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ARCHITECTURAL AND LANDSCAPE GUIDELINES
FOR RESIDENTIAL STRUCTURES

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Residential Construction

Mountain Valley Farm Architectural and Landscape Design Review and Approval
Process *

*This process applies to: New Construction, Additions, Remodeling/Renovations,
Alterations, Color Change, Etc. Text Box: Initial Plan Submittal Text Box: Developer
Reviews Initial Plans Text Box: Decision by Developer Text Box: Approved with
Limiting Conditions Text Box: Final Plan Review - Building Permit Issued Upon Plan
Approval Text Box: Not Approved Text Box: Construction
(with periodic inspections throughout)

Text Box: Final Inspection Text Box: Certificate of Compliance Text Box:
Occupancy Text Box: Approved
Text Box: Plan Resubmittal

MOUNTAIN VALLEY FARM ARCHITECTURAL AND LANDSCAPE GUIDELINES FOR RESIDENTIAL STRUCTURES

Section A - PHILOSOPHY

With the objective of assuring an attractive, compatible, and aesthetically pleasing community, the Developer of Mountain Valley Farm intends to create a community designed and detailed in the traditions of modern and classic Virginia architecture. The purpose of these guidelines is to guide residential development in such a way so as to maximize compatibility of construction and landscaping with the natural beauty and topography of the land in Albemarle County.

The Developer seeks to assure that exterior features and materials are compatible with this philosophy of design. A variety of architecture and quality designs are expected. Foundations should anchor the house with the ground. Brick or stone foundations are preferred and if concrete block is accepted, it must be stuccoed in such a way as to blend the house with the surrounding grounds. Buildings shall be placed on the home-site with sensitivity to grade conditions, and the surrounding landscape and buildings.

Landscaping should address the retention of natural spaces. The approval of landscape and architectural plans may be denied by the Developer upon any grounds, including purely aesthetic in the Developer's sole discretion. These guidelines will be reviewed and redrafted from time to time. Standards as stated herein will not be compromised.

The Developer's belief that discriminating standards are the means by which Mountain Valley Farm will come to be known as a community of enduring value and uncompromised beauty.

As used in these Guidelines, the term "the Developer" shall mean the Developer and any designees or agents the Developer may designate in its sole discretion.

POLICY

The policy of the Developer is that construction and landscaping plans must be submitted for design approval prior to proceeding with construction. The Developer will meet the second Wednesday of each month at 4:00 p.m., or as necessary to review all applications within 14 days of receipt. Plans must be submitted to the Developer, at the Mountain Valley Farm office, no later than 12:00 p.m. on Tuesday prior to Tuesday of the following week, in order to guarantee review. Those contemplating the initiation of construction and/or landscaping (or any alterations thereto), are encouraged to be in contact with the Developer and to obtain a copy of the Guidelines on this topic.

General Information

Mountain Valley Farm
Beights Development Corporation, Developer
800 East Jefferson Street
Charlottesville, Virginia 22902
434.245.0100

Section B - SUBMISSION REQUIREMENTS

Applicant will be required to pay a nominal processing fee upon requesting preliminary approval. This fee is set at \$650 per house plan, and it shall be adjusted by the Developer from time to time. Builders submitting multiple plans consistent with the design guidelines may be allowed an adjusted review fee.

Submissions which consistently fail to address these guidelines (four or more Developer meetings) and/or previous comments by the Developer will be surcharged half the original processing fee again to cover the associated administrative costs.

The Developer will review submissions at 4:00 p.m. on the second Wednesday of each month or at other times as the Developer may deem appropriate in its discretion. Upon requesting approval, applicant is required to submit all related material to the Developer at least one (1) week prior to the scheduled meeting date, to order to guarantee review.

Submissions are reviewed and comments returned to the applicant within seven (7) days of the date of the meeting.

Step One: Preliminary Architectural Review

Participating builder or Owner must submit the Letter of Application form (Exhibit A), the application processing fee in the amount of \$650 made payable to Beights Development Corporation and three sets of preliminary plans consisting of the following:

- Tree and topographic survey of the lot
- Site Plan
- Schematic landscape plan
- Exterior elevation drawings (all sides)
- Indication of exterior colors and materials
- Indication of the relationship to site improvements sensitive to adjacent property

The Developer will review the application and design documents within approximately 14 days of the date of the meeting and return one set of plans to the Participating Builder with the appropriate comments.

Step Two: Final Architectural Review:

The Final Architectural Review application and other required materials (as described below) must be submitted no later than six (6) months following the date the Developer delivers the Preliminary

Review comments to the Participating Builder, otherwise the application must be re-submitted as a Preliminary Architectural Review (with all requirements for submittal at the Preliminary Architectural Review stage, including a new application processing fee).

