



The Reserve at Fairystone

**ARCHITECTURAL
GUIDELINES**

Introduction

Why Guidelines?

The Reserve at Fairystone creates an ideal setting for you and your family to dwell in mountain splendor. Located in the foothills of the Blue Ridge Mountains, the picturesque log cabins provide an intimacy with their surroundings hard to find in other vacation settings. Your neighbor is the adjoining Fairystone State Park, the largest of the six original Virginia state parks, which offers fishing, boating, and a beach area for swimming. After extensive research and planning the developers of The Reserve at Fairystone have introduced what is to become the premier community in the area.

The rustic log cabins and natural landscape features have been carefully designed around a theme and image that will provide a sense of place for The Reserve at Fairystone. In order to preserve this image and property owners' values over time, it is essential that design guidelines be developed for The Reserve at Fairystone to guide the construction process.

The developers of The Reserve at Fairystone, along with design consultants, have developed the Reserve at Fairystone Architectural Review Board (ARB). These guidelines establish the design criteria for the community, assist property owners in the design, construction and improvements of their homes and guide the growth of the community in a predictable and orderly fashion.

The ARB has the responsibility of administering the Design Guidelines. This Board is responsible for the review and approval of all plans for new construction and improvements to existing residences. The purpose of the Board is to insure that all plans submitted for review meet the criteria set forth in the design guidelines and that construction is completed in accordance with the approved plans.

The ARB consists of at least three but not more than five members who are appointed by the Reserve at Fairystone Board of Directors. The Board holds meetings as required.

The Architectural Review Board Process

The Reserve at Fairystone ARB must approve all plans for new residential construction and additions or alteration to existing residences.

1. Preliminary Conference

Prior to the submission of plans to the ARB owners, builders, and/or Architects may request a preliminary conference with the Board for a preliminary review of their design concepts or any special conditions or hardships.

2. Plan Submission and Approval

Two sets of construction documents, a completed Application for Approval of Residential Construction form and the required review fee should be delivered to:

CAMC, LLC
P O Box 665
Vinton, VA 24179

The review fee for home plans is \$500. At the discretion of the ARB, additional cost may incur for additional review.

If the plans are approved by the Board, the owner will receive notification of the approval along with one set of plans bearing the Board's signature. If the plans are not approved or approved with conditions, the owner will receive notification as to the reason for denial or conditions. Owners are invited to contact the Board Chairman to discuss changes to the plans that may lead to Board approval. All plans approved by the Board are valid for twelve months.

The ARB shall have the right to refuse to approve any plans and specification which are not suitable or desirable, in its sole discretion, for aesthetic or any other reasons. In so approving such plans and specifications, the ARB shall consider the suitability of the proposed building, improvements, structure, or landscaping and the material of which it is to be built, the site upon which it is proposed to erect the same, the harmony thereof with the surroundings, and the effect thereof on the adjacent or neighboring property.

3. Construction Bond

A refundable construction bond in the amount of \$2,500 made payable to the Reserve at Fairystone Community Association is required prior to the start of any residential construction at The Reserve at Fairystone. This is to insure compliance with the Declarations, the applicable Restrictive Covenants, these Design Guidelines and the plans approved by the ARB (ARB). The construction bond will be held in a non-interest bearing account until completion of construction and final inspection approval. After final inspection approval, any unpaid fines assessed for violations will be deducted from the bond, as will any unpaid expenses incurred by the Reserve at Fairystone Community Association or the ARB in connection with unapproved construction, to repair damage to common areas or to clean up the project site. The amount of the bond remaining after such deductions, if any, will be returned to the owner/builder without interest.

4. Site Inspection and Preliminary Stakeout

A site inspection of the house stakeout by the ARB will be required prior to approving any application for construction.

The owner shall clearly stake the property corners and proposed house corners using string lines to outline the house footprint. All trees to be removed shall be flagged individually or in groups for review and approved by the ARB.

A foundation survey is required for all new construction. Foundation surveys shall be submitted before framing.

5. Changes During Construction

If changes to an approved plan become necessary during construction a written request describing the proposed changes must be submitted to the ARB. The review process for these requests will be the same as that for new construction. However, minor changes to an approved plan may be approved by the chairperson of the Board, in lieu of a full Board review. The Board chairperson will determine if a proposed change is minor or will require full Board review. The applicant will be notified in writing within five working days of meeting with the chairperson as to approval or disapproval of minor changes.

6. Changes to existing Construction

Any exterior changes to existing construction must be approved by the ARB.

