

FOUR SEASONS
Design Guidelines

May 3, 2006

FOUR SEASONS DESIGN GUIDELINES

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CONTENTS

I.	Introduction.....	1
II.	Residential Design Guidelines.....	2
III.	Community Association Common Area and Recreational Facility Design Guidelines.....	16
IV.	Architectural Review and Residential Property Owner Requirements.....	18
V.	Non-Liability for Approval of Plan.....	21
VI.	Enforcement of Instruments.....	22
VII.	Changes and Amendments to the Design Guidelines.....	22
VIII.	Declarant’s Improvements.....	23
IX.	Authorizations.....	23

APPENDIX

Appendix A - Building Setbacks

Appendix B - Application for Changes, Additions, or Landscaping Approvals

Appendix C - Approved Inert Materials

Appendix D - Statues and Artifacts

Appendix E - Landscape Plants/Prohibited Plantings List

Appendix F - Examples of Pergolas, Trellises, Arbors, Decks and Screen Porches

Appendix G - OTARD Notification of Installation

I. INTRODUCTION

Four Seasons is an active adult community designed to respect the visual character of its site, minimize environmental impacts and maximize water and energy conservation principles. In order to preserve and enhance these principles, these Design Guidelines are established to maintain certain standards by which the community may grow and develop.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly, cohesive and attractive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. They also establish a process for judicious review of proposed new developments and changes within the community.

The Design Guidelines have been adopted by the Board of Directors of the Four Seasons Community Association, Inc. (the "Community Association") pursuant to the Four Season's Declaration of Covenants, Conditions and Restrictions which have been recorded with the Greene County Recorder's Office (the "Declaration"). The Design Guidelines will be enforced by K. Hovnanian (the "Declarant") during the Development Period as defined in the Declaration, and by the Modifications Committee established under Article IX of the Declaration after the end of the Development Period. The Modifications Committee, Managing Agent and or other committees as delegated may also may enforce the Design Guidelines during the Development Period to the extent those duties may be delegated by K. Hovnanian. For the purposes of this document, all applications for approval are assumed to be made to, and written approval issued by, K. Hovnanian, although in some circumstances the authority to review and approve certain changes may be delegated to the Modifications Committee subject only to K. Hovnanian's right to review and withhold a particular approval. The term "Reviewing Entity" is used in this document to mean either K. Hovnanian or, if the review has been delegated or the Development Period has ended, the Modifications Committee.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines or the Declaration, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines, and any standard contained therein, or the Declaration, these Design Guidelines and the Declaration shall prevail.

K. Hovnanian's Four Seasons at Charlottesville, L.L.C., a Virginia limited liability company ("K. Hovnanian") is the Declarant under the Declaration and the developer of Four Seasons.

Home Owners are responsible for all cleanup of any improvement project. All debris,

sod, soil, etc. shall be removed from the lot and hauled to the proper waste sites. If the project causes damage to any neighboring property, public or private, the Home Owner is responsible for any necessary repairs.

II. RESIDENTIAL DESIGN GUIDELINES

A. Architectural Character

1. The architectural design of any and all additions, alterations, and renovations to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials, and color. Any such addition, alteration or renovation shall be made only after application to, and written approval by, the Reviewing Entity.
2. The height of any addition to an existing home shall not be higher than the original ridge line and any such addition shall require application to, and written approval by, the Reviewing Entity.
3. All additions to homes shall be built within the building setback lines originally established for Four Seasons or as modified by K. Hovnanian with the requisite approval of Greene County, regardless of any more lenient requirements of any local governmental authority. These building setbacks are set forth in part in Appendix "A".
4. All materials used in maintenance, repair, additions and alterations shall match those used by K. Hovnanian as to color, composition, type, and method of attachment. The Reviewing Entity may allow substitute materials if such materials are deemed by the Reviewing Entity in its sole discretion to be compatible with the theme of the community.
5. When any additions, alterations, or renovations are performed to an existing home, the established lot drainage shall not be altered.
 - a.) Any Home Owner or Resident who changes the existing grading or drainages shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.
 - b.) All roofs and sump pump ejector lines shall drain to the ground solely within the deeded lot area and may not be discharged closer than three feet (3') of any neighboring property. Drain lines which direct roof drainage or sump pump water must be approved by the Reviewing Entity and will comply with the following standards:

- 1.) A drain line plan with pipe sizes, discharge locations, emitters, and existing drainage patterns must be submitted on a plot plan of the property to the Reviewing Entity for consideration.
 - 2.) No discharges of stormwater may be closer than three feet (3') of any neighboring property.
 - 3.) Air gaps must be provided between downspouts and sump pump ejector lines and drain line extensions.
 - 4.) Drain line extensions may not discharge water directly perpendicular to a neighboring property or an existing drainage flow-line. Drain line alignments shall be set so that discharge water flows in the same basic direction as existing flow-lines on the lot. Emitters, water disbursements, and/or erosion control measures must be provided to eliminate erosion of the soil on the lot.
 - 5.) Roof drain downspouts, sump pump ejector lines, or any other surface runoff or groundwater may never be connected directly or indirectly to any public sanitary sewer system.
 - 6.) Gutters and downspouts shall match those originally installed in color and composition.
6. No alterations or improvements shall be made which provide a roof pitch that varies from the roof originally constructed.
 7. All storm door additions must be full glass or self-store and must match the color of the doorframe trim or the front door. If other than clear glass is proposed, a photograph of the front of the home must be submitted with the application form.
 8. Security doors are prohibited.

B. Private Area

1. The Private Area of each lot is defined as the area between the side setback lines, behind the twenty foot (20') front setback line and in front of the fifteen foot (15') rear setback line [unless the rear lot line has at least five feet (5') of open space behind it, in which case the rear setback line is ten feet (10')], as such setbacks are described on Appendix "A" and are shown on the plot plan of each lot. Private Area also includes all portions of the lot within three feet (3') of the front service walk as originally installed by K. Hovnanian, and all portions of the lot within eighteen

inches (18") of side foundation walls of the home (which side areas must be kept free of turf but may be planted with approved shrubs), regardless of whether these areas are within the setback boundaries (please refer to Appendix "A" for an illustration). On lots where the rear-most foundation wall of the home as originally constructed by K. Hovnanian is less than twelve feet (12') from the rear setback line, the rear line of the Private Area will be a line twelve feet (12') from and running parallel to such rear-most original foundation wall.

2. To preserve attractive view corridors and promote efficient landscape maintenance, no installation of landscape, hardscape materials or other improvements (other than underground sprinkler systems if otherwise approved under the review procedures described in these guidelines) by Home Owners shall be approved for any portion of the lot outside the Private Area, except in the following limited circumstances:

For (i) rear yards of all lots, or (ii) side yards that face a street, the installation of landscaping, hardscape materials or other landscape improvements by Home Owners may be permitted in the applicable (i) rear yard or (ii) side yard provided plans thereof are approved in writing by the Reviewing Entity prior to the installation of any landscaping, hardscape materials or other landscape improvements on any such lot. Plans for any such installation must otherwise be in conformance with the provisions of the Design Guidelines and contain acceptable plantings and materials. The Reviewing Entity, in its sole discretion, may consider the following criteria when reviewing a request hereunder: (i) the impact the improvements will have on views, both on and off the subject lot; (ii) the impact the improvements will have for purposes of future maintenance of the areas affected by said improvements; and (iii) whether the improvements will enhance the overall appearance of the community. The Reviewing Entity shall have the express right to specify the location of any such improvements outside the Private Area. In addition to prior approval by the Reviewing Entity, each Home Owner proposing any such improvements outside the Private Area must first obtain the written consent of all Home Owners who own lots which are contiguous to the lot which is the subject of such improvements. The written consent(s) of the adjacent Home Owners shall be made a part of the application to the Reviewing Entity for such improvements.

C. Landscaping Requirements and Guidelines

1. Certain areas have been designated as open space, wetland or preserve on plats and shall be maintained as required by regulatory authorities and as described in specific permit conditions and in the Declaration. No Home Owner or resident may mow, fertilize, apply pesticides to, maintain, alter

or modify any area not owned by the Home Owner, including areas set aside as open space or preserve.

