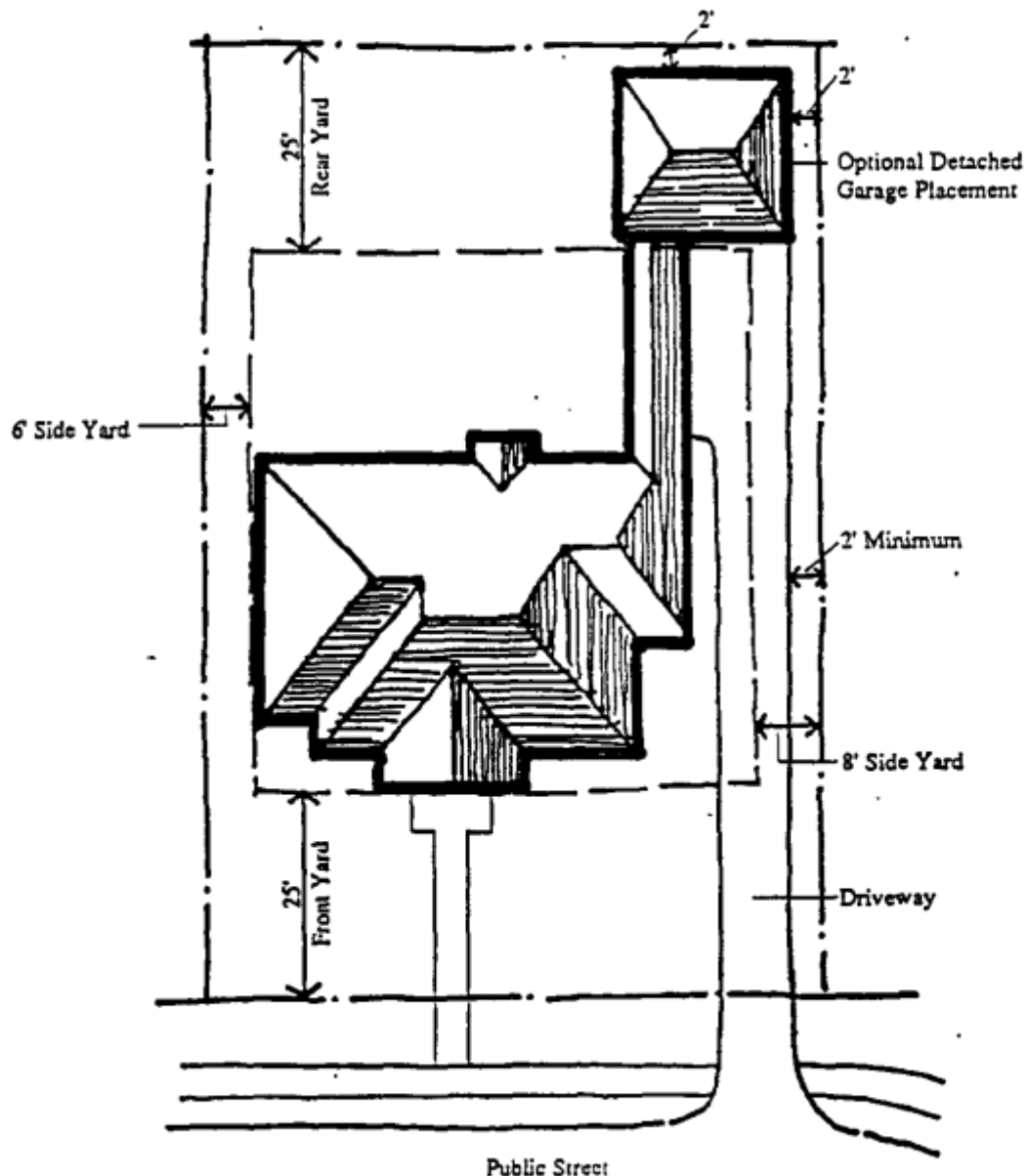
Driveways are not allowed to run parallel with the side of the lot adjacent to the street.

Detached garages facing side streets are encouraged, where appropriate. The garage must be set back twenty (20) feet from the side street and must be behind the residential building.



TYPICAL CORNER LOT

3.3.2 Typical Interior Lot An interior lot is a lot whose rear and side yards are adjacent to other lots. Standard single family interior lots have a twenty-five (25) foot front yard setback, six (6) foot and eight (8) foot side yards and a twenty-five (25) foot rear yard (except as noted above). A detached garage is permitted in the rear yard and must be two (2) feet off any exterior property line. Detached garages are not permitted in the side yard.

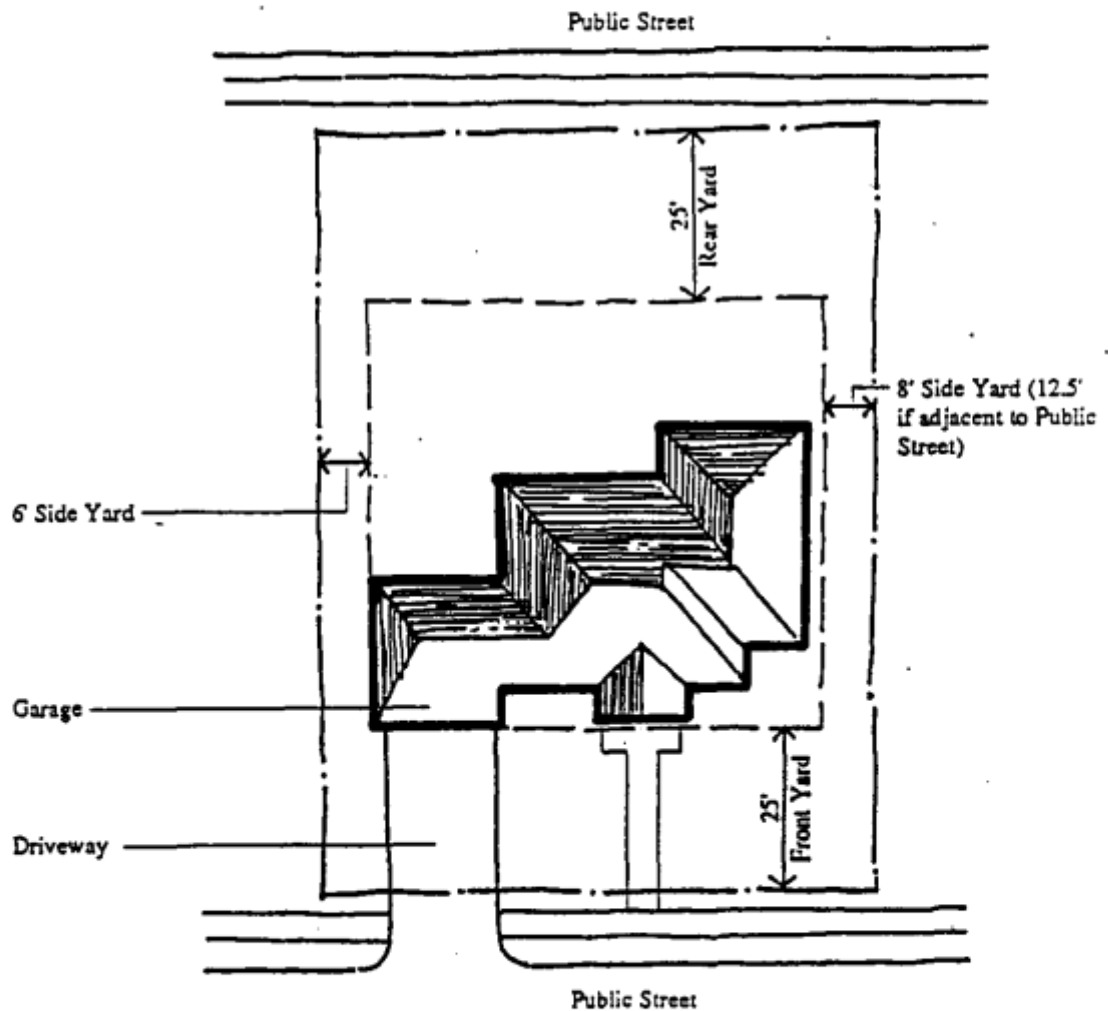


TYPICAL INTERIOR LOT

3.3.3 Typical Through Lot A through lot on an interior street is a lot whose front and rear yards abut a public street or a lot fronted on three sides by public streets. Through lots have a twenty-five (25) foot front yard setback, a twelve and one-half (12.5) foot side yard adjacent to a public street, (otherwise an eight (8) foot side yard) a six (6) foot internal side yard and a twenty-five (25) foot rear yard.

Driveways are not allowed to run parallel with the side of the lot adjacent to the street.

Detached garages facing the side street are encouraged, but are not allowed within the rear yard. The garage must be setback twenty (20) feet from the side street right of way and must be behind the residential building.



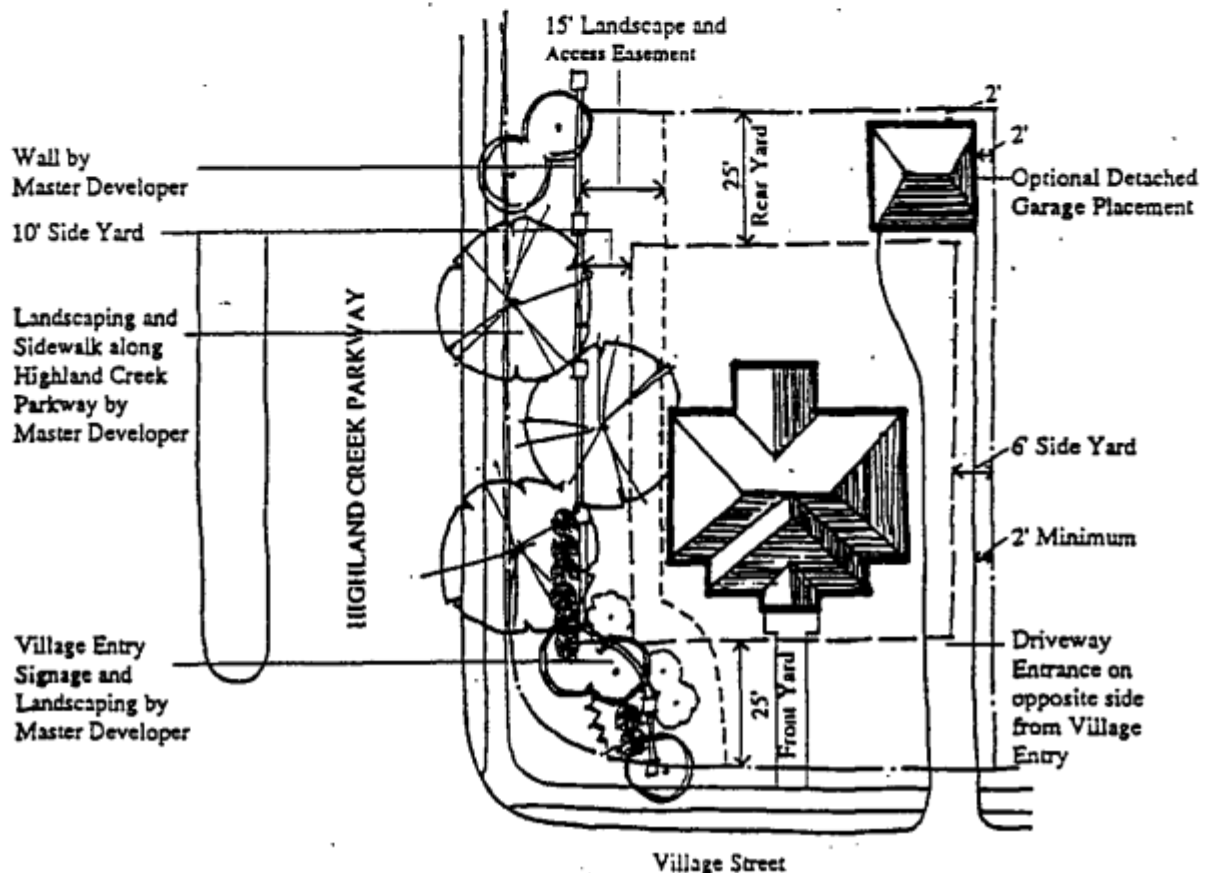
TYPICAL THROUGH LOT

3.3.4 Corner Lot at Village Entrance A corner lot at village entrances is a lot bounded by an internal public street and either Highland Creek Parkway or any other major collector street.

Corner lots at village entrances have a twenty-five (25) foot front yard setback, a twenty-five (25) foot rear yard, a ten (10) foot side yard adjacent to the street a six (6) foot internal side yard except where the rear yard of a corner lot abuts the side yard of an adjacent lot, and a 15' landscape easement along rear and side yards adjacent to the parkway or a corner lot at a village entrance. In this instance the corner lot's side yard adjacent to the street must be twelve and one-half (12.5) feet.

Driveways and garages (attached or detached) are not allowed on the side of the lot adjacent to the street and must be placed on the opposite side.

Detached garages can be in the rear yard and must be two (2) feet off any exterior property line.

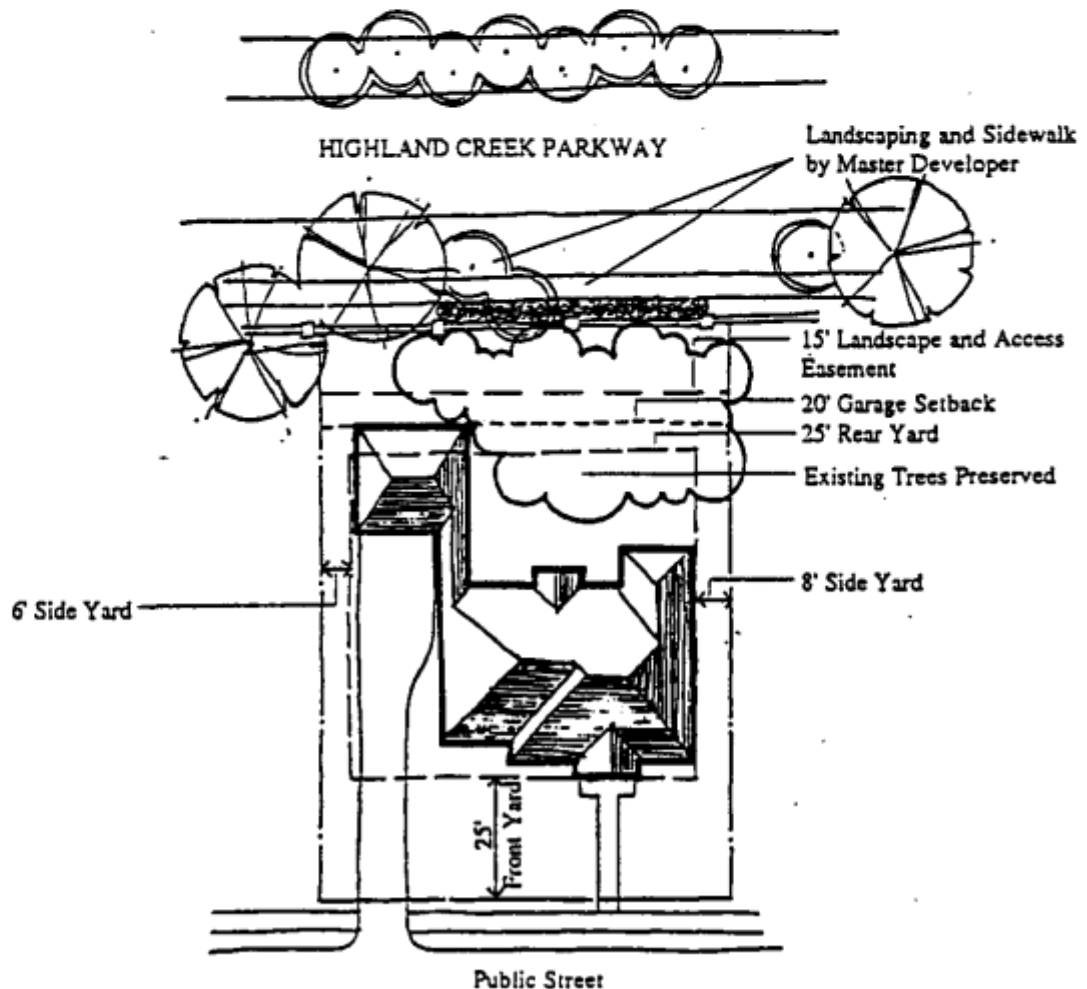


CORNER LOT AT VILLAGE ENTRANCE

3.3.5 Lot Adjacent to the Parkway A lot adjacent to the parkway is typically a through lot with a rear yard adjacent to Highland Creek Parkway or any other major collector street within Highland Creek Parkway.

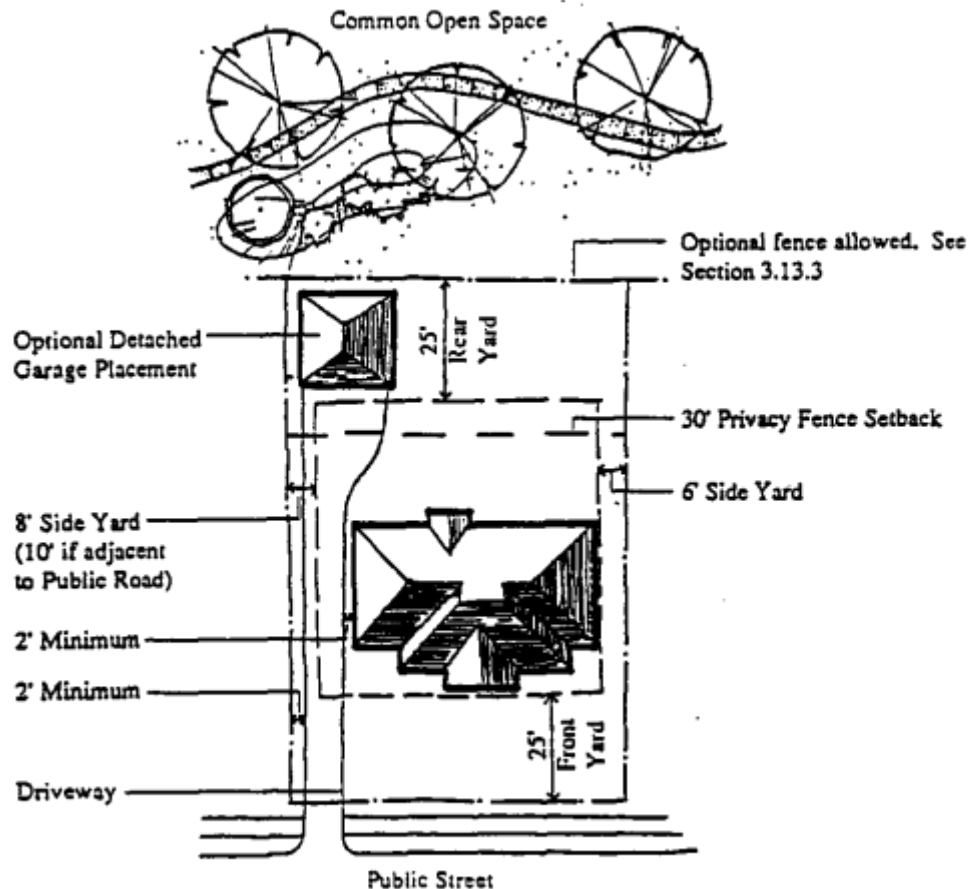
Because it is the design intent for the Parkway to be a unifying element throughout the project and because the saving of existing trees behind the wall and in the rear yards where applicable is greatly encouraged, detached garages are not permitted within twenty (20) feet of the rear property line.