Participating Builder or Owner must submit three (3) sets of the final construction plans incorporating the comments received following the Preliminary Architectural Review, material samples, product photos and color chips as follows:

- Letter of Application
- Site Plan
- Topography and tree survey of the lot
- Landscape Plan
- Floor Plans
- Building Sections
- Exterior Elevations (all sides @ ¼ inch scale)
- Roofs: structure, materials, manufacturer, color chips
- Walls: structure, materials, color chips
- Fascia & Trim: construction, materials, color chips
- Window Specifications: manufacturer, type, finish, color chips
- Doors/Garage Doors: specifications, materials, color chips
- Patio/Decks: materials, finish, color chips
- Fences/Walls: structure, materials, color chips
- Screen Enclosures: structure, materials, colors
- Mechanical Equipment: location and screening details
- Exterior Lighting Details
- Driveways: materials, finish and colors if applicable
- Final Stakeout

Submissions which consistently fail to incorporate all of these elements and/or previous comments from the Developer (requiring four or more Developer meetings) will be surcharged an additional processing fee equal to half of the original processing fee to cover the additional administrative costs.

Applicant shall be present with the architect at the meeting, as applicable, to answer any questions by the Developer. Applicant will be excused once all questions have been answered.

The Developer will review all design documents, sample materials, and color chips and return one set of plans to the Participating Builder within approximately 14 days after the date of the meeting, with the appropriate comments.

Step Three: Permits and Inspections:

It is the responsibility of the Owner to obtain approval from the Albemarle County Building Inspector, and any other agencies having jurisdiction for required permits. Developer approval of plans does not imply that such plans will be acceptable by other

agencies. Any changes resulting from external agency reviews must be notified and approved by the Developer prior to issuance of a Certificate of Compliance or commencement of construction.

Step Four: Revisions and Changes/Final Inspection:

The Participating Builder will notify the Developer prior to making any changes to approved plans. Within thirty (30) days after completion of construction, the following must be submitted to the Developer:

- As-Built Survey
- Copy of Certificate of Occupancy
- Certificate of Compliance (Exhibit B)

Once construction or alteration of the improvements is complete, the Owner shall cause a Certificate of Compliance, in the form of Exhibit B, attached to these guidelines, to be executed and filed with the Developer. The Certificate of Compliance shall be signed by the Owner as well as the architect or builder, or both, as applicable, employed in connection with the construction or alteration of the improvements. The Owner shall not occupy the improvements or that portion being altered, as applicable, until the Certificate of Compliance has been filed with and accepted by the Developer.

Failure to comply with this requirement may result in fines at the discretion of the Developer.

Section C - REVIEW PROCESS POLICIES and Key Design Requirements

Applicant Responsibilities

The Applicants' responsibilities include the following:

- Performance of quality work of any contractor or subcontractor.
- Compliance with all laws, codes, and ordinances of any governmental agency or body, including determination of environmental restrictions, drainage, and grading requirements and all surface and subsurface soil conditions.
- Determination of structural, mechanical, electrical, and all other technical aspects of a proposed design that can only be determined by competent architects, engineers, contractors, or other similar professionals.

- Compliance with the Mountain Valley Farm Declaration of Covenants and Restrictions.
- Accuracy of all stakeouts and surveys.

The Developer assumes no liability for any of the above-referenced items, without exception or limitation.

Design Review Approvals

All new construction and changes, modifications, alterations, and improvements of existing homes must receive Final Design Review approval prior to obtaining building permits or commencing work. Failure to comply may result in fines at the discretion of the Developer. Items including, but not limited to the following require prior approval:

- Construction of a new home
- Modifications or additions to an existing home
- Construction of secondary or accessory structures
- Landscaping and landscape changes
- Fences
- Pools
- Basketball goals, swing sets, or play equipment (location and design)
- Driveway and parking areas
- Terraces & garden walls
- Exterior colors
- Awnings
- Exterior lighting
- Retaining walls
- Alterations in the exterior appearance of a building, fence or other structure, including exterior color.
- Handicap ramps or railings

Builders or Owners planning changes not expressly listed above must contact the Developer to confirm whether approval of the proposed changes is required.

Design Review Decisions

The Developer will review Applicant's final plans and specifications and render one of three types of decisions in writing:

1. Approved: If Applicants are APPROVED (with or without comments), Applicants may submit plans and specifications for Final Review (if this step has not been completed) or for building permits. "Comments" regarding any specific

Applications may be rendered to encourage changes that the Developer deems desirable, but such "comments" are not binding upon Applicants.

2. Approved Subject to Limiting Conditions: If Applicants are APPROVED SUBJECT TO LIMITING CONDITIONS, then Applicants should make changes prior to submitting plans and specifications for Final Review or for building permits, whichever is the case. "Limiting Conditions" are binding upon Applicants.