7. Final Inspection

A final inspection of all homes is required upon completion of all construction to verify plan compliance. The owner or their agent should contact the ARB at (540)-890-3565 to schedule the final inspection. The final inspection and the certificate of occupancy shall be applied for simultaneously.

8. Enforcement

These Design Guidelines and the other applicable documents are intended to protect and benefit all of the property owners in The Reserve at Fairystone. In the event of a violation, the ARB will take appropriate action to enforce the applicable requirements. (See the Enforcement section of this booklet)

Required Construction Documents

1. Site Plan (scale of 1" = 20' or greater) showing:

- Property lines, setback lines, and easements with dimensions shown
- All streets adjacent to lot with street names showing pavement and swale location
- Any existing utility structures on lot or in adjacent right of ways
- Outline of house foundation walls, decks, terraces, steps, stoops, and roof overhang
- Finish floor elevation of first floor and basement slab
- Drives and walks with dimensions and materials indicated and showing connection with street pavement

2. Foundation Plan at a scale of 1/4" = 1'0" showing:

- Floor slab (include foundations for decks, retaining walls, exterior stairs, etc.)

3. Floor Plans at a scale of 1/4" = 1'0" showing:

- All interior spaces drawn to scale with all rooms dimensioned and named.
- All window and door openings. Roof overhang (dashed line)
- Decks, terraces, steps, stoops and porches dimensioned with materials indicated
- Finish floor slab elevations
- All dimensions necessary for construction
- Building Elevation at a scale of 1/8" = 1'0" or greater showing:

- Front, rear, right and left elevations with compass orientation indicated
- Terraces, walls, decks, vents (roof and foundation)
- Any hidden elevation not shown in other drawings
- Finish floor elevation on each drawing with proposed finish grade line against elevation
- Fascia, trim, and handrail details, window and door types
- Materials and finishes for all surfaces

4. Landscape Plan – See landscape section.

Design Standards

Building Design

1. Building Size

Minimum heated square footage required is 748 not to include basement.

Homes shall not exceed two levels above basement.

2. Setbacks

Building setback requirements from property lines are as follows:

Front – 20 feet
 Rear – 20 feet
 Sides- 12 feet

The ARB may consider variances under the Guidelines, particularly on curved front property lines, to the setback requirements on a case by case basis.

3. The Reserve at Fairystone is a log cabin community. All homes must be built with logs and have metal roofs.

4. Exterior Elevations

In keeping with the neighborhood image of compatible architectural styles the exterior materials and colors should also complement the surroundings. Obtrusive or inappropriate colors and materials, which would draw undue attention to specific buildings, are not allowed. Owners are required to include color samples with the Request for Approval of Residential Construction form. Samples to be placed on a board (board size not to exceed 11 x 17)

All exterior materials shall be essentially the same as listed:

Exterior walls – Rough sawn, hand hewn, or smooth faced 6" x 12" flat log, tongue and groove, with German dovetail corners (Log siding is limited to gable ends, dormers, and skirting of sub-floor band)

Foundation – Rock faced with flat natural rock that is harmonious to existing cabins. Prefabricated or faux rock will not be allowed.

The ARB shall determine if exterior materials and colors are appropriate.

Materials Specifications

1. Roofs

Only flat metal roofs will be allowed. Metal shingles will not be allowed. Roof materials may be ribbed metal or standing seam metal. Colors that are compatible with the façade and that are harmonious with the surrounding should be used. Gutters shall match the fascia trim color. Down spouts shall match the exterior wall trim.

A minimum roof pitch of 8/12 is required.

2. Patios, Terraces, and Decks

Outdoor living areas should be constructed with materials and colors that are compatible with the exterior materials and detailing of the home.

Homes with decks or porches must have railings with the following specifications:

Square railings: Top Rail and Bottom Rail- 3 1/2 " pine
Pickets- 2 1/2" square pine
Post - 5 1/2" x 5" pine

Round railings: Top Rail and Bottom Rail- 3" pine
Pickets- 2" round pine
Post- 5 1/2" round pine

Railings should be designed to insure safety and be consistent with the aesthetic character of the home.

Decking/Steps- 5 1/4 treated pine at least #2 grade

Porch Beam Rafters - White pine

Patio surfacing materials shall be natural concrete or natural stone.

3. Windows

Exterior Windows - Wood

Trim - 5 1/2" x 3/4" wood

Window coverings - all window coverings visible from the exterior of any cabin shall be white, off white, or wood tone in color only.