A 15' landscaping easement exists along Highland Creek Parkway.



3.3.6 Lot Abutting Common Open Space A lot abutting common open space is any lot which has a rear yard or side yard adjacent to common open space or a community amenity area such as a park or recreation area. A lot abutting common open space may also be an interior lot, a corner lot or a through lot. The setback dimensions, etc. for those conditions must also be followed. In addition, a ten (10) foot side yard is required when the side yard is adjacent to common open space.

Lots abutting common open space may be fenced with a four (4) foot wooden rail fence of a standard design as indicated in these guidelines (section 3.12.3). The fence must return a minimum of thirty (30) feet down the side lot line. The fence is designed to afford a sense of continuity with common open space areas while also providing security and privacy for the lots. Lots abutting common open space may elect to have direct access to the common open space in which case a gate may be installed at the option of the builder/owner.



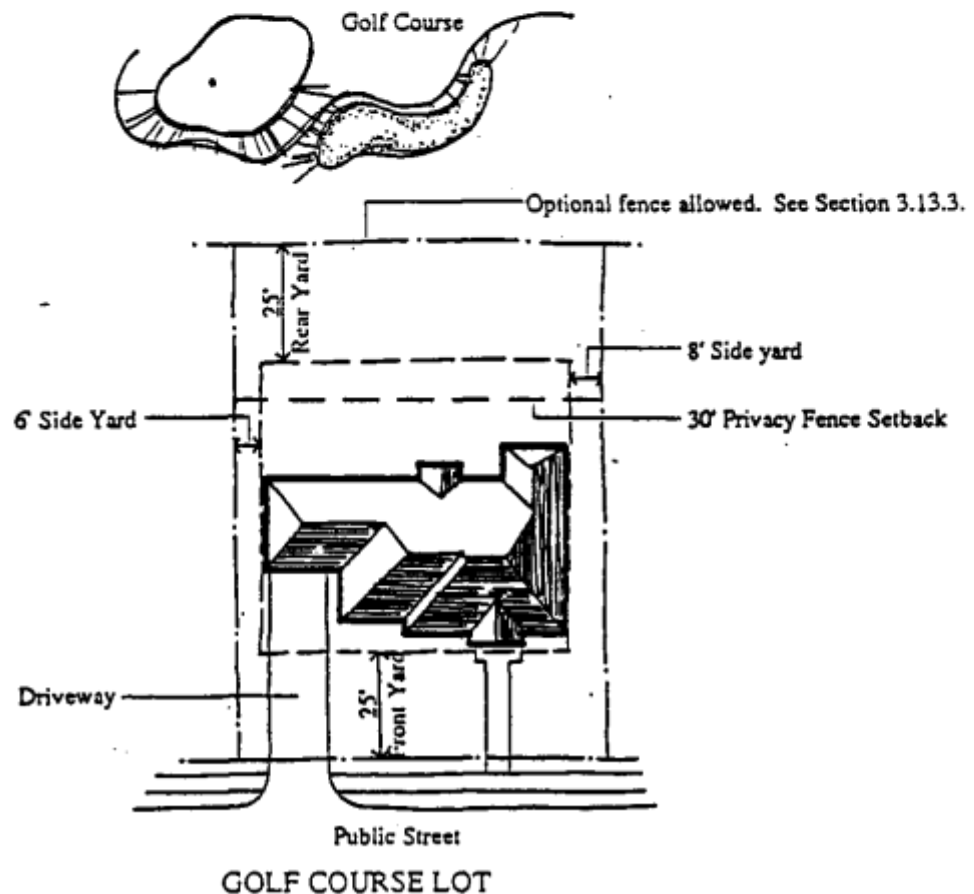
COMMON OPEN SPACE LOT

3.3.7 Lot Abutting the Golf Course A lot abutting the golf course is any lot adjacent to the Highland Creek Golf Course. It can also be an interior lot, corner lot or through lot and subject to the specific setback requirements, etc. therein. In addition, there is a ten (10) foot side yard requirement for side yards adjacent to the golf course.

Lots abutting the golf course need to derive the full potential of the open space views to the golf course. The rear yard of these lots must be landscaped in a similar fashion as the front yard.

Although the golf course has been designed using industry accepted criteria for adequate distance between fairways and residential lots, special design considerations for building, site layout and planting should be addressed to provide for the possibility of errant golf balls. Strategic siting and landscaping should be considered for additional safeguards.

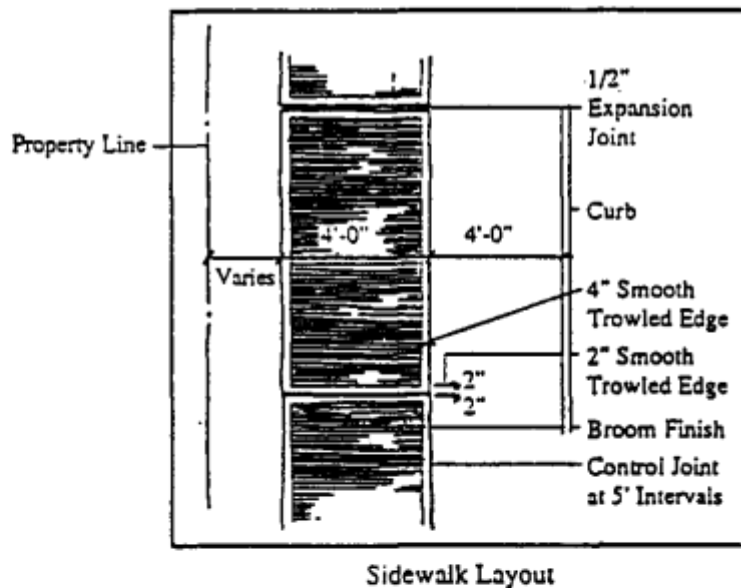
Detached garages are discouraged in the rear yard of a lot abutting the golf course. It is preferred that detached garages be set back twenty-five (25) feet from the rear property line, where appropriate (a detached garage is not allowed in any required side yard).



3.4 Typical Village Street

3.4.1 Typical Village Street Layout and Maintenance Residential streets within the villages at Highland Creek are either within a fifty (50) foot or forty (40) foot right-of-way. The street is either twenty-eight (28) feet or twenty-two (22) feet wide respectively from back of curb to back of curb. Maintenance of the area between the back of the curb and a single family lot property line is the responsibility of that lot's builder/owner and must be done in the same manner as the rest of the front yard.

3.4.2 Sidewalk Requirements The builder is responsible for constructing a four (4) foot sidewalk along all public street frontage. Corner lots and some through lots will require the builder to construct a sidewalk on two or three sides as well as the handicap ramp to the corner. The sidewalk is to run parallel to the curb and the property line. All sidewalks are to be constructed with consistent quality workmanship and to meet Charlotte-Mecklenburg Land Development Standards.



Locations of sidewalks are not to be varied except where required to avoid specimen trees or utility obstructions.

Gentle curves and radii are required for transitions instead of abrupt angles or sharp curves.

Complete pours between expansion joints are required. No cold joints are permitted.

Manholes and valve boxes located within sidewalks shall be flush with the concrete paving. Adjustments in height may be necessary.

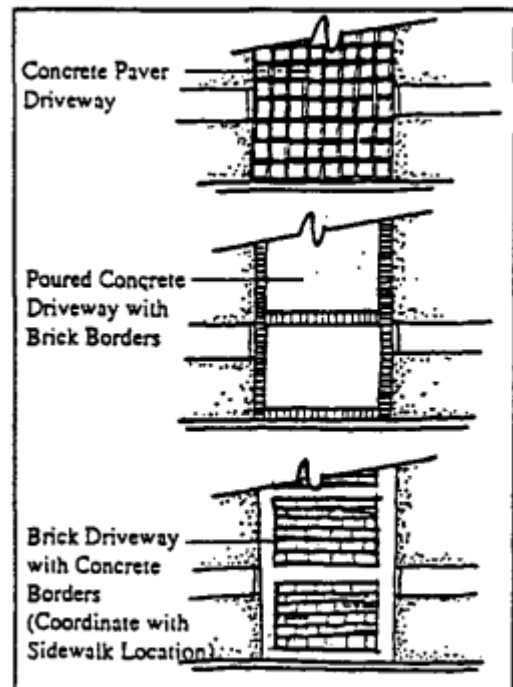
3.5 Driveways

- 3.5.1 Driveway Layout Requirements The builder is required to build a driveway from the back of street curb to the garage. Typically the curb is a roll type curb where no break in the curb is required.

Concrete driveways are to be a minimum of four (4) inches thick over a compacted subgrade. Expansion joints between the curb and driveway are required. The driveway is to meet flush with the curb. In all villages except designated custom builder areas, driveways are to have a 4" smooth trowled edge on the outer edges and two 2" smooth trowled edges at the crossjoints (similar to sidewalk detail). Tooled joints are to be minimum 3/4" deep. No expanse in pour is allowed greater than 10' in any direction without a control joint. In designated custom builder areas driveways are to have a 6" smooth trowled edge along the outer edge with two 2" smooth trowled edges at the cross joints.

A four (4) inch PVC sleeve is required to be installed under each driveway at two (2) feet back of curb.

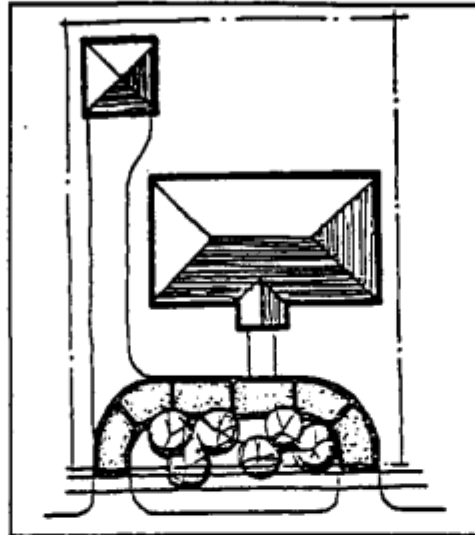
- 3.5.2 Use of Specialty Paving Materials The use of stamped and/or colored concrete, concrete pavers and brick pavers is allowed. Color, pattern and design should coordinate with and complement the architecture. The use of specialty paving materials will require the approval of the NCC.



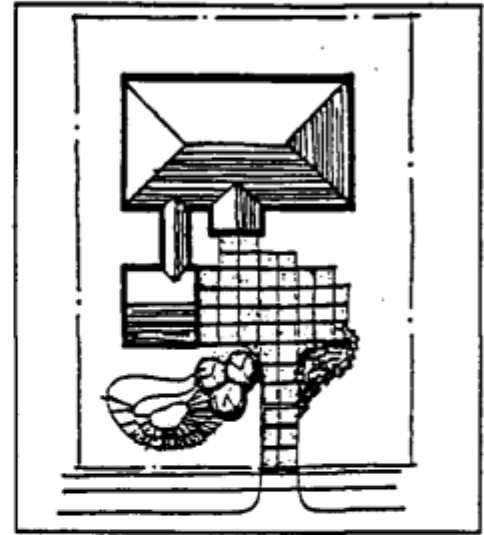
Alternative Pavement Designs

3.5.3 Alternative Driveway Designs Alternative driveway designs, such as motor courts, circular drives, etc. may be used to provide additional visual interest.

Motor courts at the front entry are allowed, where appropriate, especially in villages with wider lots. Where sufficient lot width exists, circular drives are allowed.



Circular Driveway

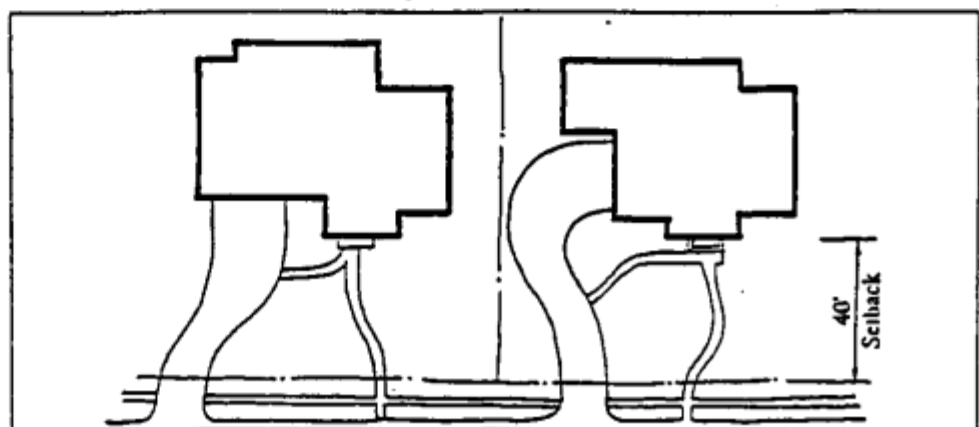


Motor Court

Any driveway design shall not cover more than 25% of the front yard. The remaining 75% must be maintained for grass and landscaping. Driveway widths will be regulated as by Mecklenburg Co.

The driveway can never abut the main building foundation except as necessary to enter the garage.

On 100' wide lots which may have a larger setback, the builder/owner is required to incorporate a curvi-linear, meandering driveway layout unless site constraints prohibit this type of design.



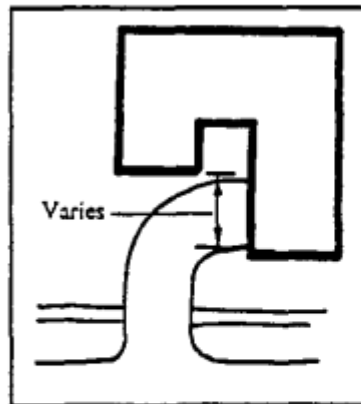
Driveway Layout for 100' Wide Lots

3.6 Garages

3.6.1 General Garage - Lot Relationships The placement of garages and driveways has a great effect on the overall street scene aesthetic and on the architectural interest of each specific building. A street scene with emphasis on residences instead of garages and driveways is more visually interesting. For that reason certain garage placements on a lot are discouraged.

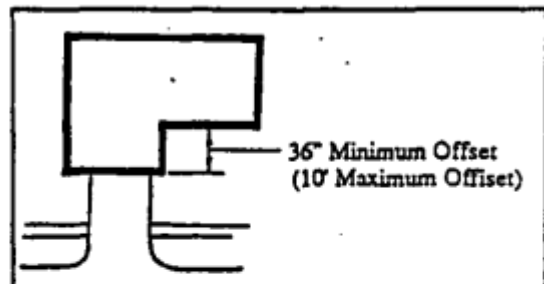
In large lots detached garages in the rear yard are preferred, where appropriate.

Side loaded attached garages are preferred to front loaded attached garages.



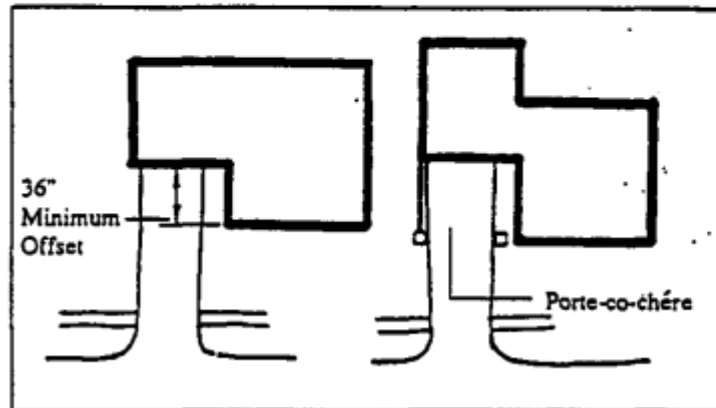
Preferred Side Loaded Garage

Where lot size does not allow a side loaded garage, a thirty-six (36) inch minimum offset is preferred to allow for some variation of facade, a ten (10) feet maximum offset is suggested to keep the house from appearing to be all garage.



Front Loaded Garage

Front loaded attached garages which are recessed diminish the effect of

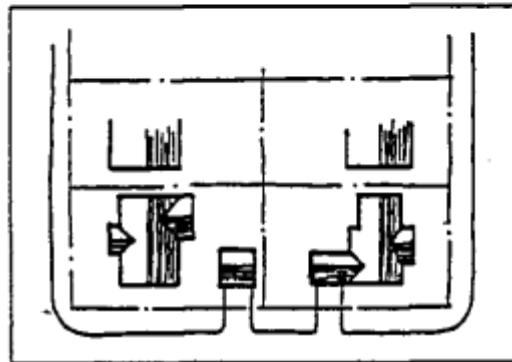


the garage on the street scene. A minimum thirty-six (36) inch offset from the major facade of the house is required. A greater setback distance is encouraged. A porte-co-chère

that does not extend past the major building facade, constructed of the same building materials as part of the house is allowed.

Carports are not permitted.

Side loaded attached garages on corner lots are acceptable as long as architectural details are provided to avoid an overwhelmingly blank facade.