3. Not Approved: In the event Applications are NOT APPROVED at the time of the Preliminary Architectural Review, Final Architectural Review or Final Landscaping Review, Applicants should make appropriate changes and resubmit. The Developer will provide a comprehensive written list or reasons for denial to be mailed or available for pick up approximately seven to ten (7-10) days following the meeting.

Variances

Variances will only be granted in unique extraordinary circumstances in the sole discretion of the Developer, and will not set any precedent for future decisions. All requests for variances from the requirements in the Guidelines shall be made in writing. Permission from the Developer on variances must be in writing.

Written Approvals/Oral Statements

A copy of all application materials for Preliminary and Final Architectural Review or Final Landscape Review will be returned with the Developer decision and any comments and limiting conditions. The foregoing items shall be the sole source of reference regarding Developer approval, and oral statements should not be relied upon unless incorporated into written approvals or noted on design documents and signed by the Developer.

Final Inspection

Following the completion of all site work, house construction, landscaping, other construction or installation activities and site clean up, the Developer will perform a final inspection. In this inspection the Developer will confirm:

- The siting of the house, driveway, walkways, retaining walls, and all other improvements (including materials used), conform to the approved site plan and any approved modifications.
- The exterior of the house, including materials, colors, and architectural details, conform to the approved house plans and any approved modifications.

- The landscaping conforms to the approved landscaping plan and any approved modifications.

Certificate of Compliance

Upon satisfactory completion of the final inspection and receipt of all appropriate fees, the Developer will issue a Certificate of Compliance. The Developer requires at least a 48 hour notice before the Certificate of Compliance can be issued in order to complete the final inspection. If a bond or letter-of-credit was required, it will be released at the time the Certificate of Compliance is issued.

Failure to Comply

If the final inspection reveals in the Developer's sole discretion that the improvements and/or landscaping and any proposed modifications or alterations to existing structures or landscaping do not comply with the Guidelines and approved plans, the Owner shall be obligated to bring the improvements and/or landscaping into compliance, at the sole cost and expense of the Owner, prior to issuance of a Certificate of Compliance, and in any event within ten (10) calendar days of such final inspection. In no event may an Owner occupy the improvements or that portion being altered until the Developer issues a Certificate of Compliance.

Approval Expiration

If construction has not commenced within a period of twelve (12) months from the time of approval, the Developer may request a resubmission for approval in order that any significant changes to the Guidelines can be incorporated.

Additions/Remodeling/Improvements

Applications for changes, modifications, alterations and improvements to existing homes shall consult with the Developer to determine the design documents required for approval. No work shall commence without approval of the Developer. This includes repainting of a home if another color is used other than the originally approved color.

Construction Changes

All construction should be completed in accordance with the Application and Design Documents as approved. Exterior changes to the subject property shall receive prior written approval from the Developer.

Periodic Inspections

The Developer will periodically inspect (in its discretion) all improvements and landscaping for compliance with these Guidelines and with written approvals applicable to the improvements and landscaping. If the Developer determines in its sole discretion that the improvements or landscaping are not in compliance, it shall notify the Owner in writing and the Owner shall bring the improvements or landscaping, as applicable, into compliance (at the Owner's expense) within the period stated in the notice from the Developer. In no event shall a certificate of Compliance be issued until compliance is achieved as determined in the Developer's sole discretion.

Section D - KEY DESIGN REQUIREMENTS

The Developer strongly recommends the use of professionals qualified in the field of planning, architecture, and landscape design, or the use of plans prepared by such professionals.

The following list summarizes those design elements which the Developer requires:

- Compliance with the Mountain Valley Farm Minimum Standard Details for Residential Construction (Exhibit C) as such details may be amended from time to time in the Developer's discretion.
- Use of professionals in the field of engineering and surveying.
- Minimum of a two-car garage with automatic door openers, except as may be otherwise expressly permitted by these Guidelines.
- Sign control in conformance with the criteria set forth by the Developer.

Section E - DESIGN DOCUMENTS STANDARDS (ARCHITECTURAL/LANDSCAPING PLANS)

In order to provide a systematic and uniform review of the proposed construction, the design documents should adhere to the criteria outlined below:

Design Review Applications

See separate exhibit in latter portions of these Guidelines.

Site Plan

Also See Landscaping Plan:

- Scale: 1" = 20'
- Property Lines
- Building Setback Lines
- Easements
- Right-of-Ways
- Driveways
- Walkways
- Patios/Decks
- Pools

- Culverts
- Drainage Plan
- Dwelling Perimeters (1" 2nd Floor)
- Roof Line/Overhang
- Trees
- Topography (finish and existing grades)

Floor Plans

- Scale: 1/4" = 1'

Exterior Elevations

- Scale: 1/4" = 1'
- Existing Grade-Fill
- All exterior views of all structures including materials, textures and colors

Building Sections

- Scale: 3/4" = 1' (min.)
- Wall/Roof Section
- Roof Pitch/Materials/Colors

Exterior Colors, Finishes, Materials

- Specifications
- Manufacturers
- Materials/Finishes/Model if required
- Samples/Product Photos/Color Chips

Final Stakeout

- Lot Corners
- Dwelling Corners
- Driveways
- Walkways
- Patios/Decks
- Fences/Walls

Engineering Plans

- Utilities & Connections
- Roads
- Drainage

Landscape Plans

Also See Site Plan.