4. Doors

Exterior front doors - Wood

Basement Doors - Steel entry door (painted)

Soffits - 1" x 8" rough sawn pine

5. Storm/Screen doors shall be approved by the ARB.

Site Design

1. Drainage

Extensive lot grading is discouraged as it destroys vegetation and can be visually disruptive to the natural character of the land. Individual lot drainage should be planned to direct surface runoff to streets, drain inlets, or natural drainage channels with minimal grading. Flat areas may require subsurface drainage solutions. In any case directing runoff to adjacent lots should be avoided.

It is recommended that the Patrick County Erosion & Soil Inspector be contacted to establish an approved storm water plan for the drainage of storm water and before any site grading is started.

The ARB's review does not include review and approval of site grading and drainage. It is the responsibility of the property owner to see that he or his contractor does not alter the property in any way that impedes the drainage or runoff in the street right of ways or from and onto adjacent properties. Any corrective action is the financial responsibility of the property owner.

We emphasize that it is the Owner and his contractors' responsibility to prepare the building pad and on-site drainage in accordance with the Virginia Building Code to ensure that all surface potential runoff is directed away from all portion of the building.

2. Utilities

All utility services in the Reserve at Fairystone have been installed underground. In consideration of preserving trees and the street scene any new utility service lines or structures must be approved by the ARB.

Propane gas tanks shall be installed underground. Propane gas tanks shall be properly installed and maintained in good condition on all cabins.

Satellite dishes, solar panels, or other utility structures may be installed with approval of the ARB on a case-by-case basis. All utilities installed by lot owners must meet all state and local codes.

Attic Ventilators of any type and/or fans shall not be permitted on cabins.

3. Driveways and Walks

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

Drives should be paved and walkways should be flat rock to match the foundation.

4. Landscaping-

Only indigenous shrubs, trees, and perennials are allowed to be planted. A list of native plantings are available from The Community Association Manager or the ARB.

An Application and Landscaping Plan must be submitted to the ARB prior to planting.

Please find Application form at the end of this package.

Trellises shall not be permitted.

Flower and vegetable gardens of any kind shall not be permitted.

SPECIFICALLY RESTRICTED

1. Lighting

All exterior lighting should be installed so as not to disturb neighbors or impair vision of traffic on adjacent streets. Colored lights are prohibited. Landscape lights of any kind shall not be permitted.

2. Air Conditioners

Window A/C units of any type shall not be permitted.

3. Awnings

Awnings shall not be permitted to be installed on exterior cabins.

4. Fireplaces and Woodstoves

No open fires, fire pits, wood stoves, of any kind shall be permitted. However, gas fireplaces constructed inside the cabin are allowed.

One (1) gas grill shall be permitted for cooking meats or other foods. However, it shall be properly attended and maintained out of view of other owners.

Gas grills shall be stored out of view of other owners when not in use.

5. Fences

The only approved fences permitted shall be invisible fences.

Invisible fences may be installed with the approval of the ARB prior to installation. Animals and pets shall be limited to the restrictions in the Declarations, Covenants, Conditions and Restrictions. Animals and pets shall be confined at all times on a leash held by a responsible person whenever outside the cabin. Animal and pet owners shall be required to immediately pick up and properly dispose of their pet excretions in all common and any other areas.

6. Storage sheds or detachable garages of any type shall not be permitted.

7. Basketball hoops including the portable type shall not be permitted in the common areas or on any lots.

8. Play equipment, jungle gyms, swing sets, tree houses, and other similar items shall not be permitted on any lot.
9. Swimming pools of any type including small wading pools shall not be permitted.
10. Bells, horns and wind chimes shall not be permitted.
11. Bird feeders and/or bird houses of any kind shall not be permitted.
12. Electronic insect traps, zappers, and/or sprayers of any type shall not be placed on the ground or in view of other cabins.
13. Exterior fountains, sculptures, lawn ornaments, statutes, of any kind shall not be permitted.
14. The American flag may be displayed; however, they shall be properly displayed. Flags shall be maintained in good condition at all times.
15. Hot tubs, Jacuzzis and spas of any type shall not be permitted on the exterior of cabins, including any deck and/or porch.
16. House numbers are provided by the developer and shall be installed according to the Patrick County ordinance that requires the numbers be placed at or near their driveway within 10 feet of the shoulder of the road.
17. Clotheslines are not allowed.
18. Recreational Vehicles and Equipment

All Terrain Vehicles (ATV's), dirt bikes, go carts, golf carts, or any other similar vehicles shall not be permitted to be driven on the property and shall not be parked on lots, driveways, streets, or common areas.