Acceptable

Not Acceptable
without Architectural
Details

3.8 **Grading and Drainage** In general, the builder is responsible for conducting all grading and construction operations in a neat, orderly, timely way. Streets are to be left clean and free of dirt and debris. Any work previously done within rights-of-way, common open space or other lots, etc. which is damaged by the builder shall be promptly repaired, such as cable cuts.

3.8.1 **Positive Drainage Requirements** The builder/owner is responsible for providing positive drainage away from the house for each lot.

The builder/owner is responsible for not concentrating and discharging stormwater as a point source from one lot to any other lot or area within Highland Creek unless it is within a prescribed drainage area and indicated on an overall plan.

The builder is responsible for attempting to use and preserve natural drainage ways to the extent possible, and for preserving existing trees where possible (section 3.9).

Roof drainage must be handled so as to not create an erosion problem, a negative drainage problem. If used, gutters and downspouts must provide positive drainage away from the building.

The builder/owner must indicate the drainage concept on the site plan submitted for approval. Conformity with the sediment and erosion control plan is required.

3.8.2 **Erosion Control Requirements** The builder/owner is responsible for providing erosion control measures in compliance with Mecklenburg County requirements.

3.8.3 **Special Grading Situations** In general, steep slopes of greater than 3:1 (33% grade) should be broken with retaining walls or terraces. If the height is excessive, two retaining walls should be used, separated by a planting area, but steep slopes greater than 3:1 (33% grade) may be allowed in special conditions and must be reviewed with the NCC.

The builder is encouraged to terrace large graded slopes less than 3:1 (33% grade). Terraced lawns, especially in front yards and rear yards of lots abutting the golf course, are encouraged.

Swales are to be graded shallow but wide to slow run-off. Steep abrupt cuts are to be avoided.

Transitions back to natural grade should be smooth.

Berms are to be graded in gentle, undulating, "naturalistic" shapes, not as straight mounds with steep slopes. Berms should not be higher than 48" from the street. In no case should a berm be placed in such a way as to obstruct the site triangle of any public street or the site triangle for a driveway entering a public street.

Sidewalks within public street rights-of-way shall run with the grade of the road.

Driveways should be graded when possible with a flat five (5) percent maximum grade at the top and bottom of the driveway. Any deviation must be preapproved by the NCC.

Lot grading may not alter grading within the street right-of-way. Smooth transitions should be made throughout.

- 3.9 **Tree Protection** The protection of healthy stands of mature trees throughout the project is a high priority to the overall design concept, therefore the builder is encouraged to save areas of trees within individual lots whenever feasible. The saving of these trees, wherever possible, will give the community a mature appearance and will help to create the rich ambiance of community life at Highland Creek.

Removal of any tree 8" DBH or greater in the rear yards of golf course lots or lots abutting the parkway will require the prior approval of the NCC. The NCC recognizes that all trees can not be saved in all situations, but every effort should be made to save every tree possible.

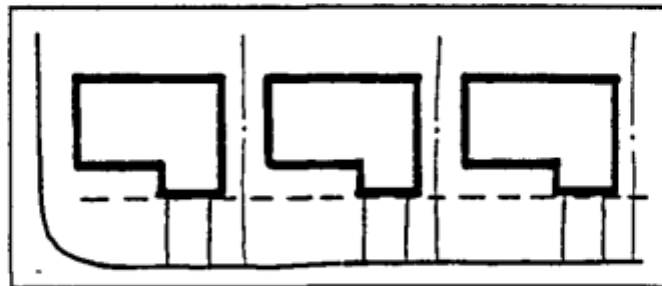
In the front yard of all lots builders must designate a grouping (or groupings) of trees to be saved during the construction process; if trees are present. A continuous temporary barricade must be placed around the drip line of trees to be saved and all construction materials and work are to stay out of the tree save area. Utility locations should be designed around trees to be saved wherever possible.

3.10 Architecture The architectural guidelines for Highland Creek are intended to establish design standards which will form the basis for good creative designs and neighborhood continuity. The guidelines are not intended to limit creativity or to place undue hardships upon the builders in terms of design or construction. The design of each residence should inspire a sense of individuality, while fitting into the texture of Highland Creek.

3.10.1 General Responsibility The construction of any masonry walls or other screening devices along Highland Creek Parkway, development of any common open space amenities, roads and cul-de-sacs, islands (including planting and paving) entry features, walls and entry graphics at entrances to each village, and public street lighting will be the responsibility of the Master Developer.

The builder/owner is responsible for individual site development and maintenance including the area within the public street right of way (between the back of the street curb and property lines). The owners of corner lots shall be responsible for the right of way for both streets. The builder/owner is responsible for compliance with these design guidelines.

3.10.2 Streetscape and Site Massing The builder/owner is encouraged to create a visually interesting streetscape through the use of varied facades,



Monotonous Streetscape

the street from each other.

elevations, materials, colors and arrangements along the street. The NCC will not permit homes of substantially similar elevations, details or colors to be built adjacent to or across

- 3.10.3 Elevation and Facade Articulation There is no one Highland Creek "style". However style should emerge naturally out of good planning, relationship of plan to elevation, form following the function, and the use of a selected range of materials.



Preferred Streetscape



Avoid Disjointed Styles

It should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials and details on all elevations. However, priority should be given to those sides which are visible from streets and walkways. The most articulated elevations should be those which are in public view.

The exterior elevation should be a combination of planes and shapes designed to be visually interesting.

All two-story residences should have single-story elements. All single-story houses should include some variation of the ridge line.



Avoid

Preferred

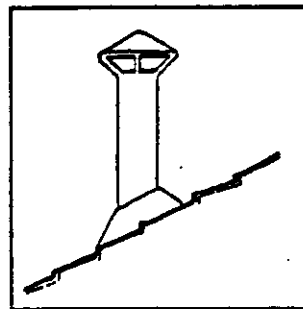
Homes located on lots which face the golf course or Highland Creek Parkway will require additional attention to exterior window treatment on those facades. Unarticulated windows are not appropriate in such locations. Window treatment may include shutters, window capitals, window trim or other details for visual interest, but will include brick molding as a minimum in all such situations. Plans submitted by builders for homes to be located on such lots are subject to this additional requirement.

- 3.10.4 Chimneys It is recommended that every residence incorporate a minimum of one fireplace. In order to use the chimney as a repetitive design element throughout the community, the chimney structure should be expressed on the exterior of each residence in one of the following manners:

If placed on an exterior wall, a complementary material, masonry, for instance, should be used.

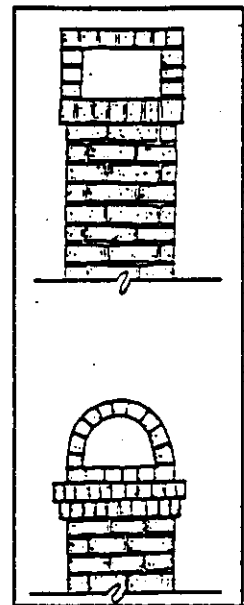
The height of the chimney should be in proportion to the roofline.

Chimneys which barely peek above or squat on the roof are not visually bold enough and therefore, are generally unacceptable.



Not Allowed

Chimneys can be used to establish an ornamental or thematic direction within a given village. No exposed metal fireplace flue will be permitted. Broad, massive chimneys will be encouraged and small, spindly shaped ones will not be approved.



Preferred Treatment

Ornamentation through detailing is encouraged.

Fireplace chimney must be brick, stone stucco, or siding. Chimneys clad with siding are not permitted on the front elevation of the house and are acceptable only on lots of 85' in width or smaller.

- 3.10.5 Entrances The builder/owner is encouraged to incorporate front porches in their design as a transition from semi-public to private space.

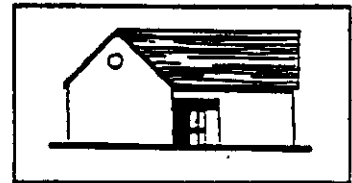
- 3.10.6 Window Openings Care should be given to the size, type and organization of all windows. Scattered windows tend to create awkward, face-like shapes and should be avoided. The treatment of windows on the side facade of corner lots should be the same as the treatment of windows on the front facade.

3.10.7 Roof Articulation Avoid flat roofs. Minimum slope on all roofs should be a 5 in 12 pitch. A combination of roof pitches may be used if they are integrated with the design of the house.

No vent stacks will be allowed in the front of the house. Vent stacks are to be at the rear of the house unless this location conflicts with local code requirements.

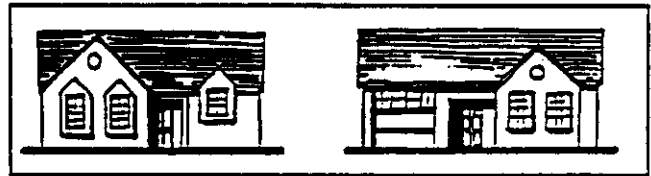
Large front-facing gables should be avoided unless they are broken into small scale elements. Otherwise, open gables are better facing toward side yards.

Front-facing gables are particularly unattractive when placed over the garage door. The unshielded exposure of garage doors is helped greatly by way of a low roof line over the door.



Avoid

Changes in roof geometry are best when accompanied by offsets in plan.

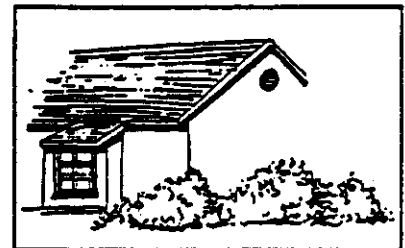


Preferred Treatment

Roof overhangs are both practical and attractive. They give a house character and solar protection.

Overhangs of 6" or more must be used on the eave condition and the rake condition, with the exception that on lots of 65' or smaller a rake board and shingle molding may be substituted to give architectural detail. Overhangs should be boxed in if feasible.

Avoid exposing ends of rafters unless they are 4"x6" or larger. Use a fascia of at least 1"x6" size.



The roofs, as an expressive design element, should be kept as visually unobstructed as possible. Vent stacks and other necessary roof protrusions should be located away from public view, located where possible on the back side of the roof. All vent stacks and counter flashing must be painted a flat black.

3.10.8 Garage Treatment In many single family home designs today an inappropriate emphasis is placed on the automobile entrance. This has become a dominant facade element which tends to undermine or destroy the overall character of the home's architecture and scale. It is important to the overall design and feeling of Highland Creek that this does not happen. The garage doors should not dominate the facade. When this occurs, the house generally adds little to the overall character of the street and the house entrance is visually overwhelmed.

3.10.8.1 Garage Door Treatment Roofs over the garage should be as low as possible sloping toward the street. The highest roofs should not occur over the garage due to the added visual emphasis, especially when the doors face the street.

Treatment of detail on garage doors should be consistent with the overall character of the house. This may be accomplished with one or two well placed windows along the top of the garage door and by breaking up the mass with paneled construction, or with the use of two single doors divided by a column. This breaks up the expanse of the door into appropriately scaled architectural elements.



Avoid



Preferred Treatment

All garage doors are to be a four panel design and of a color that matches the adjacent wall or trim. Darker colors are preferred over light colors. Windows are encouraged. No reflective film or foil is permitted on windows.



Visually Uninteresting

Visually Interesting

3.10.9 Exterior Treatment and Materials The following exterior materials may be used on buildings:

- **BRICK** - Medium to dark ranges in earth tone colors. Custom homes may be allowed to use colors outside the earth tone spectrum. Orange and pink hues are not acceptable.

- STONE - Except as a thin veneer or as small disjointed areas of the facade.
- WOOD SIDING - Stained in earth tone colors if cedar; painted in neutral colors if pine or smooth cedar. Horizontal application only.
- HARDBOARD SIDING - Prefinished.
- STUCCO
- ALUMINUM OR WOOD WINDOWS - Bronze or white finish if aluminum. Aluminum windows will not be allowed in designated custom builder villages.
- 8" BEADED VINYL SIDING - May be considered for approval by the NCC by exception only.

The use of plywood siding is discouraged.

- ROOF MATERIALS - The color of roofing in individual villages shall be of consistent value. The only composition roofing allowed will be a fibreglass, 3-tab composition shingle with a 20 year warranty. The standard color allowed will be weathered wood, although other colors may be granted by the NCC by exception only. Builders may submit alternative materials or colors for pre-approval.

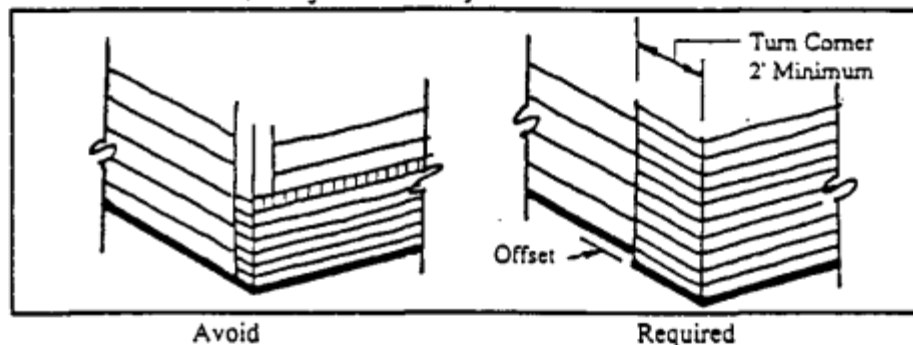
The number of primary materials on the exterior will be limited to two (2) not including roof shingles in non-custom areas and one primary material in designated custom builder areas.

Materials should be used with restraint in regard to both color and diversity of materials, generally favoring soft neutral tones. In general, builders should avoid placing houses painted the same color adjacent to each other. The intent is to create a continuity of materials throughout the neighborhood. In general:

1. Samples of all finished materials must be submitted by the builder to the NCC for approval.
2. Board and batten is prohibited.
3. Horizontal (lap type) is the preferred wood siding.
4. Vertical siding is prohibited.
5. Rough sawn, plywood is prohibited. Hard board and particle board siding are discouraged. Vinyl siding for areas difficult to maintain will be considered.

6. Diagonal siding is prohibited.
7. Materials should be used to emphasize planes and volumes. When different materials adjoin, care should be taken to avoid the look of applied facing.
8. Soft, subdued earth tone paint colors should be used. Bold, primary or unusual colors are prohibited. Each builder is required to submit a color pallet to the NCC for approval.
9. All wood must be painted or stained excluding decks. Naturally weathered wood is prohibited in all cases.
10. Avoid mixing incompatible materials like stone and siding for building facades.

No material change shall occur on an outside corner. The technique of "shirt fronting" of masonry veneer is not generally encouraged, but may be acceptable on a case by case basis on lots of 85' in width or smaller. For non custom home lots larger than 85' in width, masonry must turn the corner as shown below. These standards shall apply to all veneer material, not just masonry.



3.10.10 Roof Top Antenna and Satellite Dish No exterior antennae, aerials, satellite dishes, or other apparatus shall be allowed on any portion of the lot, including any unit, without the prior written consent of the HCCA Board of Directors.

3.10.11 Prewired Home Wiring Specifications To ensure quality cable connections to the residences, the following Vision Cable specifications are required:

Wire to be used will meet the NEC code and have imprinted on the wire; "RG6U; CATVX; UL CATVX; or CATV".

All outlets shall be wired separately (Home Run) and labeled (i.e. living room outlet, master bedroom outlet, etc.) to a reasonable distance of the power meter on the outside of the home, normally 24" of the power base. This is for the NEC grounding specs. Vision Cable will not connect services to a loop through outlet wiring system. Any special system must be submitted to Vision Cable and approved by a chief engineer. Cable may be purchased from Vision Cable or local vendors.

**Highland Creek
Design Guidelines**

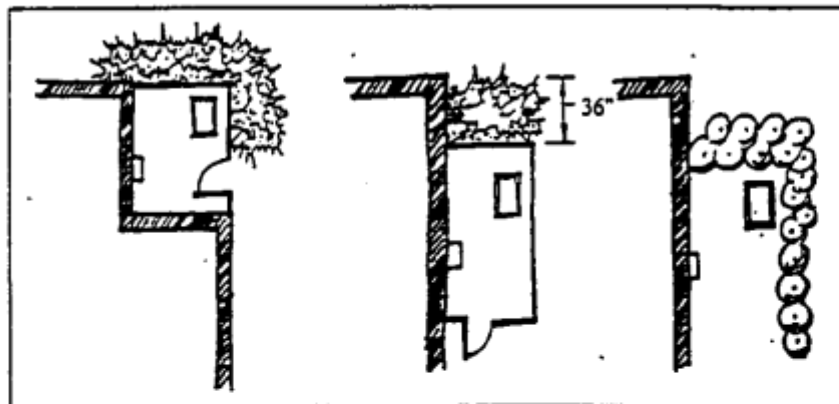
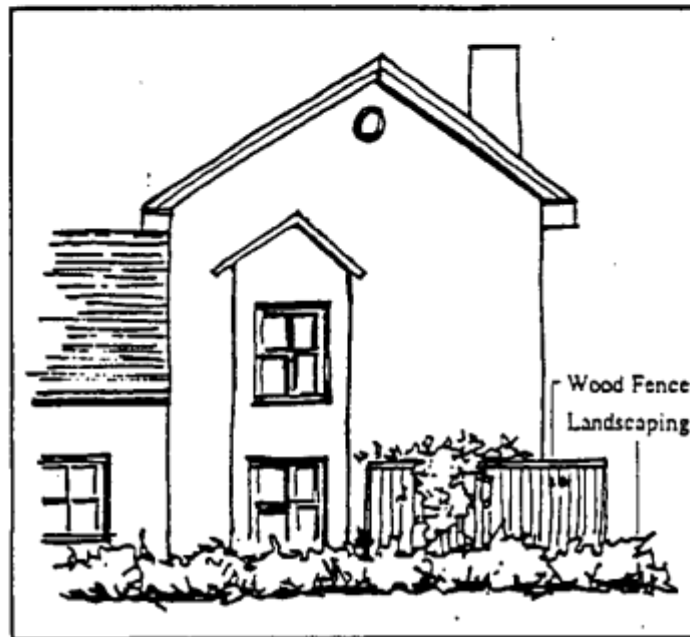
Addendum

Section 3.10.9 Exterior Treatment and Materials

9. All wood decks are to be left natural, given a semi-transparent stain in weathered wood colors, or painted a color complementary to the exterior colors of the house as approved by the New Construction Committee or Modification Committee.