- Scale: 1" = 20'
- Topography
- Drainage Patterns
- Easements
- Right-of-Ways
- Existing Trees (6" to 8" or greater) diameter @ 3' above grade)
- Plant Material
- Surface Material
- Irrigation System (if used)
- Time Clock Location (if used)
- Exterior Light Details
- Must have a Landscape Architect or Certified Designer

Setbacks

Setbacks will be considered in relation to specific site conditions. See specific plats for each phase.

EXTERIOR ELEVATIONS

Exterior elevations will be reviewed for architectural design/materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes.

Exterior elevations must address surface treatment of all sides of the dwelling, and not only frontal surface treatments. Side and rear elevations must conform with the same proportional system and be consistent with the front façade.

Approval of exterior design will be based on overall design themes and will consider mass and scale; materials, textures, colors and finishes; continuity between primary design elements and secondary surface treatments; placement of windows, doors and openings; vertical and horizontal lines; roof pitches, etc.

Depending on the architectural style, preferred exterior features and materials include horizontal or vertical wood siding, stone, brick, stucco, high-pitched roofs, brick chimneys, etc.

The Developer may bar any proposed new construction or changes to existing homes on purely aesthetic grounds, where in its sole judgment, such action is required to maintain the desire for good architecture.

Designs must be appropriate for Mountain Valley Farm.

EXTERIOR MATERIALS

Most brick in the traditional red tones and stone of natural colors work very well in tying together the continuity of buildings. The intent is for the individual houses to blend into the total image.

Dark colors may or may not accommodate this better than light. Pastel hues do not work well.

The selection of exterior materials shall be harmonious with the architectural motif of each dwelling unit and the community development as a whole. Natural materials are always preferred over synthetic material. Depending on specific applications, the following materials are recommended by the Developer:

- WOOD (Cypress, Cedar, Redwood): Board and batten lap siding; tongue and groove siding, wood shingles or shakes. Architectural, laminated asphalt or fiberglass shingles may be considered for approval by the Developer, on a case-by-case basis. If approved, they must have a 40-year life expectancy. Roof colors must be dark brown, dark gray or black, and in limited use green or red. A copper roof may be allowed to finish naturally and raised seam metal roofs must be dark in color.
- CEMENT BOARD SIDING: Hardiplank.
- STUCCO: Approval subject to application, texture, and use of other primary, secondary or decorative treatments.
- MASONRY: Natural stone and brick; concrete block with approved surface treatment.
- WINDOWS: The style of doors, windows and casings must be approved by the Developer.

The following exterior materials are NOT approved for construction:

- Metal Siding
- Decorative Concrete Block
- CMU (Except sub-surface wall)
- Fiberglass, Plastic or Asphalt Siding
- Logs (Imitation or otherwise except for landscaping purposes)
- Fiberglass Garage Doors
- Certain types of Imitation Stone and Brick

High quality simulated stone and brick from natural materials will be considered on a case-by-case basis on their own merit by the Developer. Samples of the proposed materials must be provided.

Exterior colors that, in the opinion of the Architectural Review Board, would be inharmonious, discordant and/or incongruous shall not be permitted. In addition:

- The Architectural Review Board shall have final approval of all exterior color submittals and each

Applicant must submit to the Architectural Review Board as part of the Final Architectural Review a

color board showing the color of the roof, exterior walls, shutters, trims, etc.

- A color board with manufacturer's name and number, with color/material "chip" and location of same, of 8 ½" x 11" size or 8 ½" x 14" size shall be submitted for approval. This will be retained for record file. Should color or materials be revised prior to completion, contractor shall update (notify) that reference file.

ROOF PITCH/ROOFING MATERIALS/SOLAR WATER HEATERS

Generally rooflines should follow the slope of the land. Any exceptions must be approved by the Architectural Review Board. Recommended roof-surfacing materials are cedar shakes, cedar shingles, natural slate, tile and copper seamed roofing.

Architectural, laminated asphalt or fiberglass shingles, if approved by the Architectural Review Board, must be rated at a 40-year life expectancy. Gutters and downspouts shall be consistent with specification style.

Overhangs are encouraged. Copper is acceptable on roof stacks.