Motor homes, campers, boats, trailers or other recreational vehicles and equipment must be kept in the community's designated storage area and not in driveways, parking areas or streets.

Commercial vehicles shall not be kept in the community or at any cabin. Commercial vehicles is defined as any vehicle which exceeds a gross weight of 9,000 pounds with two(2) or more axles licensed as a commercial vehicle and/or containing lettering, signs, tool boxes, ladders, and/or any other trade equipment of any kind used to conduct business, professional or trade.

19. Mailboxes

A standardized Reserve at Fairystone mailbox has been established by the ARB. No other mailbox should be used. All mailboxes shall be located at the designated area for all homeowners.

20. Signs

Signs permitted with surname shall be limited to a maximum of 1 foot square (surname is the family last name only). ARB approval is required for the above signage prior to installation. No other signs of any kind shall be installed and/or displayed other than the following "For Sale" sign with the following specifications:

A professionally prepared "For Sale" sign may be placed on a home site provided that the sign is constructed of wood with a 4 x 4 post painted green to match other existing signs within the development and should be 24" x 18" in size with white lettering. The top of the sign should not be any higher than 3' foot from the ground.

A standard "For Sale" sign policy will provide a means to identify properties for sale in a tasteful manner that is not obtrusive.

21. Lot Markers

Lot markers may be displayed on unsold lots owned by the developer. No other lot markers are allowed.

22. Common Areas

All common areas are controlled and maintained by the Property Owner's Association for the benefit of the community as a whole. No improvements or modification to these areas are allowed.

23. Nuisances

Nuisances to other owners shall not be permitted.

Sensitive period is sunset to sunrise.

Rodents and insects must be controlled.

Construction Guidelines

In the interest of safety and an appealing community environment for residents and visitors, construction guidelines have been developed for The Reserve at Fairystone.

General Regulations

1. Completion Schedule

All construction must be completed within twelve months of the actual initiation of construction.

2. Builder Requirements

All builders of residences in The Reserve at Fairystone must be licensed by the State of Virginia. A Virginia Residential Builders License is the minimum licensing requirement.

3. State and Local Code Compliance

All construction must comply with State and local codes.

4. Working Hours

Working hours are limited to the following:
Monday – Friday 7 am to 7 pm
Saturday 8 am to 5 pm
Absolutely no contractor work on Sunday.

5. Conduct of Workers

The conduct of all workers is the responsibility of the General Contractor. Loud vehicles, radios, tape players, offensive language, etc. which can disturb residents will not be tolerated. **Contractors and workers must adhere to posted speed limits.**

Before Construction

1. Plan Approval and Site Inspection

No lot clearing or other construction activities may begin until the ARB has approved all plans and has completed the site inspection. The Board is to be notified when construction has begun to establish a start date.

2. Permits and Fees

Builders are responsible for obtaining required building permits and paying the associated fees prior to beginning any construction activities.

3. Temporary Facilities, Dumpster, & Silt Fences

Contractors are required to provide a job toilet for their workers.

A commercial dumpster is required for each builder and shall be placed at a designated place by the ARB. Temporary power poles shall be installed plumb and shall not be used for posting signs.

Silt fences and other erosion control devices should be installed prior to any grading activities. Construction office trailers and storage facilities and their locations must be approved by the ARB.

During Construction

1. Site Maintenance

The General Contractor is responsible for insuring that the job site is maintained in a neat and clean manner at all times. Materials must be stored within the property lines maintaining a clear street right-of-way. Equipment shall be kept on the site and off the street. Vehicles parked on the street right of way during construction shall not impede safe traffic flow. Washing of vehicles (concrete trucks, etc.) shall not be permitted. Excess concrete shall not be dumped on adjacent lots, common areas, or street right-of-ways.

2. Tree Protection

Cleaning paintbrushes or dumping of any construction cleaning solvents is prohibited. Not boards or signs shall be nailed to any tree on the lot.

3. Sedimentation and Erosion Control

Streets shall be kept free of mud, silt, and debris from construction traffic. Sedimentation and erosion control facilities on the lot shall be maintained so that they function properly.

After Construction

1. Clean-up

Upon completion of construction activities all building debris shall be removed from the site and surrounding areas.

2. Temporary Facilities

All temporary facilities and identification signs shall be removed upon completion of construction activities.

3. Final Inspection by ARB

Upon completion of all construction activities, clean up, and removal of temporary facilities, a final inspection by the ARB shall be requested.