3.10.12 HVAC Equipment No rooftop or window HVAC equipment is permissible.

Condensers, gas packs or other external HVAC equipment located on the side of a house or in the rear yard of a golf course lot must be screened from view with mature shrubs, opaque wood or masonry screens or other compatible building materials.



Acceptable Screening Methods

3.10.13 Accessory Structures All accessory structures must be approved by the NCC. The only accessory structures which may be allowed by right are green-houses, gazebos, trellis shade structures, detached garages, in ground pools and cabanas. Other accessory structures will be considered by the NCC on an individual basis.

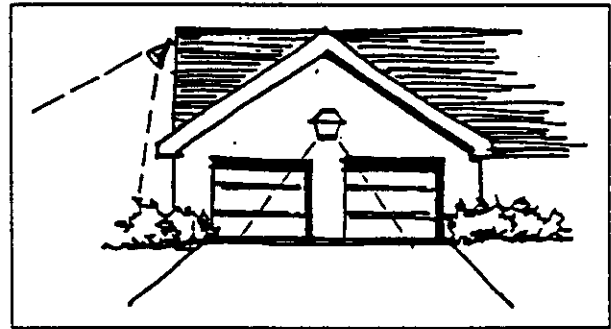
Aluminum screen rooms, structures incorporating some type of corrugated roofing material, and storage sheds will not be allowed.

3.11 Lighting Exterior residential lighting for Highland Creek shall be designed to convey a warm, inviting atmosphere and aid in providing night time security. Care is to be taken in placing fixtures, selection of fixtures and types of light source.

3.11.1 General Responsibilities Private lighting installed on individual lots shall not cause distraction, nuisance, or excessive spillover light to other lots. Decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence.

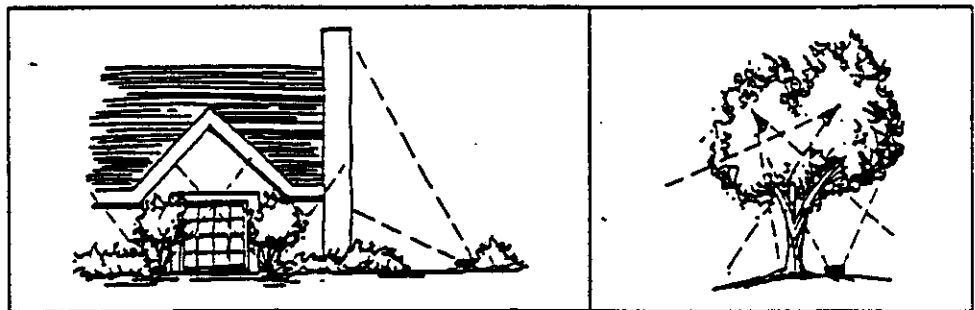
3.11.2 General Design Standards Sodium vapor lights, except for subdivision street lights, are prohibited. Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable.

Security lights are to be located so as to be as unobtrusive as possible in order that they not be visible from the street or other lots. Security lights must be concealed from view and mounted on a structure. Pole mounted security lights on exterior property lines are prohibited.



Not Allowed

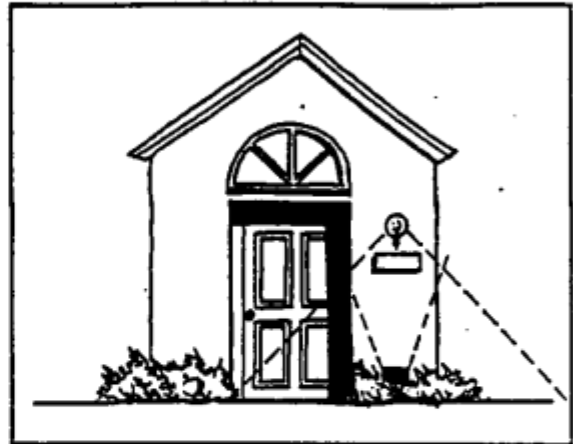
Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are not permissible.



Acceptable Landscape Lighting

Exterior illumination to accent street address numbers, architectural features such as columns, entries, chimneys and landscape features is allowed. Spot lights are to be concealed from direct view and directed to prohibit light spillover onto adjacent property.

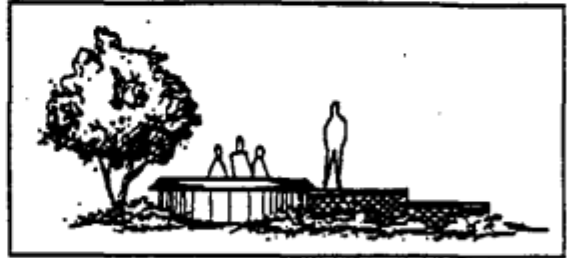
Driveway lighting should be soft and strategically placed within landscape areas.



Acceptable Entrance Illumination

- 3.12 Pools and Spas** Portable or permanent above ground type pools are prohibited. In ground swimming pools and small above ground spas or hot tubs are permitted, provided above ground spas incorporate skirting and landscaping, and provided all appurtenances (i.e.: specialty features, sliding boards, skimmer nets and other long handled devices, pool chemicals, filters, pumps, heaters, plumbing etc.) are screened from public view.

Privacy screens for pools or spas on lots abutting the golf course or common open space must be set back a minimum of thirty (30) feet from rear property lines and must not exceed $\frac{1}{3}$ the length of the rear property line. Maximum privacy screen height is not to exceed six (6) feet above existing grade. Fencing material must be with masonry wall (compatible with the residence), an NCC designed fence option, or other screening material approved by the NCC. In all cases, any NCC approved fence option used as a pool fence must also meet applicable Mecklenburg County safety standards for pool fences.



Small Above Ground Spa

Swimming pool appurtenances such as sliding boards must not be over six (6) feet in height.

3.13 Furnishings and Materials

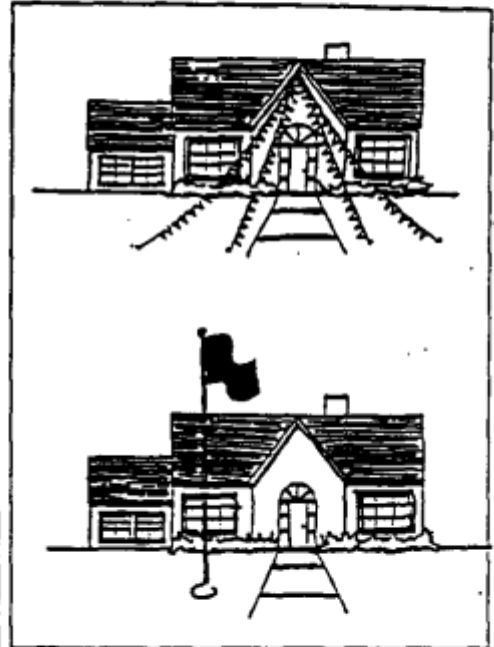
- 3.13.1 Flags No flagpoles are to be located on residential lots visible from plain view. Model Homes are the exception (see Section 3.16).

Flags may be displayed with flag staffs attached to residences. No more than two flags are to be exhibited on any residence at one time. Flag etiquette is to be observed. The NCC reserves the right to remove any flags deemed offensive to the community.

Advertising flags are strictly prohibited. Model Home clusters may use banners and pole mounted flags if approved by the NCC.



Acceptable



Not Acceptable

- 3.13.2 Fencing It is the intent of these guidelines to insure compatibility of fence design throughout the Highland Creek development by providing direction to homeowners for a harmonious use of fencing details and materials. There are three NCC approved fence designs included in this design manual, a wooden rail fence, a privacy fence and a privacy brick wall.

Each typical lot type is addressed with specific requirements for fence choice, layout connections to residences, commonly owned walls, various adjacent uses, and corner lot conditions. These guidelines are designed to provide security and to establish aesthetic blending for all fences subject to public view.

The design and materials for each fencing alternative have been carefully planned to provide options to homeowners while avoiding an eclectic and conflicting array of designs and materials. Homeowners must select fencing options as outlined in these guidelines and should consider function, economics, appropriateness for the village, and coordination with contiguous lots.

All fencing shall be erected at the option of the builder/owner. NCC approval of all fencing is required. A single fence shall be permitted between all contiguous lots sharing a common side or rear property line.

Except for walls by the Master Developer, fencing will not be allowed within front yards, and shall tie into the main structure at least thirty-six (36) inches back from the plane of the front facade.

No fencing shall be greater than six (6) feet in height and shall be less as specified under certain special conditions.

Gates may be installed and shall be designed to be compatible and complementary to the wall/fence design.

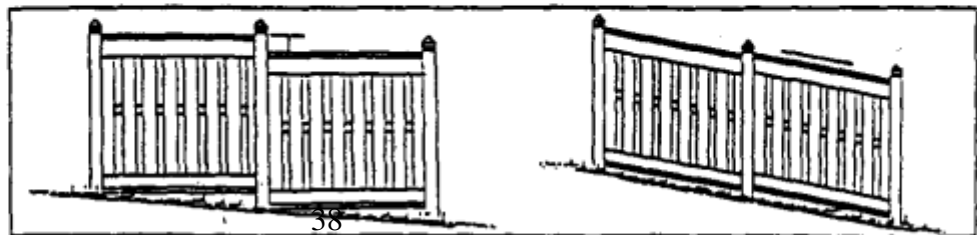
Should existing trees or other obstacles require adjustment to the fence location, the fence shall always be shifted in the direction of the private side.

Fences abutting the Highland Creek Parkway wall, Ridge Road wall, village entrance walls, or the transitional fence shall not exceed the height of the amenity wall/fence.

All privacy fences installed along a side property line abutting a local residential street shall have a minimum twelve (12) foot landscape buffer between the fence and the sidewalk.

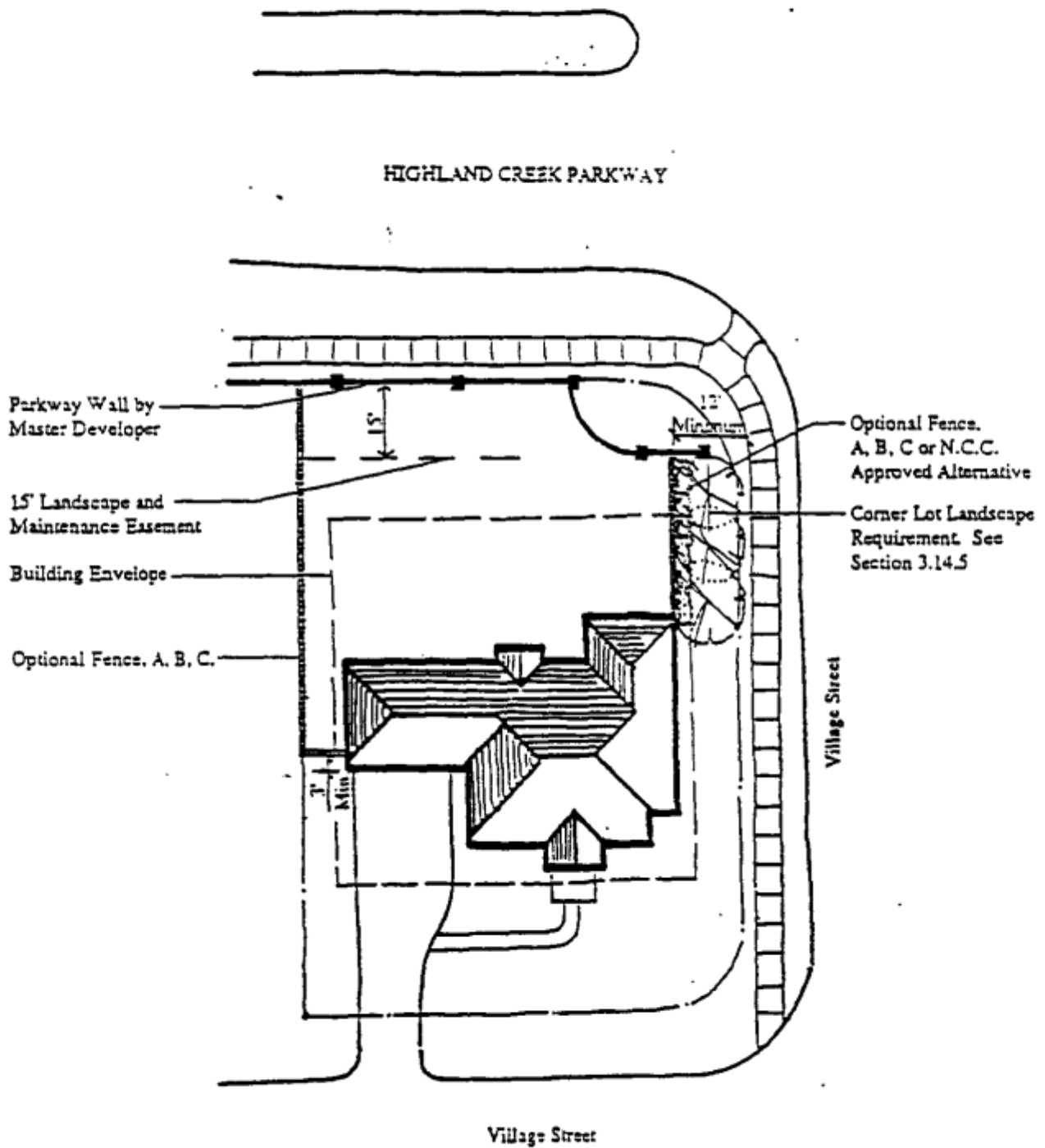
Fencing along the golf course or common open space is permitted with the following stipulations. The fence is to be a wood rail fence four (4) feet in height installed at the rear property boundary. This fence must return down the side lot line thirty (30) feet. Privacy fencing on lots abutting the golf course or common open space must be set back thirty (30) feet from the property line adjacent to the golf course or common open space (typically the rear property line). Privacy fences running parallel with the golf course or common open space shall not exceed one-third (1/3) of the length of the property line.

The recommended method for installing a fence on a slope is to stair-step a fence evenly with the grade. Fences may also be allowed to run parallel to the grade.