All roof stacks, flashing and metal chimney caps shall be painted to match the approved roof colors. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible and must be painted. Copper flashing does not have to be painted.

Solar roof panels are not permitted unless designed to be mounted flush with the roof plane, and not on the front slope of the house.

GAS FIREPLACES

If the fireplace is on the front of the house and out-boarded, it must have a full chimney. If the fireplace is in-boarded, no vent pipes will be permitted on the front of the house or on the front portion of the roof.

If the fireplace is on the side of the house and not in-boarded, a full chimney is required. If the fireplace is in-boarded a vent will be permitted either through the side of the house or through the rear portion of the roof (i.e., the back roof of the house). If vented through the roof, the vent must be painted to match the roof color or painted black. If vented through the side, the vent must be painted to match the siding, or if the siding is brick, the vent must be painted black and be appropriately landscaped and effectively screened from adjacent lots and roads.

If the fireplace is on the rear of the house, the same rules apply as to the side of the house, except that the Architectural Review Board will consider alternative designs for the purpose of creating special architectural elements. For instance, glass surrounds of a gas fireplace will be considered to the rear of homes. In considering exceptions, the Architectural Review Board will consider the visibility to neighboring properties, streets, and lakes.

GRADING AND DRAINAGE

No bulldozing or clearing of trees shall be commenced until plans and specifications showing the nature, kind, shape and location of work have been submitted and approved. Fill shall not be deposited at any location without prior Developer approval. Cut or fill shall be replanted with plant materials, which shall blend with native vegetation. Cuts and fills should be designed to compliment the natural topography of the site.

All buildings will be completed at a finished floor elevation compatible with its surroundings.

Applicant shall be responsible for grading and surface drainage so that surface run-off will not adversely affect adjoining properties. Applicant shall provide construction devices, stepped adversely terraces, or other forms of erosion control as may be required by the Developer. Culvert pipes shall be a minimum size of 15" x 24" and flared at each end. Corrugated metal pipe (CMP) must be used.

In no case shall trees with a diameter of 6" to 8" inches or more (measured 3 feet above grade) be removed without approval of the Architectural Review Board.

OUTDOOR LIVING AREAS/SWIMMING POOLS/SCREEN ENCLOSURES

Generously proportioned porches and terraces will encourage frequent use. The shade and shadows created by porches and roof overhangs soften the rigid lines of a structure. Patios do not work well on sloping land. Elevated wood decks must be artfully designed with attention to de-emphasizing the exposed structure. The use of stone and brick terraces is also recommended. Wooden decks are to be detailed in a traditional manner.

Railings shall have ample and appropriate details and be painted white. Posts are to have a minimum of 6x6 dimensions, with an adequate base and capital detail and be painted white. Where the posts are greater than 8'-0" in height, an 8x8 dimension shall be used. Exceedingly long spans between posts will not be approved. It is highly recommended that the support from ground level be masonry piers. Where there is a door from the basement opening under a deck, a visual screen shall be provided to shield items stored outside from sight. Pressure treated wood is acceptable only for structural members.

The elevation of the top of any swimming pools construction on any lot may not be over two (2) feet above the natural grade unless integrated into terraced construction upon Developer approval. No above ground pools are permitted.

Swimming pools shall not be permitted on the street side of the residence unless approved by the Architectural Review Board.

Screen enclosure materials and colors must be approved by the Architectural Review Board. Pool enclosures must be designed with the same attention as the main home. Submit materials and colors for Developer approval.

No swimming pools, pool decks, screen enclosures, or patio/decks shall be located outside the building envelope unless approved in advance.

MAILBOXES

No mailboxes or other similar receptacle shall be erected on any lot unless design and specifications are incorporated into final plans approved by the Developer and the mailbox must conform to the standard mailbox design.

FENCES

No wall, coping, fence or boundary planting may be constructed or maintained in such a manner as to interfere with vision of drivers at any intersection of streets or roads.

GARAGES/DRIVEWAYS/EXTERIOR LIGHTING

All homes shall have a minimum of a two-car garage. Automatic garage door openers are required. Carports are not permitted.

No street side parking areas may be created by extending any portion of the street pavement. Large parking areas are to be discouraged. The Developer must approve more than one driveway entrance. Location of driveways shall be approved by the Developer.

All homes shall have approved exterior lighting walk entrance. All proposed exterior lighting should be detailed on the Final Landscape Plans. No exterior lighting shall be permitted which in the opinion of the Developer would create a nuisance to the adjoining property owners.

Circular driveways are permitted at the discretion of the Developer.

WALKS

Walks must be 8' from the house in order to accommodate landscaping between the walkway and foundation.

Walkways must be of concrete or brick, slate or similar materials set in concrete. They may not be material loosely place on top of stone dust or dirt, or constructed of wood or gravel.