Enforcement

If an owner or contractor fails to comply with any provision of the Declaration, the applicable restrictive Covenants, these Design Guidelines or other requirements of the ARB, then enforcement action may be taken. Such action may include stop work orders, fines of up to \$100 per day for each violation and removal of unapproved or nonconforming improvements or landscaping. Violations for which enforcement action may be taken include the following:

- Commencement of construction without or prior to ARB approval
- Unapproved construction (including landscaping)
- Unapproved changes (including design changes and unauthorized materials)
- Unapproved tree removal
- Noncompliance with setback restrictions of the ARB
- Failure to install or maintain silt fence
- Failure to install or maintain a dumpster or temporary sanitary facility
- Improper storage building materials
- Burning of debris or any material
- Working on Sunday
- Drainage to any street or other common area
- Damage to any swale or other storm water structure

In the event of an observed or alleged violation, The Management Company representative may issue a notice of violation to the contractor and the owner. Such notice will describe the alleged violation and a scheduled hearing to determine whether a fine will be imposed. A stop order may also be issued.

After a notice of violation has been issued to the owner, and, if applicable, to the contractor, they will have an opportunity to appear before the ARB. The ARB will make a decision regarding the violation and whether to impose a fine. A fine of up to \$100 may be imposed for each violation and, without further hearing, up to \$100 per day if the violation continues after the decision.

If construction of a dwelling is not completed within twelve(12) months after commencement, a fine in the amount of \$100 per day may be assessed until completion in accordance with the approved plans.

All fines assessed for violations must be paid within thirty (30) days. Upon final inspection and approval, any unpaid fines will be deducted from the construction bond, as will any unpaid expenses incurred by the Reserve at Fairystone Community Association, Inc. or the Board in connection with unapproved construction, to repair damages to common areas or to cleanup the project site. The amount of the bond remaining after such deduction, if any, will be returned to the owner without interest.

Pursuant to the Declaration of Covenants, Conditions and Restrictions for the Reserve at Fairystone Community Association, Inc. upon request of the ARB and after reasonable notice to the offender and the owner, may remove any improvements or landscaping constructed, reconstructed, refinished, altered, or maintained in violation of the aesthetic and landscaping provisions of the Declaration, and invoice the owner for all expenses incurred in connection therewith. Should an owner fail to pay any charge billed in accordance with this provision within fifteen (15) days of such billing, then the Association has the right to claim a lien against the property on which the violation occurred and to foreclose such lien, all as provided for in the Declaration.

As stated previously, owners are responsible for ensuring that their contractors comply with all of the provisions of the Declaration, the applicable Restrictive Covenants, these Design Guidelines, the approved plans and all applicable permits. However, contractors are also responsible for complying with these requirements. In the event of a major violation by a contractor that is not remedied by such contractor, or in the event of repeated violations by a contractor, the Board may take action to prevent future violations, including a requirement that the contractor post an additional construction bond on future projects and/or refusal to approve future construction projects involving such contractor.

These requirements are intended to protect and benefit all property owners of The Reserve at Fairystone. We hope that you will assist us by following and ensuring that your contractors follow these requirements, so that it will not be necessary to use the foregoing enforcement provisions.

AGREEMENT

I, _____, as property owner, and I, _____ as Contractor of the above described construction project, acknowledge and agree that the improvements will be constructed in accordance with plans and specifications which have been approved by the Reserve at Fairystone Architectural Review Board (ARB). We further acknowledge and agree that:

1. We have read and understand the Covenants and Restrictions applicable to the property, all Reserve at Fairystone ARB Guidelines and will follow and abide by these Covenants, Restrictions and Guidelines.
2. We agree that construction of the improvements will be completed within twelve (12) months after commencement and in accordance with plans, materials, finishes, and color samples approved by the ARB.
3. We will not undertake any construction that has not been approved by the ARB and we will obtain approval before making any changes in previously approved plans.
4. We will maintain the construction site in a clean and orderly fashion at all times, and will install a dumpster and temporary toilet facility as directed by the ARB.
5. We are responsible for the conduct of all workers and subcontractors performing services on this project at all times while they are all engaged by us.
6. We understand that a violation will result in enforcement by the ARB, which may include a stop work order and assessment of fines against the owner and/or builder. We further understand that any such fine must be paid within thirty (30) days.
7. We understand that: (a) the construction bond will be held in a non-interest bearing account until completion of construction, landscaping, and final inspection approval; (b) upon final inspection approval any unpaid fines will be deducted from the bond, as will any unpaid expenses incurred by the Reserve at Fairystone Community Association in connection with the unapproved construction, to repair damage to common areas or to clean up the project site; and (c) the amount of the bond remaining after such deductions, if any, will be returned to the owner/builder.
8. We understand that in the event of a major violation which is not remedied, or in the event of repeated violations by the builder on this or other projects in the Reserve at Fairystone, the ARB may take action to prevent future violations, including requiring that the builder post an additional construction bond on future projects and/or refusal to approve future construction projects involving the builder.
9. We understand that the ARB's review does not include review and approval of site grading and drainage. It is the responsibility of the property owner to see that he or his contractor does not alter the property in any way that impedes the drainage or runoff in the street right of ways or from and onto adjacent properties. Any corrective action is the financial responsibility of the property owner. We emphasize that is the Owner and his contractor's responsibility to prepare the building pad and on-site drainage in accordance with the Virginia Building Code to ensure that all surface potential runoff is directed away from all portions of the building.
10. We understand that if a dispute arises, and if the dispute cannot be settled through negotiation, such dispute shall be settled by arbitration administered by the American Arbitration Association under its applicable rules, and judgment upon the award may be entered in any court having jurisdiction. By entering into binding arbitration, the parties waive their right to bring suit in courts otherwise having jurisdiction.

This Application and Agreement made this _____ day of _____, 20__ by

PROPERTY OWNER SIGNATURE

_____ and _____
CONTRACTORS SIGNATURE

ARB APPROVAL

DATE

Submit completed applications to:

CAMC, LLC
P O Box 665
Vinton, VA 24179
540-890-3565

REQUEST FOR APPROVAL OF RESIDENTIAL CONSTRUCTION

Lot _____ Phase _____ Date Submitted _____ New Construction
 Improvement

Property Owner _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ Fax _____

Builder _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ Fax _____

<u>Application Check List</u>	<u>Square Footage</u>	
Two sets of construction documents	First Floor	_____ SF
<input type="checkbox"/> Site plan @ 1" = 10"	Second Floor	_____ SF
<input type="checkbox"/> Floor plans @ 1/4" = 1'-0"	Total House	_____ SF
<input type="checkbox"/> Building elevations @ 1/4" = 1'0"	Decks, Wall, Drives	_____ SF
<input type="checkbox"/> Color Samples: Roof, Rock, and all exterior color stains	Total:	_____ SF

Application Fees:

Construction Bond - \$2500	Review Fee: \$500
Received By: _____	Received By: _____
Check # _____ Date _____	Check# _____ Date _____

Exterior Materials

Roofing:
 Color _____
 Type _____

Exterior Walls:
 Color _____
 Type _____

Exterior Trim:
 Color _____
 Type _____

Exterior Doors:
 Color _____
 Type _____

Foundation:
 Type _____

Windows:
 Color _____
 Type _____

Decks/Patio:
 Materials _____

ARCHITECTURAL REVIEW BOARD

REQUEST FOR MODIFICATION

“The Reserve at Fairystone” Community Association, Inc.

I, _____ hereby request approval by the Architectural Review Board for the modification shown below to Lot# _____ located at _____.

Upon approval of my request for this modification. I/We will assume all liability for any damage incurred as a result of this modification as well as any additional maintenance costs that may be required. I also agree to obtain any permits that may be required by and all governmental agencies for this modification.

Attached please find the following additional information:

- A sketch, including the dimensions, of the proposed modifications.
- The location of the modification on my property
- Copy of the survey of my property
- Color samples, if applicable.

Use additional sheets, if necessary.

Owner(s) Signature: _____

.....

The above request for modification to Lot# _____ has been:

- APPROVED APPROVED WITH THE FOLLOWING CHANGES
 DISAPPROVED

DATE: _____ CHAIRPERSON ARB _____

DATE: _____ BOARD OF DIRECTORS: _____

LANDSCAPE APPLICATION

The Reserve at Fairystone

Project Information: (Application needs all information regarding the lot, description, etc.)

1. Owners: _____
2. Landscape Designer: _____
3. Landscape Contractor: _____
4. Address: _____
5. Date submitted to the ARB: _____
6. Date approved by ARB: _____
7. Plant List attached. (Plants listed by Genus Species Cultivar)
8. Landscape Plan attached.
9. Material List attached.

By signing this application you agree to all the rules and regulations set forth by the ARB and Covenants of The Reserve at Fairystone.

_____ Owner

Date: _____