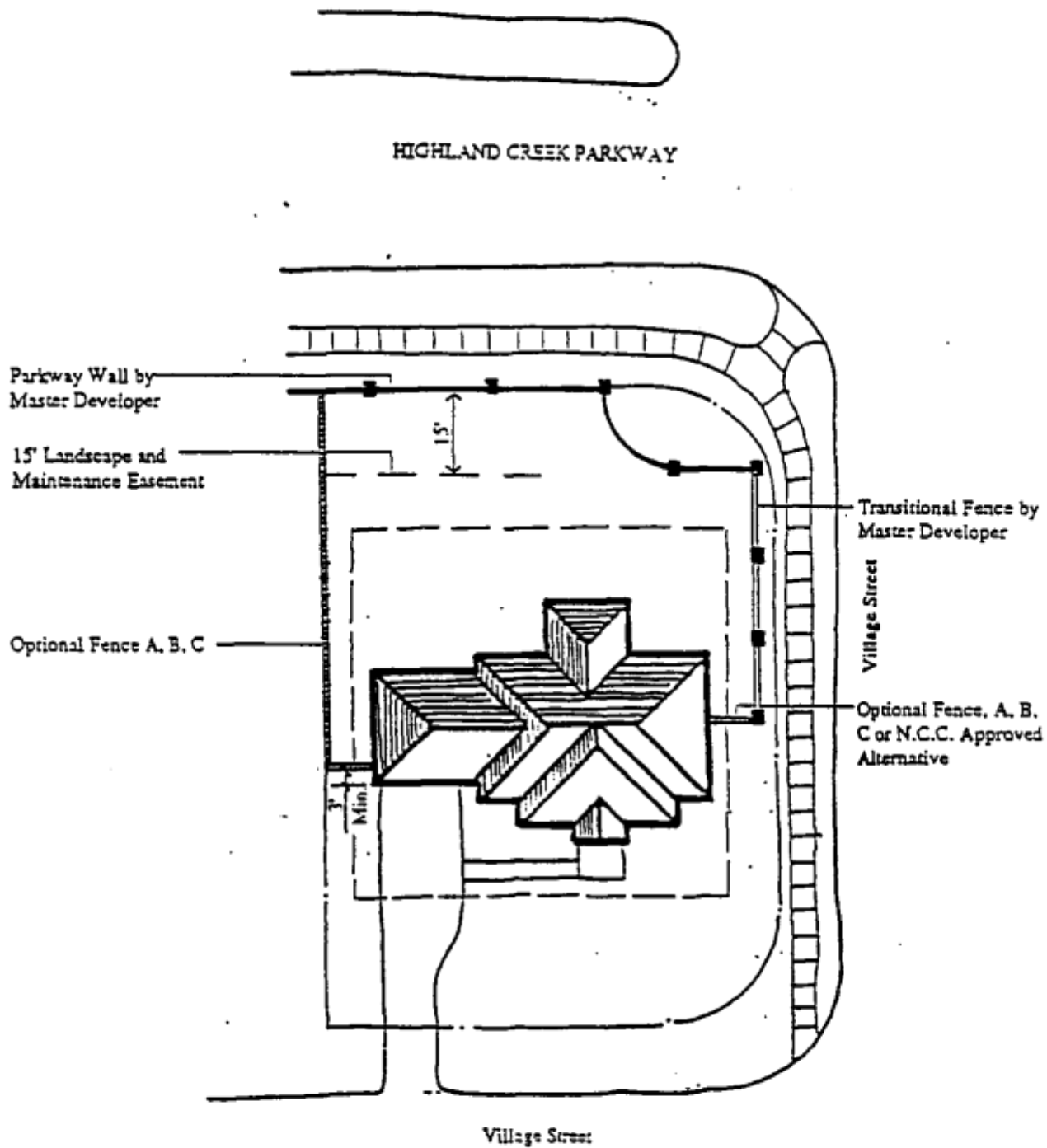


Step With Grade

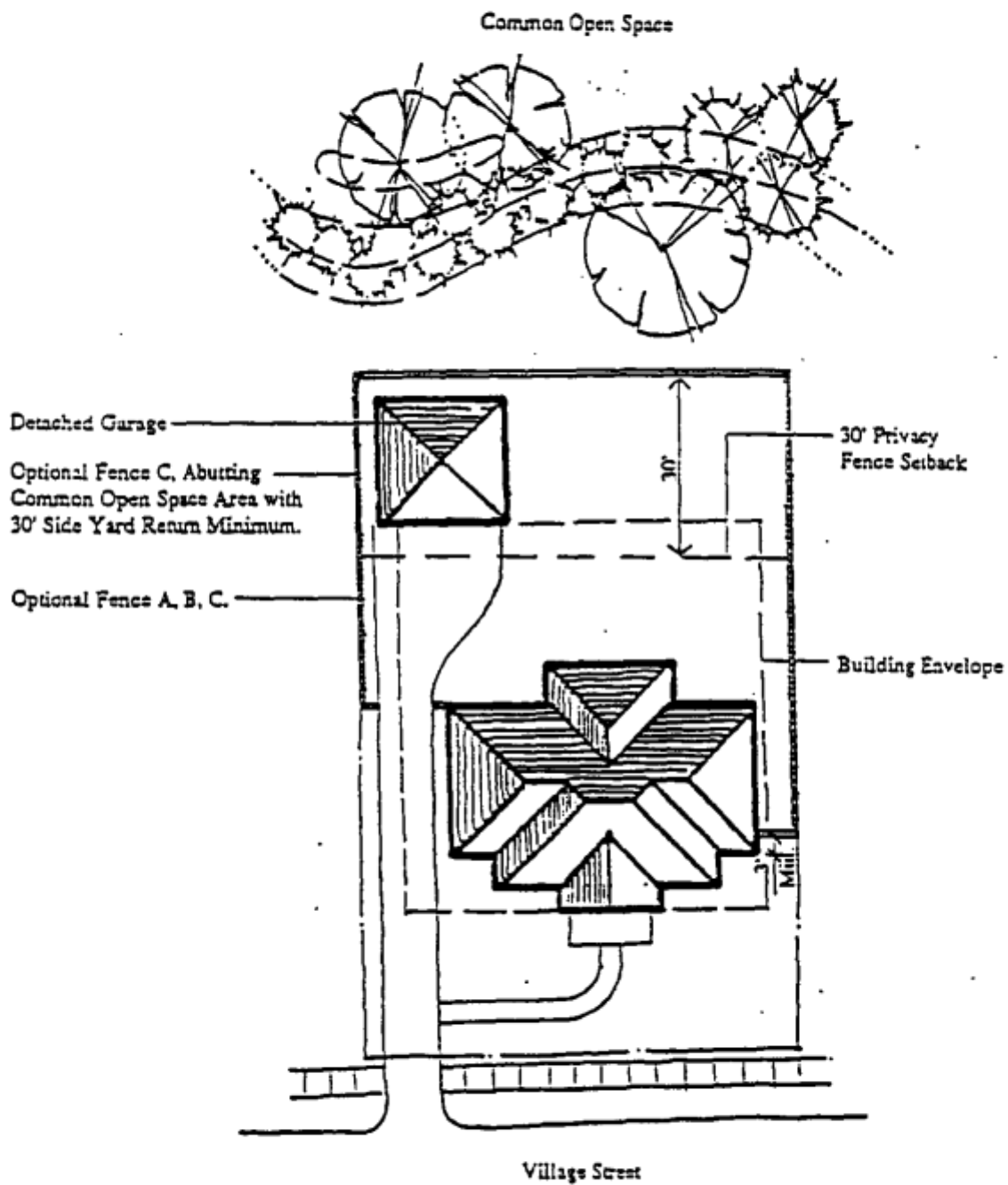
Slope With Grade



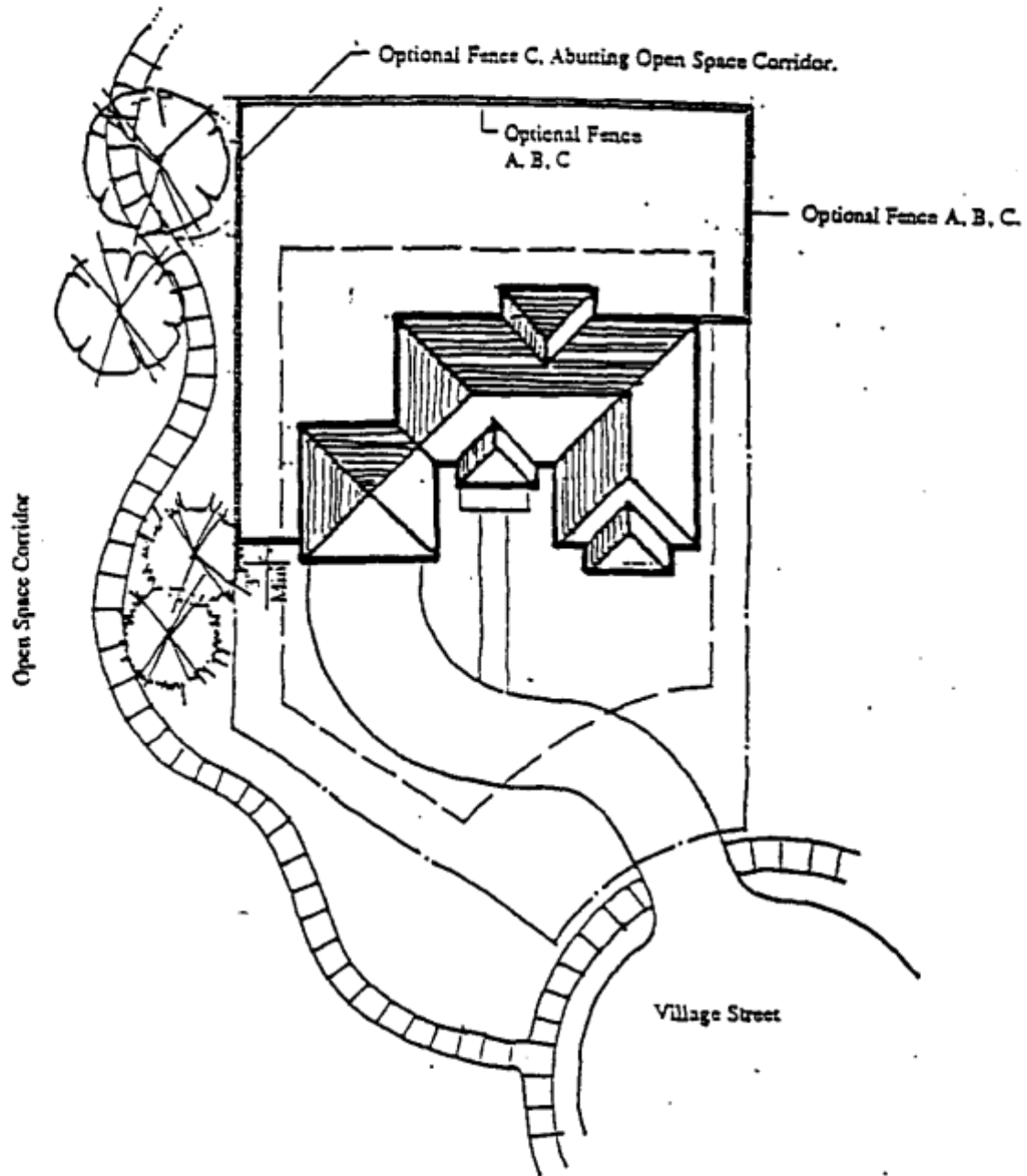
Fencing Options for
Through Lot at Village Entrance



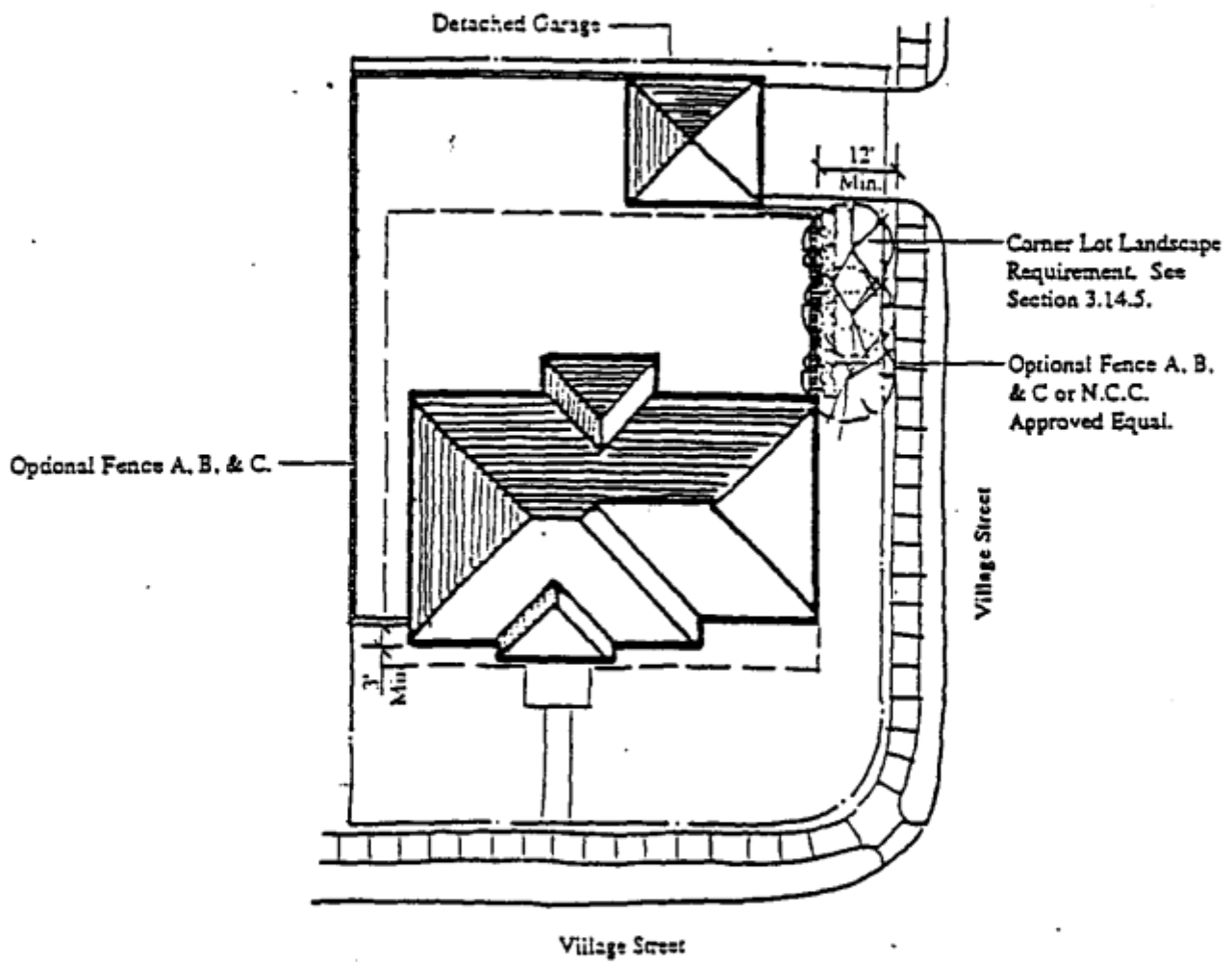
Fencing Option for
Through Lot at Village Entrance Transitional Fence Condition



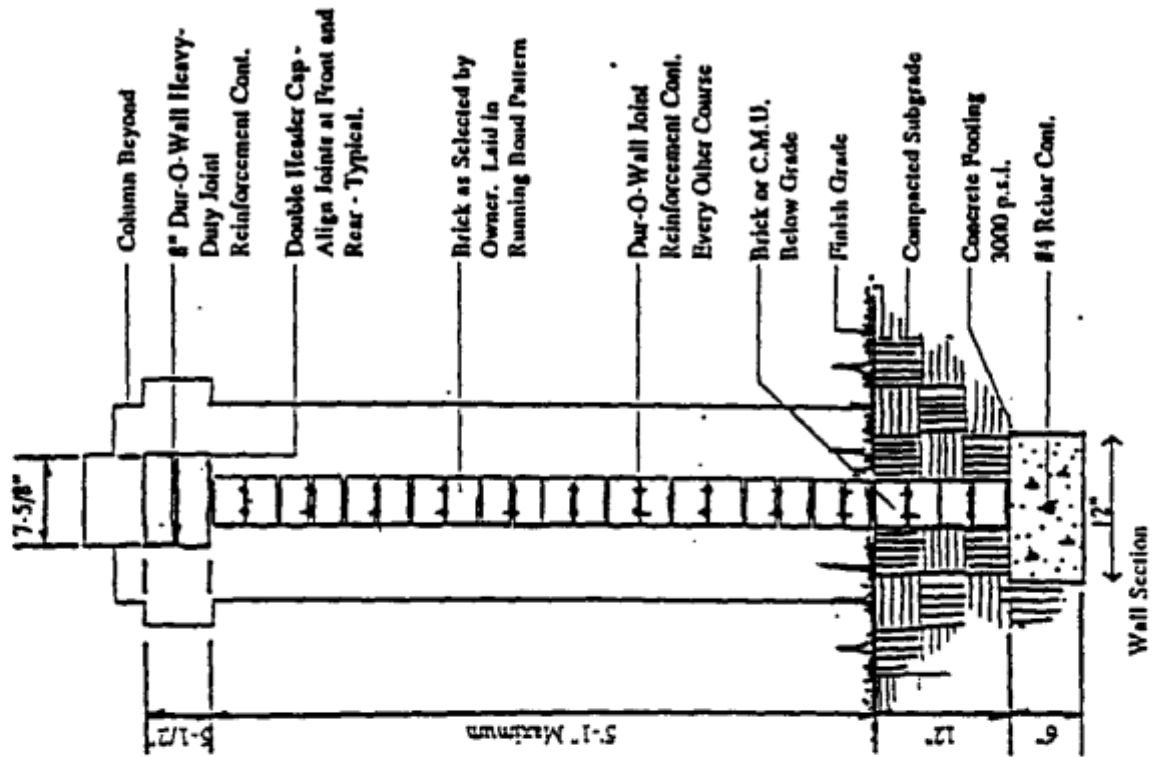
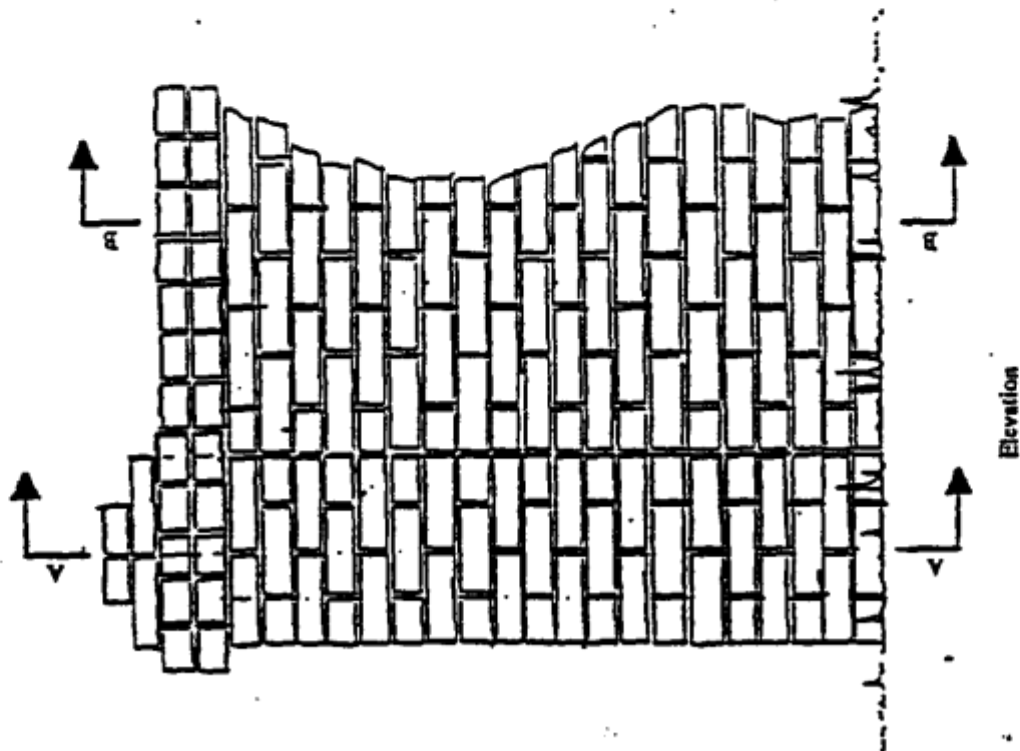
Fencing Option for
Lot Abutting The Golf Course and Common Open Space Areas



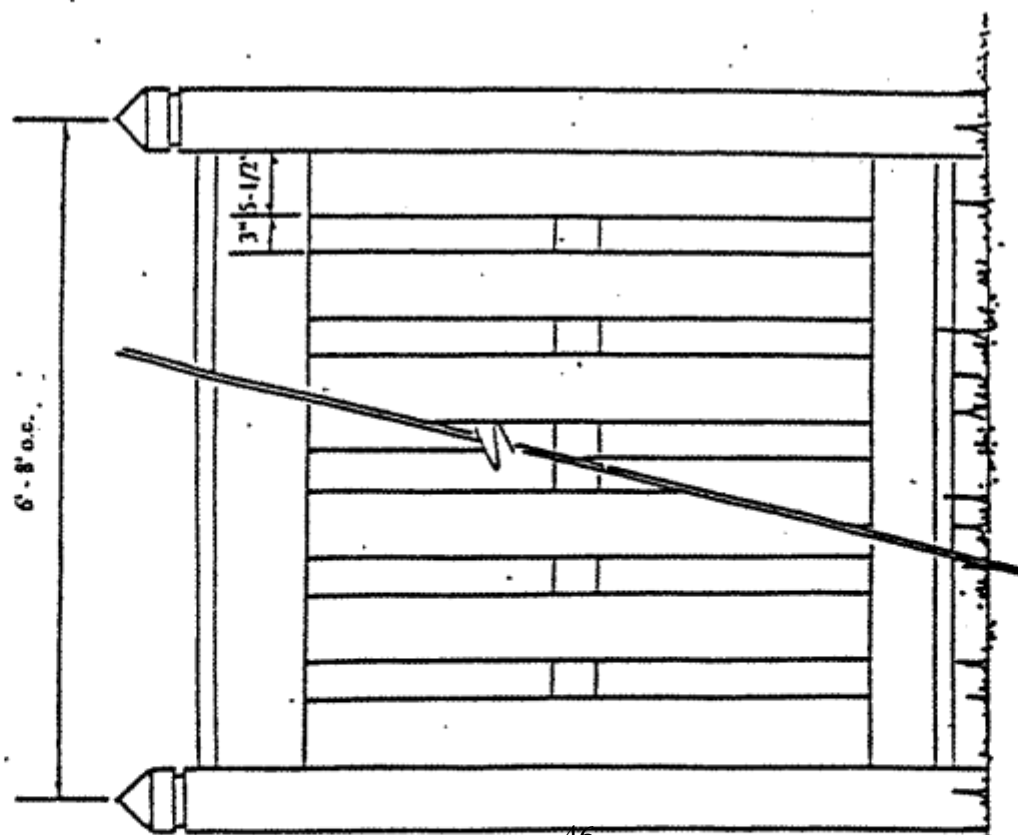
Fencing Options for
Lot Abutting The Golf Course and Common Open Space Areas