AWNINGS AND SHUTTERS

Awnings, canopies and shutters shall not be permitted or affixed to the exterior of the residence without prior approval of the Architectural Review Board.

Awnings shall be fully retractable and consistent with the architectural design.

Shutters shall be wood, fastened to the exterior wall or operational, hinged with hardware and consistent with the architectural design.

LANDSCAPING AND IRRIGATION

All easements and right-of-ways shall be landscaped in accordance with the Developer specifications as may be promulgated.

The Developer shall make available a list of unacceptable trees and shrubs that may not be used. Plants indigenous to the area should be utilized, wherever possible.

All landscaping shall be completed according to the Final Landscape Plan as approved.

Additional landscaping may be required to address erosion control and other site sensitive situations such as parking areas. Where mulch is used as an erosion control measure, it must include plantings for stabilization. Additional areas to be addressed are the front and side foundations, screening to separate homes and the front lawn space.

An automatic underground irrigation system may or may not be installed. Irrigation is encouraged. Always being mindful of the water sensitivity in the area.

The connection point to the irrigation system and location of the time clock (if used) shall be identified on the Final Landscape Plan.

All homes must be landscaped prior to obtaining a Certificate of Occupancy, unless the home is finished between the months of November – March.

All Applicants and Participating Builders shall make a diligent effort to protect all remaining trees during construction, to provide staked-off or fenced-off areas to protect root systems from heavy vehicles and equipment, to install tree wells and to take other precautions in cases where fill is required around the trees.

UTILITIES/SERVICE AREAS/ACCESSORY STRUCTURES (Barns)

Accessory structures, such as playhouses, tool sheds, barns, doghouses, or dog runs, shall not be permitted unless specific advance written approval of the ARB is obtained.

All playground equipment shall be placed to the rear of the residence and only with approval of the ARB.

No decorative objects such as sculptures or fountains, and the like shall be placed or installed on the building site without approval of the ARB.

No free standing television antenna, satellite dish, radio receiving or transmitting antenna shall be constructed or permitted on any lot or exterior of any dwelling except satellite dishes less than 30" in diameter. The location of those satellite dishes permitted must be approved by the ARB.

A flagpole for display of the American flag shall be permitted, subject to ARB approval of the size, placement, color, finish and design. No flagpole shall be used as an antenna.

No clotheslines shall be allowed.

All garbage containers, AC compressors, water softeners, oil/gas tanks, pool pump equipment, etc. shall be located in rear yards or side yards behind the setback line and shall be screened or walled from front streets and adjoining streets, with a picket fence or a similar architectural element approved by the Developer. The Developer will review placement of these units to ensure that their screening conforms to community standards as required by the Developer.

Applicant shall be responsible for all utility services from the point of utility company connections underground to the Applicant's home. All utilities shall be underground

except temporary electrical service for homes under construction. Meter, transformers and other utility service equipment/gear shall be shielded by screening, walls or landscaping approved by the Developer.

BANNERS/SIGNS/LETTERS

All banners, signs, and letters of any kind and nature shall be approved by the ARB before installation. Signs including builder's signs must conform to the guidelines established by the Developer. "For Rent" signs are prohibited.

VEHICLE PARKING

Applicants will not be permitted to park any commercial vehicle, boat, truck, van, trailer, camper, mobile home, tractor, bus, farm equipment, recreational vehicle, off-road vehicles, trailer coach or similar vehicle for a period over twenty-four (24) hours on any building site or common area unless such vehicle is parked inside a totally enclosed structure or not visible from the main road or neighboring dwelling. Street parking of all of the above is prohibited.

EXTERIOR REPAINTING OF EXISTING HOMES

Repainting of any existing dwelling or property thereon with a color other than previously approved shall require the approval of the Developer. Color chips or samples coded to exterior elevations shall be submitted to the Developer for color change approval.

ENVIRONMENT

Each Owner should comply with all applicable environmental laws during construction, as referenced in the master covenants. Owners must, at the time of plans submission, define measures to be implemented for erosion control.

Section F

CONSTRUCTION SITE REQUIREMENTS

Overview

The Developer requires that construction noise and physical disruption should be minimized and contained within the site boundaries and remain the responsibility of the Owner to ensure that the impact beyond the site boundaries is minimized.

Security

All agents of the Owner involved in the process of construction and/or maintenance will be required to comply with Mountain Valley Farm and/or Mountain Valley Farm Owners Association security requirements. Such rules may require the use of security passes, restricted unaccompanied access, vehicle logging, etc.

Materials

Materials should be delivered, unloaded and stored in a considerate, neat and tidy manner. Storage areas, if appropriate should be screened from view from the road system, using green colored mesh screening.

Trash and Debris

Owners should ensure that all trash and debris is securely and discretely stored on the site, out of the view of the road and adjacent properties. Removal from site must be carried out in a professional manner to ensure that no mess is caused by the escape of loose materials.