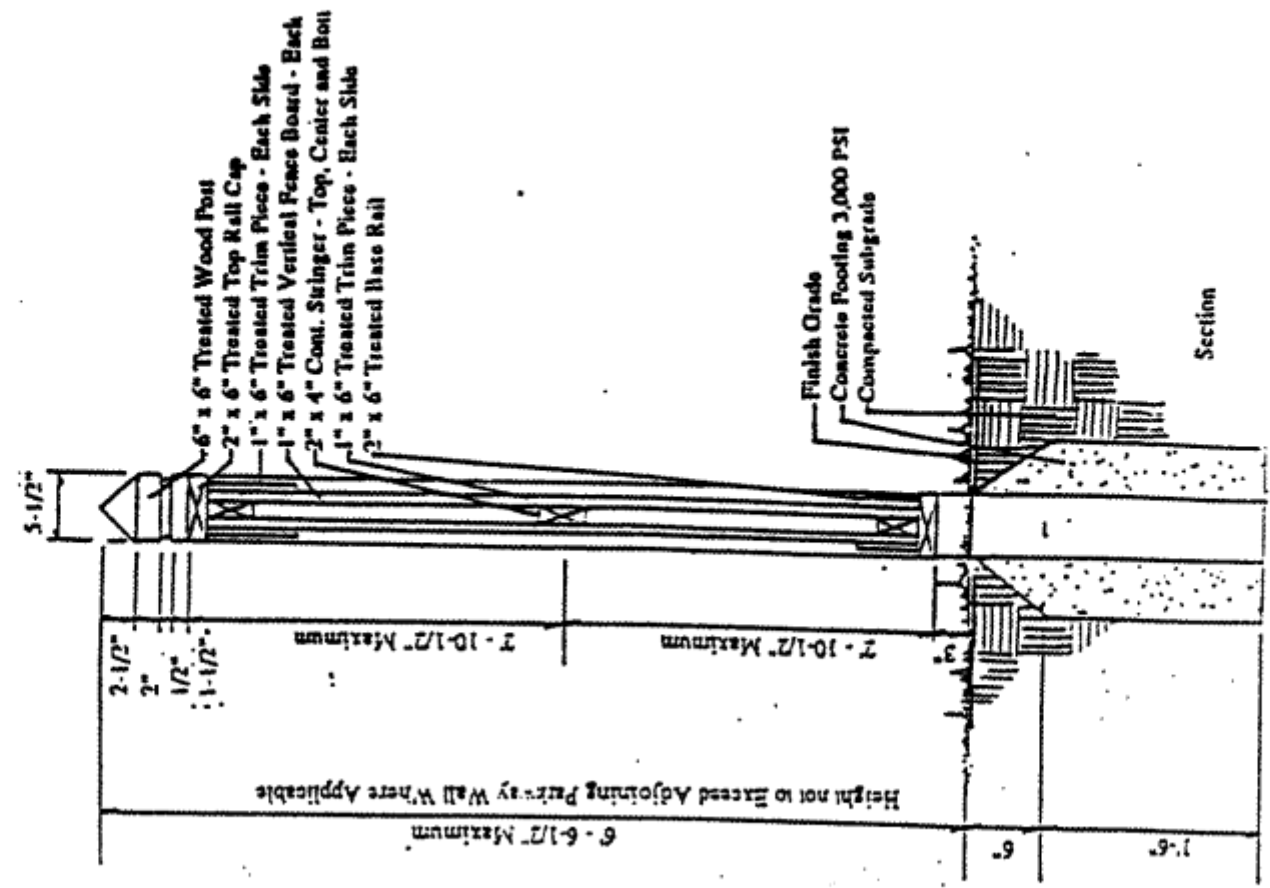
Fencing Option for
Corner Lot on Interior Street



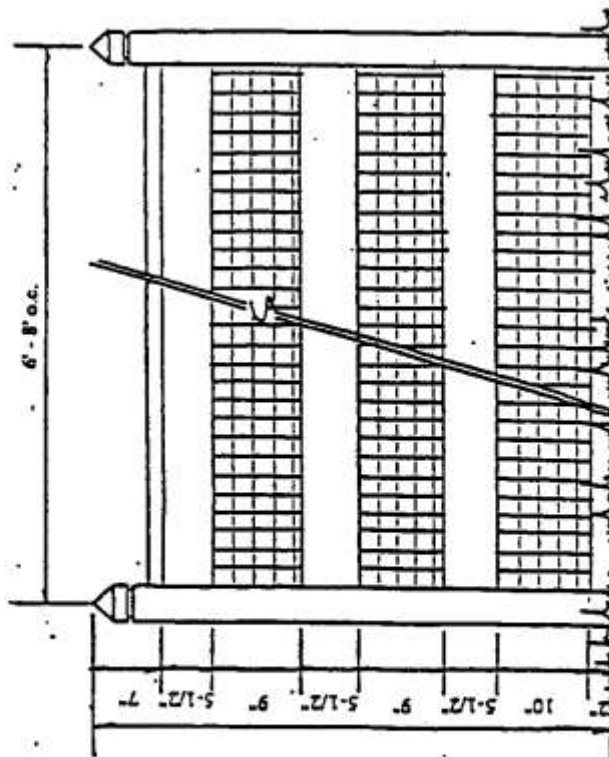
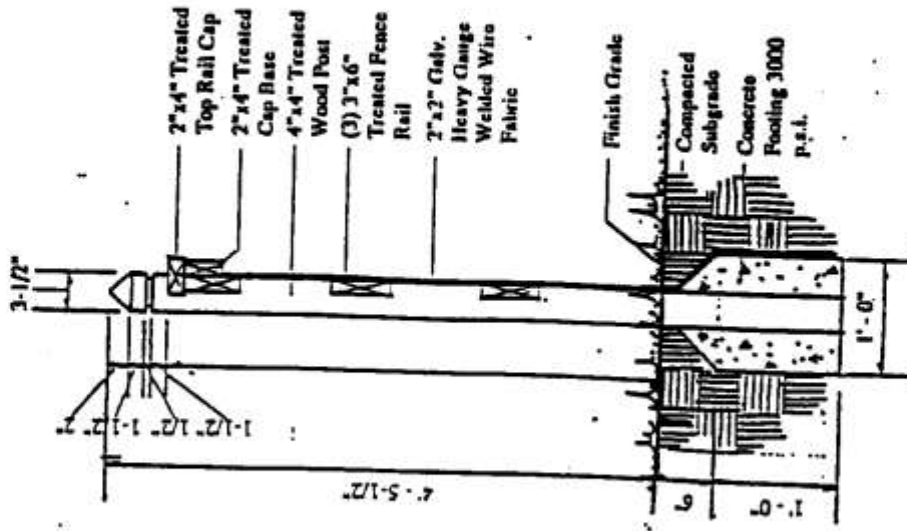
A. Brick Wall



Elevation



B. Wood Privacy Fence



C. Wood Fence

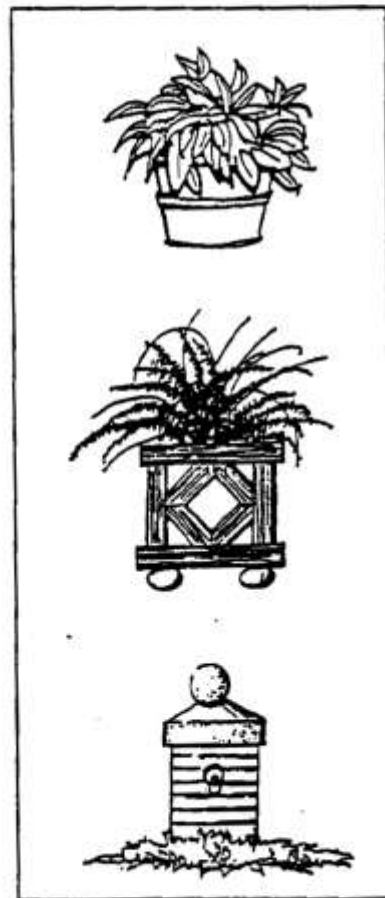
3.13.3 Garden Ornament Garden ornaments best described as "kitsch" are not acceptable within public view. Use in areas such as backyards not open to public view is permitted. Use of any garden ornamentation within public view requires the approval of the NCC.

Decorations for holidays are acceptable but must not be in place more than 30 days prior to an event and must be removed 15 days after an event.

Planters of clay or wood are acceptable - especially for displaying seasonal flowers. Natural clay, white, earth tone or pastel colors are acceptable - bright colored planters (blue, orange, etc.) especially of plastic are not permitted.



Not Acceptable



Acceptable

3.13.3. Lot Ornamentation.

This is ornamentation viewed from the street. Front yard is where the front door is located.

3.13.3.1 Garden Ornaments.

Use of any garden or yard ornamentation within public view requires the approval of the MC. Yard ornaments must be natural in color, made of weather resistant materials, be no larger than 18 inches in height and number no more than (5) five. This number excludes fountains, bird feeders, bird baths and garden flags. Yard ornamentation should reflect good taste and serve to maintain a high-quality appearance for the neighborhood.

3.13.3.2 Planters.

Planters of clay or wood are acceptable-especially for displaying seasonal flowers. Natural clay, white, earth tone or pastel colored planters are acceptable. Artificial vegetation is unacceptable.

3.13.3.3. Seasonal Decorations.

Decorations for holidays and special occasions are acceptable but must not be in place more than 30 days prior to an event and must be removed 15 days after an event.

3.13.3.4. Benches and Chairs Located in the Front Yard.

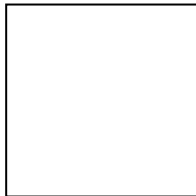
The unit owner must submit an Architectural Request Form before utilizing this option.

Benches

- (a) The bench may be concrete, wrought iron with natural wood composite, solid wrought iron or wrought iron and concrete.
- (b) The bench may be forest green, black or brown.
- (c) The wood may be a natural wood stain.
- (d) The bench must be placed in an area of the front yard that complements both the yard and the house.
- (e) An umbrella or canopy over the bench is not allowed.
- (f) A picture of the bench must be included with the Architectural Request Form.
- (g) There is a limit of one bench and no chairs per lot.

Chair(s)

- (a) Chair(s) may be wrought iron with natural wood or wood composite or solid wrought iron.
- (b) The chair(s) may be forest green, black or brown.
- (c) The chair(s) may be natural wood stain.
- (d) The chair(s) must be placed in an area of the front yard that complements both the yard and the house.
- (e) An umbrella or canopy over the chair(s) is not allowed.
- (f) The chair(s) may not be plastic or fold.
- (g) A picture of the chair(s) must be included with the Architectural Request Form.
- (h) There is a limit of two chairs and no bench per lot.



(Approved August 2009.)

3.13.3.5 Exterior Fire Devices

Exterior portable fire pits, heating or cooking devices can be utilized in front of the dwelling for no more than a 24 hour period.

(Approved March 18, 2010.)

3.13.3.6 Sports Equipment

No basketball hoops, backboards, skate board ramps, climbing walls or similar sports equipment shall be erected or installed on any Unit unless approved by the appropriate committee.

No clotheslines shall be erected or installed on the exterior portions of any Unit.

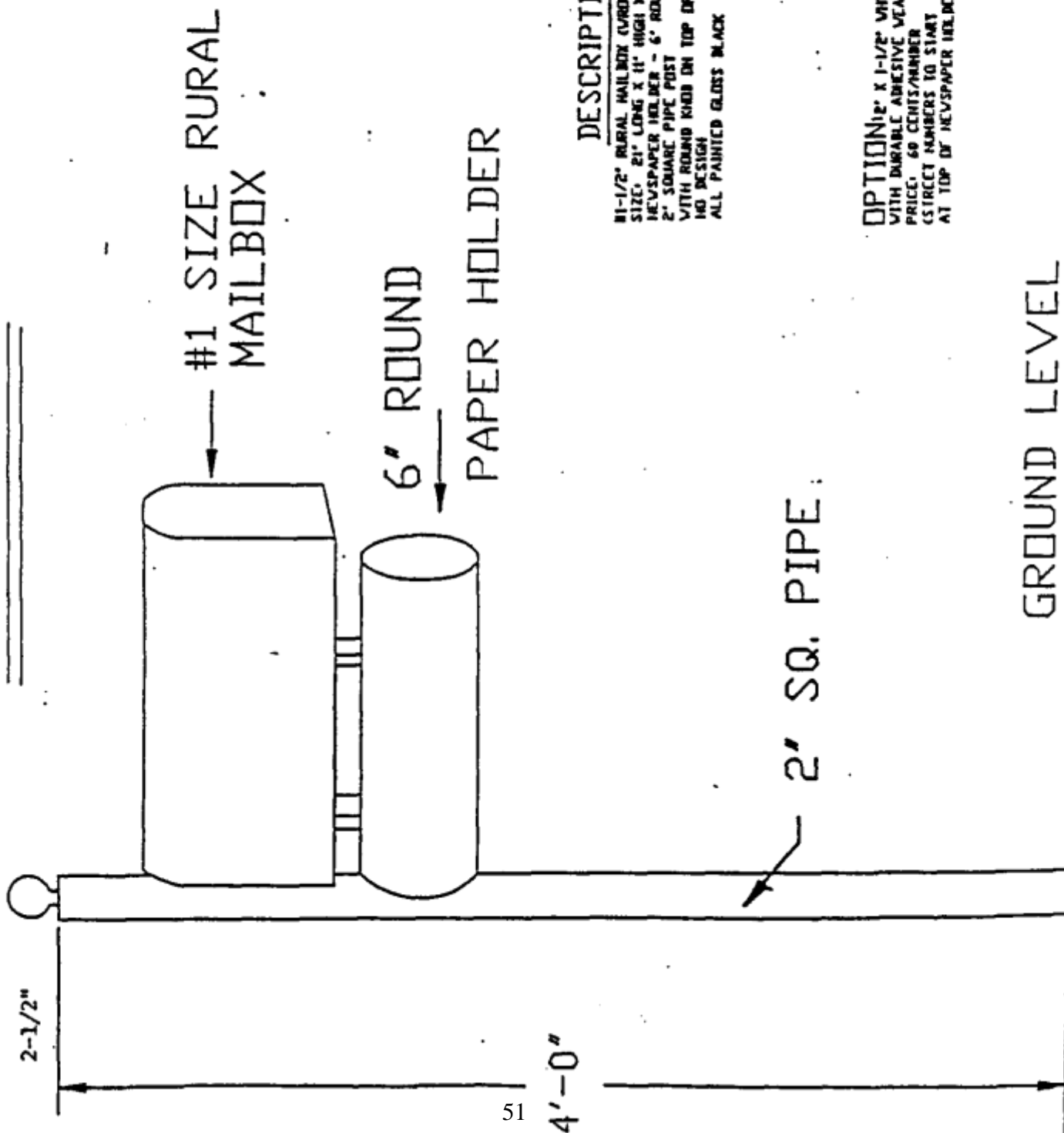
(Approved February 2010.)

3.13.4 Mailboxes Door to door mail delivery service is not available in Highland Creek. Mailboxes within the single family areas will be at the street. Mailbox design will have continuity throughout a specific village area and will incorporate a mailbox acceptable by the U.S. Postal Service. Mailbox designs may occur as a village-wide theme and will require the approval of the NCC.

The following designs have been approved for Highland Creek:

Mailbox Design	Village Type
The Lexington	65' Nominal Lot Width
California Oak	75' Nominal Lot Width
Vineyard Grape	85' Nominal Lot Width
The Pontabla	100' nominal lot width - non-custom village
Raphael #66	100' nominal lot width designated custom village

THE LEXINGTON

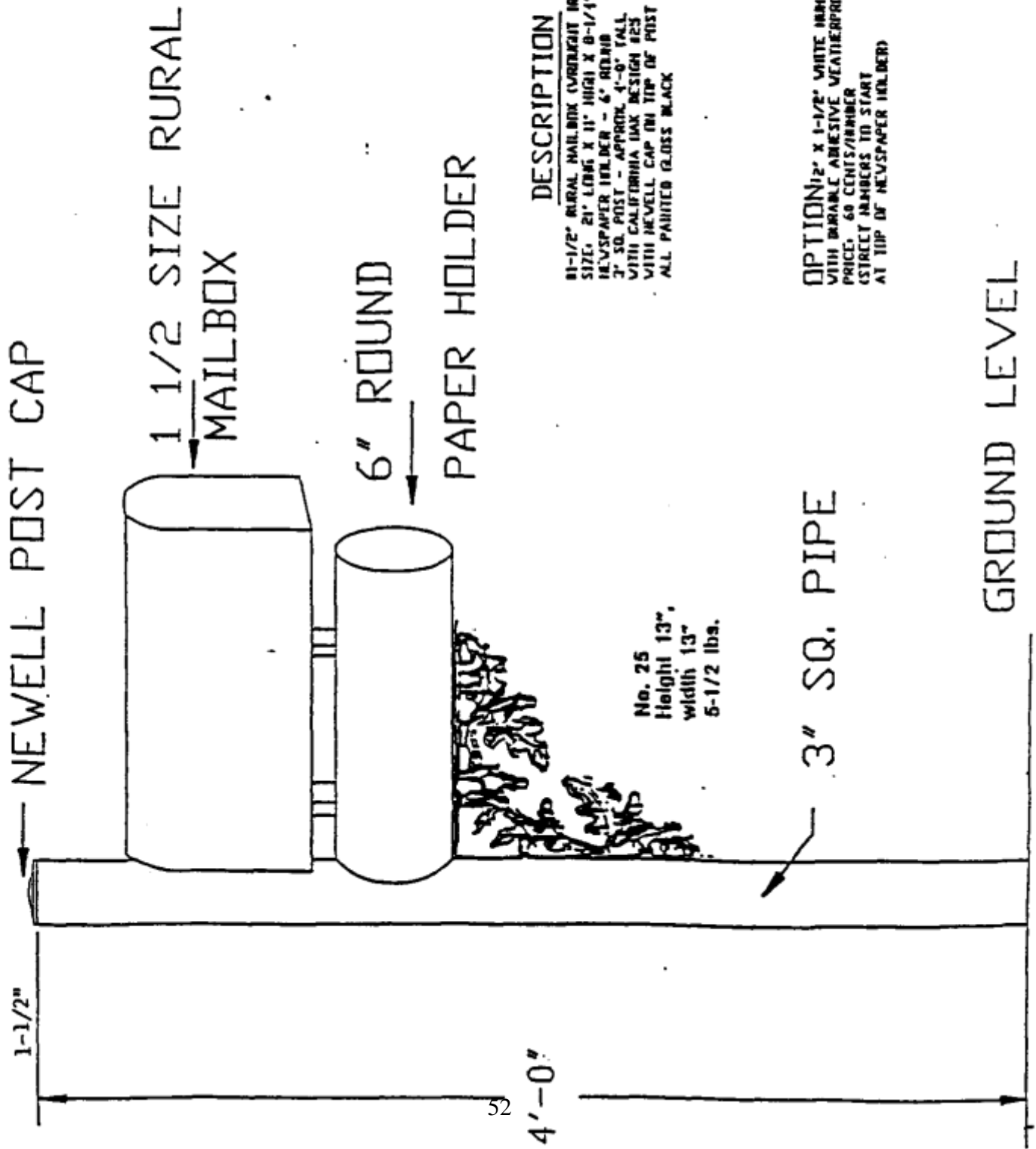


DESCRIPTION

11-1/2" RURAL MAILBOX (BROUGHT IRON BLACK)
 SIZE: 21" LONG X 11" HIGH X 8-1/4" WIDE
 NEWSPAPER HOLDER - 6" ROUND
 2" SQUARE PIPE POST
 WITH ROUND KNOB ON TOP OF POST
 NO DESIGN
 ALL PAINTED GLOSS BLACK

OPTION 12" X 1-1/2" WHITE NUMBERS
 WITH DURABLE ADHESIVE WEATHERPROOF
 PRICE: 60 CENTS/MINER
 (STREET NUMBERS TO START
 AT TOP OF NEWSPAPER HOLDER)

CALIFORNIA DAK

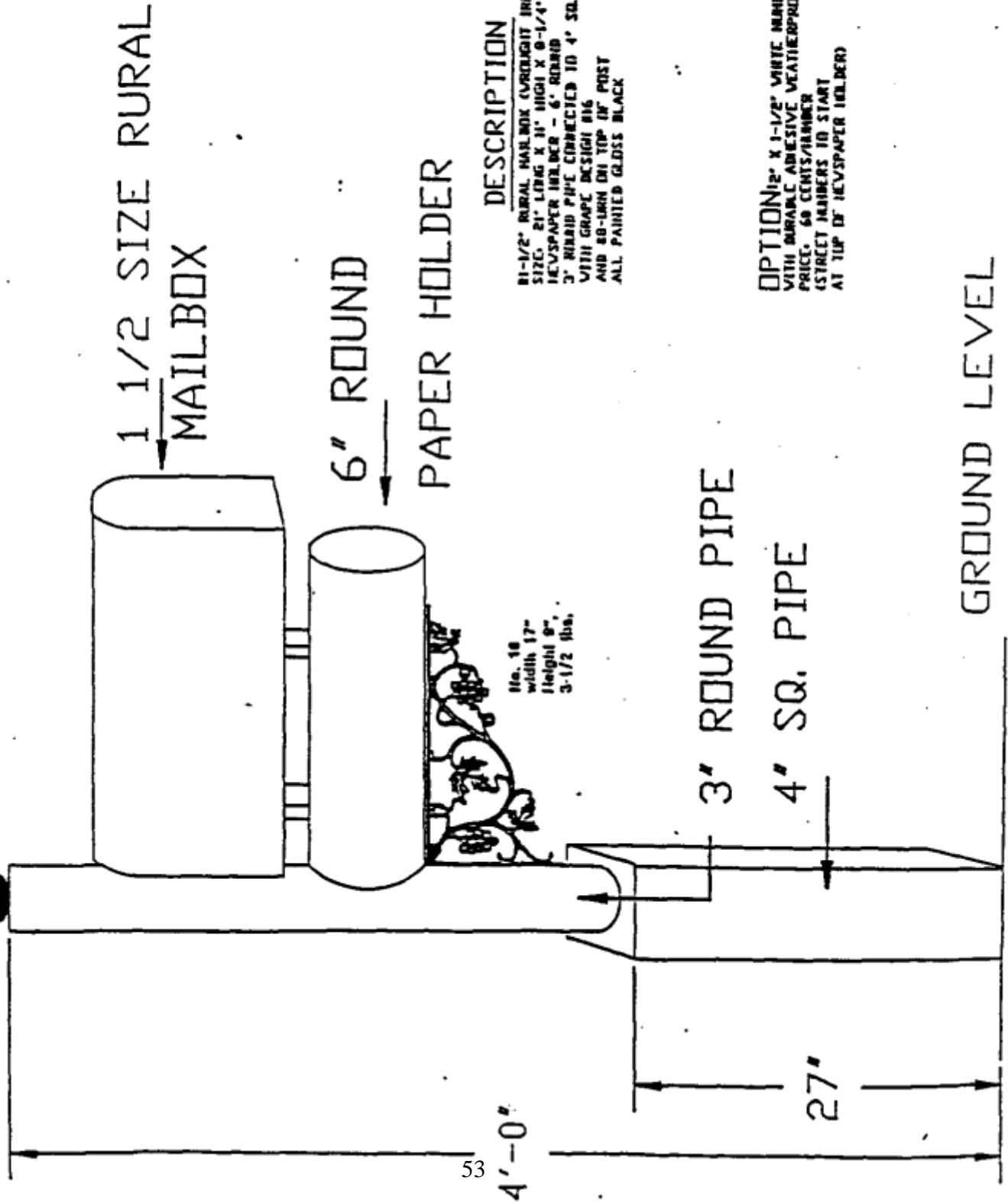


DESCRIPTION

81-1/2" RURAL MAILBOX (VORLEIGHT IRON BLACK) SIZE: 21" LONG X 11" HIGH X 8-1/4" WIDE
 NEWSPAPER HOLDER - 6" ROUND
 3" SQ. POST - APPROX. 4'-8" TALL
 WITH CALIFORNIA DAK DESIGN #25
 WITH NEWELL CAP ON TOP OF POST
 ALL PAINTED GLOSS BLACK

OPTION: 1/2" X 1-1/2" WHITE NUMBERS
 WITH DURABLE ADHESIVE WEATHERPROOF
 PRICE: 60 CENTS/NUMBER
 (STREET NUMBERS TO START
 AT TOP OF NEWSPAPER HOLDER)

VINEYARD GRAPE

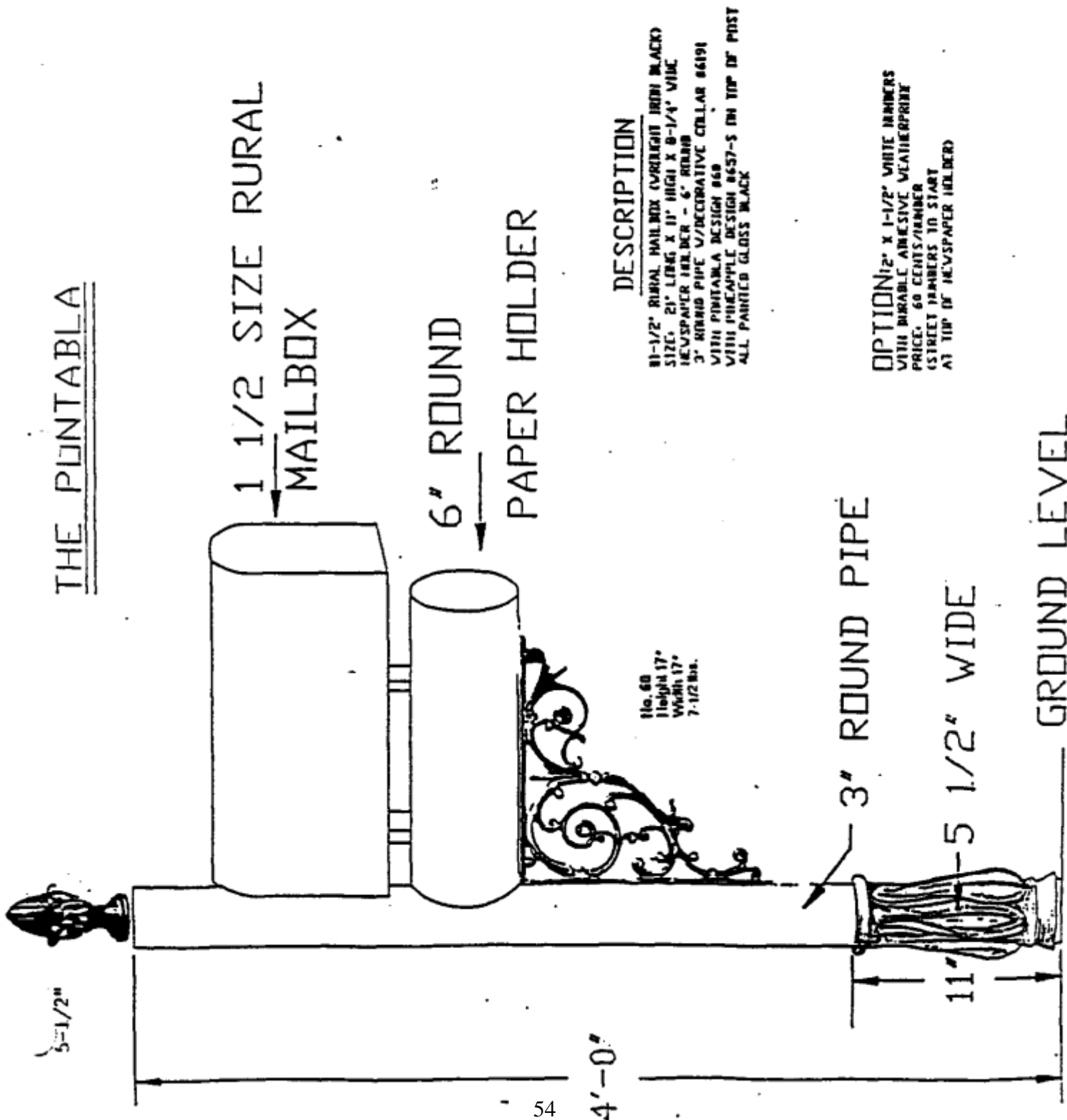


DESCRIPTION

81-1/2" RURAL MAILBOX (BRIGHT IRON BLACK)
SIZE: 21" LONG X 11" HIGH X 9-1/4" WIDE
NEWSPAPER HOLDER - 6" ROUND
3" ROUND PIPE CONNECTED TO 4" SQ. PIPE
WITH GRAPE DESIGN FIG
AND 88-LIN ON TOP OF POST
ALL PAINTED GLOSS BLACK

OPTION: 12" X 1-1/2" WHITE NUMBERS
WITH DURABLE ADHESIVE WEATHER-PROOF
PRICE: 60 CENTS/HOLDER
(STREET NUMBERS TO START
AT TOP OF NEWSPAPER HOLDER)

THE PONTABLA

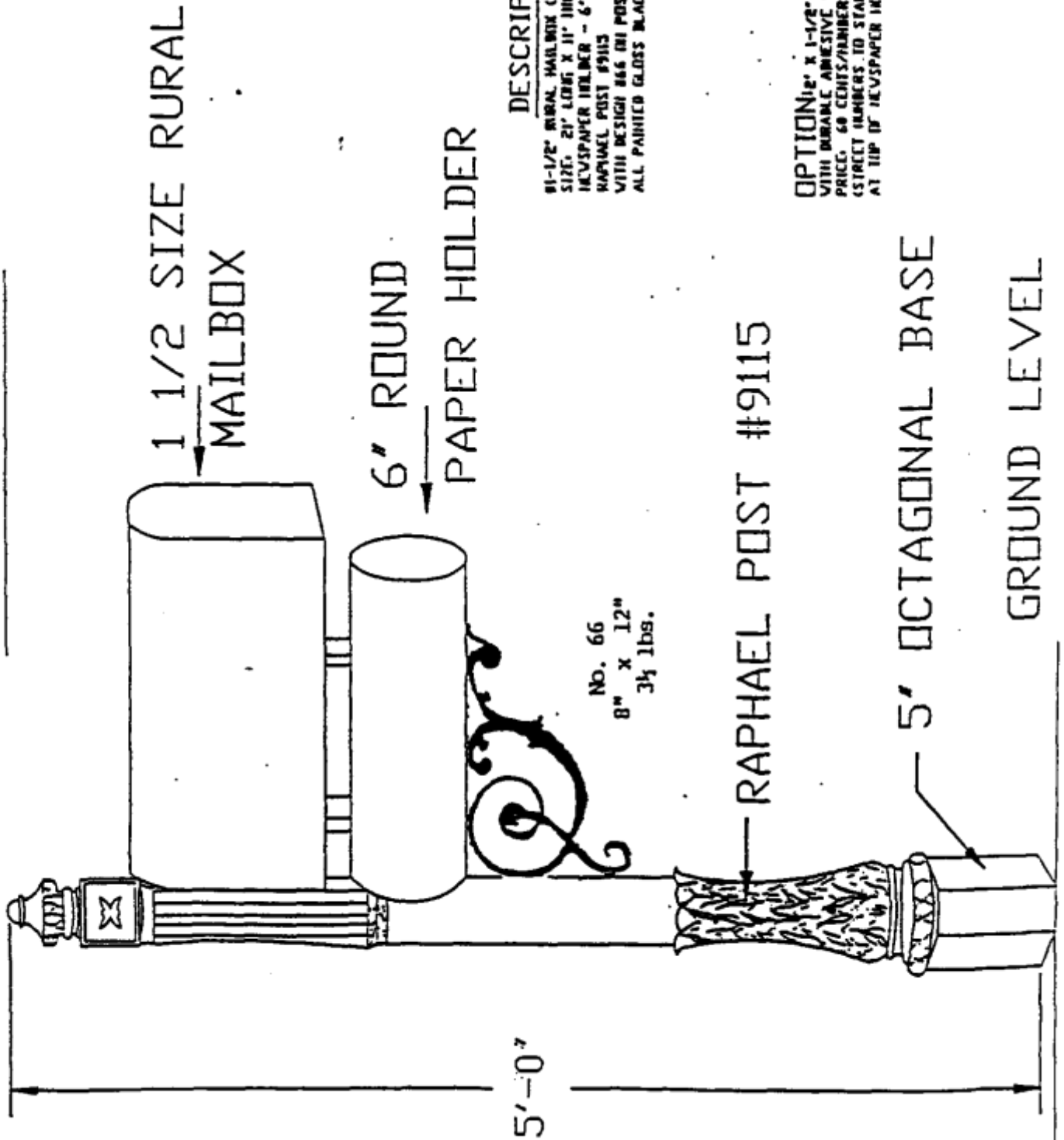


DESCRIPTION

11-1/2' RURAL MAILBOX (BRIGHT IRISH BLACK)
SIZE: 21" LONG X 11" HIGH X 8-1/4" WIDE
NEWSPAPER HOLDER - 6" ROUND
3" ROUND PIPE V/DECORATIVE COLLAR #6191
WITH PONTABLA DESIGN #68
WITH PINEAPPLE DESIGN #657-5 IN TOP OF POST
ALL PAINTED GLOSS BLACK

OPTION 12" X 1-1/2" WHITE HANDERS
WITH DURABLE ADHESIVE WEATHERPROOF
PRICE: 60 CENTS/HANDER
STREET HANDERS TO START
AT TOP OF NEWSPAPER HOLDER

RAPHAEL / #166



DESCRIPTION

81-1/2" RURAL MAILBOX (VORWRIGHT BRONZ BLACK)
SIZE: 21" LONG X 11" HIGH X 8-1/4" WIDE
NEWSPAPER HOLDER - 6" ROUNDO
RAPHAEL POST #9115
WITH DESIGN #66 ON POST
ALL PAINTED GLOSS BLACK

OPTIONAL: X 1-1/8" WHITE NUMBERS
WITH DURABLE ADHESIVE WEATHERPROOF
PRICE: 60 CENTS/NUMBER
(STREET NUMBERS TO START
AT TOP OF NEWSPAPER HOLDER)

3.14 Landscape Treatment The landscape treatment for Highland Creek is intended to be a unifying element in the design of the overall community, helping to create a strong sense of place. The Highland Creek landscape treatment is intended to be naturalistic and free form; a softening and unifying element for the various architectural styles. Large areas of mature trees saved throughout the site in combination with individual required landscape treatments will help accomplish this and enhance the livability of the community.

3.14.1 General Responsibilities Any landscaping of common open spaces, major street corridors and rights of way, project entry features and entries into villages is the responsibility of the Master Developer. The maintenance of these areas will be by the Homeowners Association. The master developer will review all plans for conformance to the landscape guidelines through the NCC.

The builder/owner is responsible for landscaping and maintaining all areas on his property (lot) as well as the portion of the street right of way between the property line and the street curb. The owner of the property is to adhere to these guidelines upon and after initial installation.

3.14.2 Street Tree Program Street trees within the right of way will be planted by the master developer, with the cooperation of the builder/owner. In order to maintain design continuity of the streetscape, the builder/owner must plant any additional trees behind the right of way. Each village will have a different specified species which will be used uniformly throughout the village. The table below indicates the street tree selection for Area A.