Mud and Dirt on Roads

Owners must, at the time of plan submission, define the full range of measures to be implemented to eliminate mud and dust contamination on roads which measures must be reasonably approved by the DRB prior to commencement of construction. It is required that, as a minimum, a paved or gravel vehicle/wheel washing area and a construction entrance/parking area of large gravel will be required for every section which enters onto a finished road. A shared vehicle/wheel washing area will be acceptable. These areas must be maintained throughout the construction process. Failure to comply with agreed procedures could result in a fine.

Temporary Structures

Temporary structures are prohibited except as may be determined to be necessary during construction, and as proposed in the application. Such structures must be hidden from view if possible and their location must be identified with the initial plans.

Construction Time Frame

Landscape and “greening” works as approved by the Developer must be implemented as soon as is reasonable and practical, with completion no later than six (6) months after the completion of the buildings to a point where residency can commence. It is expected that seasonal factors may result in planting timescales in excess of the minimum. Failure to comply may result in a fine of not less than \$50 a day in the discretion of the Developer.

Contractors

The Developer reserves the right to limit the contractors “approved” to operate in Mountain Valley Farm. Owners must notify the Developer, at the time of submission of their plans, of the contractor(s) with whom they intend to negotiate.

Burning

Burning of debris and/or other material is prohibited.

Construction Job Sites

All job sites shall be kept in a clean and orderly condition. No materials will be stored or placed in the swale or right-of-way areas. Debris shall be removed weekly at a minimum.

All banners and signs of any kind and nature shall be approved by the Developer before installation. Signs, including builder’s signs, must conform to the guidelines established by the Developer. “For Sale” signs will be allowed only on Spec Homes.

Construction Hours: 7:00 a.m. to 6:00 p.m. Monday – Friday and 8:00 a.m. to 12:00 p.m. on Saturday. No work shall occur on Sunday, except as expressly permitted by the Developer. Notwithstanding the foregoing, once the first resident moves in, no construction will thereafter be permitted on Sundays.

All Participating Builders are required to keep on record with the Mountain Valley Farm and Developer a 24-hour emergency phone number.

No alcoholic beverages or illegal drugs are permitted on job sites.

The playing of loud music that may be annoying to residents is prohibited.

Any agents, subcontractors, and employees of Participating Builders or any other contractors, who violate construction site requirements or any other Developer criteria may be removed and prohibited from entering Mountain Valley Farm by the Developer.

Below Section is covered in C&R's?

Section G - MAINTENANCE GUIDELINES

Overview

The maintenance of each lot, including buildings, landscaping, parking areas, driveways, and other improvements shall be the sole responsibility of the Owner. Failure to comply with these guidelines will result in fines at the discretion of the Developer or in the Developer ordering work completed and billing Owner for the expenses thereof.

Buildings

Exterior appearance of all materials must be consistent with the original concept approved by the DRB. No changes of color and/or materials will be permitted without a submission to and approval by the Developer.

- *Paintwork must be regularly touched up or reworked to a reasonable appearance.*
- *Damaged windows, roof tiles, siding, brick or stone, etc. must be replaced, within (60) days with the original approved materials. If original materials are not available. Owners must receive approval from Developer for replacement material consistent with original design.*

Landscape

Garden areas and hardscapes must be maintained according to the original approved design concept and seasonality factors. Failure to maintain such areas will result in the Developer ordering such maintenance and billing the Owner for the expenses thereof. The following are some examples of landscape issues:

- *Lawns must be mowed and cuttings removed regularly.*
- *Shrubs, trees, and hedges must be clipped and pruned as the species demands.*
- *Swimming pools, when not in use over the winter months must be covered in a material of discrete color.*
- *Failed exterior lighting is to be replaced regularly.*

- *Driveways, paths and terraces will be maintained free from subsidence, cracks or potholes.*
- *Areas of potential soil erosion must be contained and dealt with immediately.*
- *Watering of landscape may be governed, in terms of timing and quantity of water utilized, by the Developer.*
- *Each Owner will be responsible for removing all dead and/or leaning trees that may cause damage to adjacent homeowners.*
- *All dead tree debris on the ground will be required to be removed by the Owner.*
- *All unimproved home sites will be required to be mowed twice annually, if applicable.*

MOUNTAIN VALLEY FARM
DESIGN REVIEW APPLICATION

Exhibit A

For Developer Review ONLY

Housing Type:

_____ Submit to BEIGHTS DEVELOPMENT CORP.

Preliminary Approval:

Date

Application for Residential Construction

Stake Out Approval: Name and Address of Property Owner: Lot Number

_____ Street:

Final Approval: _____

Date

Building Permit #: Name and Address of Architect: Submitted By:

Date Date

Name and Address of Contractor:

_____ Plans Are:

_____ Final _____

_____ Preliminary _____

Completed Construction: Contractor's VA License Number:

Date

Use ASGH Standards _____

Applicant's Last Name

MOUNTAIN VALLEY FARM
DESIGN REVIEW APPLICATION

(CONTINUED)

1. Has a structure been previously constructed from these plans in this area?

No _____ Yes _____ Location _____

2. Is this construction for speculative purposes?

No _____ Yes _____

3. What is the finished floor elevation? _____ feet above MSL

4. What is the...HEATED AREA of this structure? _____ sq. ft.

GARAGE AREA of this structure? _____ sq. ft.

OTHER UNFURNISHED Area of this structure? _____ sq. ft.

DECK AREA of this structure? _____ sq. ft.

TOTAL SQUARE FEET _____ sq. ft.

5. Exterior Materials: Specify colors and materials to be used. Please submit samples of colors on the material that will be used:

Exterior Materials Type & Manufacture Color

Stone _____

BRICK _____

SIDING _____

STUCCO _____

ROOFING _____

FASCIA &
TRIM _____

SHUTTERS _____

DOORS _____

WINDOWS _____

OTHER _____

OTHER _____

Applicant's Last Name

MOUNTAIN VALLEY FARM
DESIGN REVIEW APPLICATION
(CONTINUED)

DATE APPROVED _____

Site Plan: (Scale 1"=20')

Property Lines _____

Building Setback Lines _____

Easements _____

Right-of-Ways _____

Driveways _____

Patios/Decks _____

Walkways _____

Pools _____

Culverts _____

Drainage Plan _____

Dwelling Perimeters _____

Roof Line/Overhang _____

Topography Finish and Existing Grades _____

Utilities Connection Details _____

Landscape Plans: (Scale 1"=20')

Topography _____

Drainage Patterns _____

Easements _____

Right-of-Ways _____

Existing Trees (6" diameter @4' above grade) _____

Plant Material _____

Extent, Location and Size of Planting Areas _____

Fence Material and Location _____

Surface Material _____

Irrigation System _____

Time Clock Location _____

Exterior Lighting Details _____

Floor Plans: (Min 1/8"=1') _____

Exterior Elevations: (Min 1/8"=1')

Existing Grade-Fill _____

All exterior view of all structures including _____

Materials, textures & colors

Building Sections: (Min 1/4"=1')

Wall/Roof Section (Min 3/4"=1') _____

Roof Pitch _____

Roofing Material Sample _____

Applicant's Last Name

MOUNTAIN VALLEY FARM
DESIGN REVIEW APPLICATION

(CONTINUED)

Exterior Colors, Finishes, Materials: DATE APPROVED

Specifications (where practical and helpful) _____

Manufacturers (where practical and helpful) _____

Materials/Finishes/Models _____

Samples/Product Photos/Color Chips _____

Light Fixtures Specifications/Locations

Final Stakeout:

Lot Corners _____

Dwelling Corners _____

Driveways _____

Patios/Decks _____

Walkways _____

Fences/Walls _____

Pools _____

Garden Structures _____

Construction Site Management:

Temporary Toilet Location _____

Trash Bin Size/Location/Collection Schedule _____

Temporary Fencing _____

Provisions for Keeping Roads Clear of Dirt _____

Parking _____

Erosion Control Plans _____

Applicant's Last Name

MOUNTAIN VALLEY FARM
DESIGN REVIEW APPLICATION

(CONTINUED)

In the event of an emergency, the Developer requires a list of Supervisory Personnel that may be contacted throughout the construction process.

NAME(S) TELEPHONE NUMBER

Applicant's Last Name

MOUNTAIN VALLEY FARM
CERTIFICATE OF COMPLIANCE

Exhibit B

The Developer hereby certifies that the building structure and other improvements (the "Improvements") situated at (Lot # & Street) in Mountain Valley Farm have been constructed or altered (circle one) in accordance with the recorded covenants running with certain lands in Mountain Valley Farm affecting such lot. As amended to date, copies of which covenants the Owner hereby acknowledge receiving.

The Undersigned further certify that the Improvements have been constructed in accordance with the final plans and specifications heretofore filed with the approval by the Developer on _____, 20____. That the Contractor and/or Architect executing this certificate has conducted a final inspection of the Improvements, and that the Improvements meet the guidelines, criteria and requirements set forth by the Developer in its approval of the plans and specifications.

Witness the hand and seal of each of the Undersigned this ____ day of _____, 20____.

OWNER: _____

Signature Date

Signature Date

CONTRACTOR: _____

Signature Date

ARCHITECT: _____

Signature Date

Types of Improvements:

Mountain Valley Farm Permit #: _____

Filed with and accepted by Beights Development Corp. this _____ day of _____, 20 _____.

Manager Date