AREA A	Village	Street Tree
	Springhurst	Lacebark Elm
	Brookside	Japanese Zelkova
	Crownvista	Shumared Oak
	Glen Royal	Willow Oak
	Faircroft	Norther Red Oak
	Timberglade	Lacebark Elm
	Ravencrest	Japanese Zelkova
	Masters Hill	Northern Red Oak

- 3.14.3 Minimum Residential Tree Requirement The following minimum tree requirements pertain to all non-wooded lots or lots where trees are sparse or do not occur in front yards. These requirements must be satisfied within the front yard.

Trees are to be healthy, quality specimen from a qualified nurseryman.

Trees are to be chosen from the accompanying plant list.

Trees are to be a minimum of 1½"-2" caliper measured 6" from the base of the tree.

Tree planting requirements, based on lot width, are as follows:

- Two trees are required for sixty-five (65) foot wide lots and smaller.
- Three trees are required for seventy (70) foot and seventy-five (75) foot wide lots.
- Four trees are required for lots eighty (80) feet wide and larger up to ninety-five (95) feet wide.
- Five trees are required for lots one hundred (100) feet wide and greater.

- 3.14.4 Minimum Landscape Requirement The builder/owner is required to submit a typical planting plan to the NCC for approval. This typical plan shall be substantially followed or exceeded.

Plant beds should not stop at the corner where they meet the edge of the house. They should round the corner and extend four (4) feet minimum beyond the house foundation. All planting beds are to be mulched with four (4) inches of pine straw or other material.

No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders are permitted.

All grass visible from the street or the golf course is to be fescue. Rebel II or Jaguar is preferred.

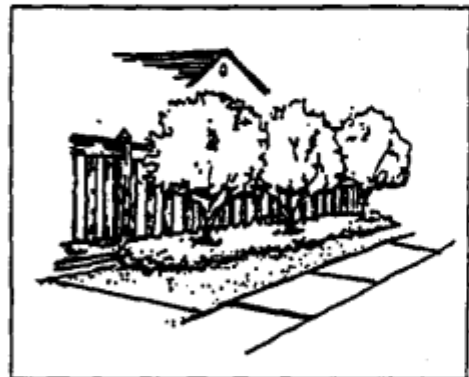
Dead plant material that was planted to satisfy the minimum landscape requirement must be replaced by the builder/owner immediately, as weather conditions permit.

Although the builder/owner is encouraged to plant more, the minimum landscape requirements, in addition to minimum residential tree requirements, based on lot width, are as follows. These requirements must be satisfied within the front yard:

- Sixty-five (65) foot wide lots or smaller require the planting of four (4) large shrubs (5 gallon minimum), and eleven (11) medium shrubs (3 gallon minimum).
- Seventy (70) foot to Seventy-five (75) feet wide lots require the planting of four (4) large shrubs (5 gallon minimum), and sixteen (16) medium shrubs (3 gallon minimum).
- Eighty (80) foot wide lots up to ninety-five (95) feet require the planting of five (5) large shrubs (5 gallon minimum), and twenty (20) medium shrubs (3 gallon minimum).
- One hundred (100) foot wide lots and greater require the planting of eight (8) large shrubs (5 gallon minimum), and thirty (30) medium shrubs (3 gallon minimum).

3.14.5 Corner Lot Planting Requirement Privacy wall lines at corner lots are to be softened with landscaping. A 12' wide space should be left between the sidewalk and the fence to allow for adequate landscaping.

Corner lots with privacy fences on the side yard adjacent to the street must have planting between the fence and the sidewalk. The minimum planting requirements are a medium shrub planted three (3) feet on center along the entire length and small maturing trees planted ten (10) feet on center along the entire length.



Corner Lot Treatment

- 3.14.6 Screening Requirement Where practical all meters, air conditioning units, etc. are to be placed away from public view, preferably in rear or fenced side yards. In absence of complete yard fencing meters, air conditioner, etc. must be screened when in potential view of other structures or views from adjacent yards.

Shrubs or vines should be placed in front of screens.

Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening. Screening with plants is to be accomplished with the initial installation, not assumed growth at maturity. Staggered spacing of shrubs for hedges makes a good screen.

- 3.14.7 Plant Bed Edges Some types of plant bed edging are not in keeping with the overall landscape effect. Plant bed edging should be done in a "quality" way so as to fit in with Highland Creek's overall visual quality.

Plant bed edges of concrete scallops, corrugated aluminum, wire wicket fencing, bricks laid on edge above ground, small rocks and used railroad ties are unacceptable.

- 3.14.8 Highland Creek Planting List In general the builder/owner shall plant plants proven to be reliable, vigorous, and disease resistant in this area. The use of red tip photinia and golden euonymus, because of growth characteristics and susceptibility to disease, is not allowed. Arborvitae, italian cypress, upright junipers are discouraged and may be cause for rejection of plans. Yucca, cactus, and rampant growth types of bamboo are prohibited.

3.15 Signage and Graphics All signs within Highland Creek shall be designed to provide consistent reinforcement of the Highland Creek character. Signs must communicate not only specific information, but should add to the attractiveness of the area. Through an organized system of signage, adequate direction to builder products will be achieved and the master developer will be able to present Highland Creek as a quality master planned community.

3.15.1 General Responsibilities Project level graphic identification, billboards and entry features, village entry wall graphics, temporary community directional sign and future facilities signs will be the responsibility of the Master Developer.

The builder/owner may not erect any signage of his own without prior, written approval of the Master Developer, unless otherwise excepted below.

The Master Developer may elect to furnish lot identification signs for the sake of establishing continuity to a lot signage program. In such case, it will be builder's responsibility to furnish application stickers or supplemental signage to indicate specific information about a particular lot and builder. This information may include the builder's name, phone number, lot and block marker and whether the lot is sold. Builder/owner's must however, coordinate with the Master Developer on the design and placement of any such application stickers.

Other signage for use by the builder in conjunction with sales models or any other purpose must be preapproved by the Master Developer.

Homeowners reselling their homes are entitled to put one (1) "For Sale" sign of standard size conveying the name of the owner (if desired), listing agency and agent (if applicable), and phone numbers.

It is the responsibility of builders and homeowners to maintain any permitted signage in a neat, attractive manner. Any signage which is not maintained properly is subject to removal.

Permanent builder project entry signs and "bandit" signs will not be permitted within Highland Creek. Furthermore, all builders in Highland Creek must agree not to use "bandit" signs to Highland Creek along Ridge, Prosperity Church, Mallard Creek or Eastfield Roads.

All signage within Highland Creek will use Old Gaudy Italic type face or such type face as established by the Master Developer, except individual builder permitted signs, unless otherwise permitted by the Master Developer.

Sign colors are to be selected to enhance quality. Bright orange, bright yellow and day glo colors are not acceptable. Color samples should be included in the NCC submittal prior to constructing signs.

3.15.2 Project Logo

All uses of the project Logo by parties other than the master developer are subject to approval of the master developer or as stipulated in contracts with the Master Developer.

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3.15.3 For Sale or For Lease Signs

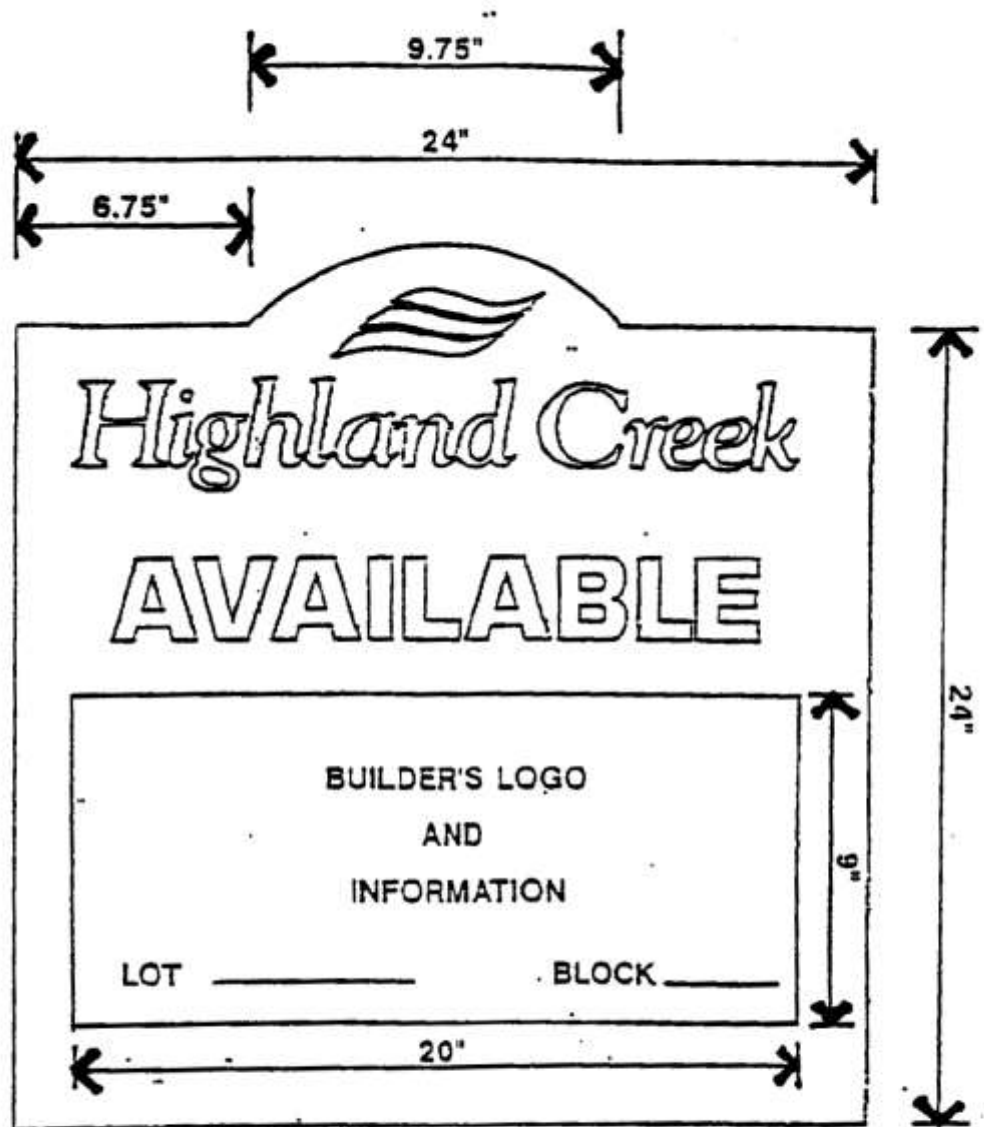
Homeowners wishing to sell or lease their homes are entitled to put one (1) “For Sale” sign or one (1) “For Lease” sign in their yard. Small information tubes or boxes are allowed.

(Approved March 18, 2010.)

3.15.3 Vendor Signs

One vendor sign is allowed in the front yard while work is actively in progress on the property.

(Approved March 18, 2010.)



Logo?

3.16 Model Home Area and Sales Office. Selection of all model home lots must be approved by the Master Developer. Model home lots are to be selected for best visibility; cul-de-sacs are good locations for viewing a model home cluster. With the exception of sales offices in a garage, the models should be presented as much as possible as the finished product would be sold. Sidewalks can meander between the units.

Gazebos and footbridges in front yards, as large decorative appurtenances, may detract from the model homes and are discouraged. Planters, flower pots, benches and other small decorations can provide a sense of scale and “lived in” appearance. The use of annual flowers is encouraged.

It is expected that landscape planting should exceed minimum requirements for other lots. Plants are to be selected from the plant list in the landscape section of this booklet (section 3.14).

If planting beds are extended from one lot to another to create a park like atmosphere, care is to be taken to not block drainage down side lot lines.

Signage for each model home must be pre-approved by the NCC. If placed on corner lots, the sign must be located within the property line and within the side yard setback.

In general, posts or framework are to be concealed or otherwise aesthetically treated. Bases of signs should be enclosed with lattice or other suitable material or covered by shrubs.

Trap fencing is permitted, but must be of the same metal picket design as golf course fences. Other types of fencing may be given consideration by the NCC if the overall concept of the model home cluster requires variance. Split rail type fencing is not permitted.

Three metal or fiberglass flagpoles, not to exceed twenty (20) feet in height, may be used for each model home cluster. Flags larger than six (6) feet by eight (8) feet are not permitted.

No advertising flags are permitted.

Exterior fluorescent lighting is prohibited.

Off-street parking is permitted. An off street parking lot shall be behind the twenty-five (25) foot front building line and should be contained on one lot. Precautions are to be taken to preserve existing trees on site as best possible.

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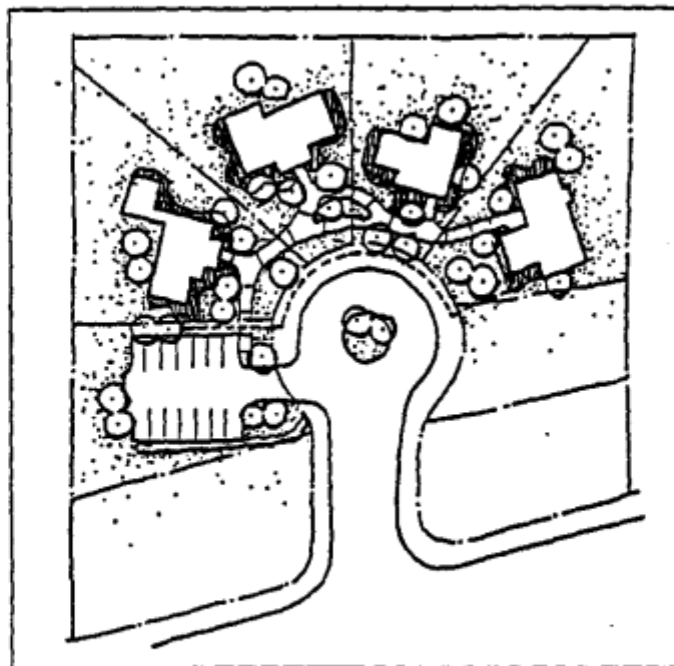
Paving must be hard surfaced, asphalt, concrete, or interlocking concrete pavers. Asphalt paving will require a hard edge border (treated wood, concrete or steel edging). In the absence of concrete curbs, wheel stops must be used.

Parking lanes should be delineated for an orderly appearance. Parking lots are to be kept free of trash and debris.

The building of model homes and any associated parking lot require NCC approval of site plans.

When model homes are vacated for sales purposes, they are to be converted to standard family residences. The NCC is to approve all aspects of conversion. Sales offices must be put back to a condition of typical units in the builder product line, i.e., french doors in garage walls are not permitted to remain but must be bricked in or replaced with operating garage doors or partially bricked and windowed. The conversion must return the model home to conformity with all design guidelines applicable to non-model homes.

Standard forty-eight (48) inch wide subdivision sidewalks, two (2) feet inside and parallel to the right of way lines, are to be in place when the conversion is completed. Meandering sidewalks on lots are to be removed, unless they are tastefully incorporated into the final design for finished lots, but are subject to preapproval by the NCC in any event. Off street parking lots are to be removed after closing model units.



Sample Model Home Cluster

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CHAPTER FOUR COMMERCIAL GUIDELINES

4.0 (Reserved)

6.0 Any and all development of parcels or individual lots within Highland Creek must first be approved by the New Construction Committee (NCC) prior to commencing construction. Complete plans and specifications must be submitted to the NCC for review. The review will occur in a timely manner as outlined and will be for compliance with these guidelines. The NCC will issue a clear written statement of plan approval or, in some cases, a statement of why plans and specifications do not meet approval.

6.1 General Responsibilities The NCC is responsible for providing a concise timely Review of submitted plans and specifications. Plans and specifications will be reviewed for conformance with Highland Creek Design Guidelines and the Declaration of Covenants, Conditions and Restrictions for Highland Creek.

The builder/owner is responsible for conformance with the Design Guidelines and Declaration of Covenants, Conditions and Restrictions. Upon approval by the NCC, the builder/owner is responsible for conforming to the approved plan and specifications. Construction of new homes must be reviewed and approved by the NCC prior to any construction on any residence. The only exception is interior modifications. Additions and alterations must be submitted to the Modifications Committee.

6.2 Submission Requirements The builder/owner is required to submit complete and accurate design and construction documents for examination by the New Construction Committee (NCC). Submittals are to be made in two phases prior to the construction of any exterior improvement to any lot or parcel. Phase I may be omitted providing the Phase II submittal includes all the information required in Phase I.

Minimum submittal requirements for each phase are as follows: (additional information is encouraged).

Phase I

1. Schematic Site Plan Including:
 - a. Site plan indicating location of trees greater than eight (8) inches in diameter at DBH*within the rear yards of golf course lots or lots abutting Highland Creek Parkway.
 - b. Building setbacks, easements and right of way identification. (Survey).
 - c. Utility service locations.

- d. Siting of improvements.
- e. Grading plan showing general grade relationships.
- 2. Preliminary Architectural Plans Including:
 - a. Floor Plans at a scale of $\frac{1}{4}" = 1' - 0"$ or greater.
 - b. Exterior Elevations at a scale of $\frac{1}{4}" = 1' - 0"$ or greater.
 - c. Outline Specifications describing all materials to be used on the project.

* DBH is diameter at breast height, measured $4\frac{1}{2}'$ from existing grade.

Phase II

- 1. Construction documents and specifications including:
 - a. Final architectural and site development plans listed under Phase I above.
 - b. Final survey at appropriate scale.
 - c. Submittals of material samples.

The New Construction Committee shall review each submittal and approve or disapprove it in writing with recommended revisions to those aspects of the plans that are inconsistent with the design guidelines. The review and approval process shall not exceed the following time constraints:

Phase I

Schematic Site Plan	10 working days
Preliminary Building Development Plans	

Phase II

Construction Documents	10 working days
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Each submittal shall consist of one (1) set of blue-line prints and supplementary material specifications, if not on the drawings.

Construction shall proceed only after written approval of the final set of drawings and specifications. Unapproved changes that occur during actual construction that differ from approved design will require alterations at the builder/owner's expense to restore compliance with approved drawings.

The builder/owner has complete responsibility for compliance with all governing codes and ordinances. Approval by the NCC shall not constitute approval by any other agency.

A plan submittal form is available from the New Construction Committee.

Plans and Specifications should be submitted to:

New Construction Committee
Newland Carolina
8604 Cliff Cameron Drive
Suite 180
Charlotte, NC 28269
704-549-4779