2. K. Hovnanian will be installing on each residential lot the landscaping package selected by the buyer of that home, or, in the case of field models constructed prior to sale, by K. Hovnanian. It will be the responsibility of each Home Owner to maintain and replace as necessary all landscaping on the lot and adjoining parkway from the front lot line to the back of the street curb (except for any replacement covered by K. Hovnanian's limited warranty on landscaping installed by K. Hovnanian). This includes any additions made to the lot by the Home Owner. The Home Owner may choose to hire the Community Association or an independent company to provide landscape maintenance to the lot. The Home Owner will remain ultimately responsible for all landscape maintenance and replacement (except for items under warranty as described above), including any additions made by the Home Owner. Any additional plantings, additional planting beds or modification of existing planting beds not addressed in this Section II.C.2 will be subject to review and prior written approval by the Reviewing Entity. Landscaping maintenance and replacement by Home Owners shall be in accordance with the maintenance standards comprising the Community-Wide Standard described in Section II.C.3 below and in conformity with the following requirements:

- a.) The plantings prohibited in Four Seasons were selected after consideration of many factors. A list of the prohibited plantings is set forth in Appendix "E".
- b.) Individual plantings of annuals, vegetables and other plantings which are seasonal in nature and do not exceed thirty-six inches (36") in height do not require the approval of the Reviewing Entity; **PROVIDED**, however, that all such plantings are within the Private Area. No such plants exceeding thirty-six inches (36") in height (i.e., corn, sunflowers) shall be permitted anywhere on the lot.
- c.) Original planting locations of trees, shrubs, groundcovers, perennials, grasses and vines shall take into account future growth so as to ensure that no part of said planting will ever extend over neighboring property lines. Planting beds may not extend toward any lot line in a manner that would prevent a Home Owner's mowing equipment to pass between the planting and the lot line to Home Owner's rear yard without encroaching upon neighboring properties. The area between the planting and lot line should be no less than three feet (3') wide. Plantings of trees, shrubs, groundcovers, perennials, grasses and vines shall be maintained in

accordance with maintenance standards outlined in Section II.C.3.

- d.) The ground surfaces of all portions of the lot outside the Private Area shall be covered with turf. The ground surface of the Private Area shall be covered with approved living or inert materials. These areas must be covered with an approved mulch or other approved inert material. Where turf is used within the Private Area, blue grass blends of three (3) or more are recommended with no more than a twenty percent (20%) mixture of tall fescue added to the blend. Approved inert materials are described in Appendix “C”; additions or variances may be approved by the Reviewing Entity from time to time. For the purpose of these Design Guidelines, topsoil or decomposed granite shall not be considered inert material. With the exception of stone mulch as described on Appendix “C”, no decorative rock shall be permitted as ground cover. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns or any other communication. Stones shall not be used as a bed-edging material and are not permitted on turn areas. The Reviewing Entity reserves the right to limit the number of stones or boulders used as decoration in a landscape.
- e.) Excessive use of concrete, asphalt or pavers in front and street side Private Areas will not be allowed. No concrete, asphalt or pavers may be located in driveway areas other than that which is initially included with the home; however, additional walking area(s) adjacent to the driveway which extends the overall driveway width not more than four feet (4') (equally divided between both sides of the driveway and not extending past the overall width of the garage), is attached to the driveway, and does not alter drainage, may be considered for approval by the Reviewing Entity. Plans for ANY contemplated hardscape work (excepting that provided by K. Hovnanian) must be approved in writing by the Reviewing Entity BEFORE any work commences.
- f.) Fountains and water features shall be limited in height to four feet (4') above the natural grade of the lot. Any fountain shall be of natural material, color and design, each of which is compatible with the overall architectural theme of Four Seasons. Fountains and water features shall be permitted only within the rear yard portions of the Private Area. Design of these features should discourage creation of stagnant pools of water.
- g.) Decorative components such as statues and artifacts shall be

limited in height to four feet (4') above the natural grade of the lot. Statues and artifacts will be allowed in the Private Area of the lot if they meet the following criteria:

- 1.) Seasonal statues, artifacts, lighting and other decorative landscaping items may be allowed during the holiday season between November 26 and January 10, which period may be extended by the Reviewing Entity, in its sole discretion, due to extreme weather conditions (and, during such extended period, lighting may not be illuminated);
 - 2.) Statues and artifacts will be allowed specifically as provided for in Appendix "D" in these Design Guidelines;
 - 3.) Plastic statutory and yard ornamentation will not be allowed for any reason or holiday. Plastic pots compatible with the overall architectural theme of the home will be permitted;
 - 4.) No ornaments or statuary shall be attached to the home;
 - 5.) The combined number of statues and artifacts in the front yard Private Area is limited to one (1) per ten-foot (10') area of home frontage. The Reviewing Entity reserves the right to limit the number of statues and artifacts in the Private Area;
 - 6.) The Reviewing Entity reserves the right to require screening of statues and artifacts from neighboring lots or the street; and
 - 7.) Continual modification of the same statuary or artifact to celebrate multiple events or holidays is prohibited.
- h.) Landscape architectural features include such items as benches, planters, yard lights, fire pits, etc. that are an integral part of a landscape architectural design. Drawings must be provided to the Reviewing Entity, which clearly show the location, size, and materials planned for these features. In addition, a photograph of the home and the relationship of the feature to the existing or proposed landscape must accompany the submittal. Landscape architectural features will be located in the Private Area of the lot only.
- i.) There shall be no stand-alone flagpoles allowed on residential lots

in Four Seasons. One (1) flag mount may be attached to the eave of the house, or to the face of the residential structure, if the mount is secured to a wooden stud or anchored in masonry. The location of such flag mount must be approved by the Reviewing Entity. No part of the flag may extend four (4') feet beyond any eave.

- j.) Any screening of ground-mounted equipment (HVAC) shall be of a material and color compatible with the design of the residence, provided, however, in no event shall plastic sheeting be used for screening. All screens, whether landscape structures, fences, or plant materials, shall be located a minimum of two feet (2') from the equipment to allow for adequate air circulation around the equipment, but may not encroach or trespass on a neighboring property.
- k.) The use of solid plastic sheeting or polyethylene over ground areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil. Compatible materials may be used only with prior approval of the Reviewing Entity.
- l.) Pruning of trees must be in compliance with nursery standards. No tree topping will be allowed which leaves limbs and branches greater than one-half inch (1/2") in diameter exposed.

3. Although the Community Association may provide mowing and landscape maintenance on the areas of the residential lots outside the Private Area (and may mow contiguous turf inside the Private Area boundary to the extent there are no landscape, hardscape, or other obstructions), Home Owners are responsible for mowing and maintenance of all landscaping within the Private Area and on the entire lot if the Community Association is not providing such service. The Community-Wide Standard for landscape maintenance includes the measures described in the following subparagraphs. A Home Owner's failure to adhere to these standards may result in the Community Association's proceeding to undertake the maintenance steps (including watering from the Home Owner's external hose bib) and charging the Home Owner for these steps through a Benefited Assessment, and such other remedies as the Community Association may pursue.

- a.) Mowing of turf should be conducted at least once every seven (7) days. In the Spring and Fall months, more frequent, shallower mowing is recommended to reduce stress on the grass. Walks and driveways must be swept or blown free of grass clippings and also kept free of weeds. Walkways and planting beds are to be kept

edged to maintain a crisp appearance. Tree rings should also be edged and kept free of weeds, either manually or through appropriate post-emergent herbicides.

- b.) Watering, fertilizing, and aeration should be conducted as necessary to keep the quality and color of turf reasonably consistent with that of neighboring residential lots. Turf should be treated once in the Spring and once in late Summer to control broadleaf weeds.
- c.) Spring cleanup should consist of thorough raking of turf areas to remove winter debris and promote new growth. Fall cleanup should consist of leaf removal at reasonably frequent intervals.
- d.) Trees should be spot-pruned during the growing season to promote shaping and thinning and to remove branches that interfere with nearby improvements or pedestrian traffic. During the dormant season, trees should be pruned to remove dead, damaged or crossing branches and to develop the natural form of the tree. Dead or diseased trees must be removed or trimmed as soon as discovered, after taking appropriate measures to protect against the spread of disease, and shall be replaced as necessary to maintain the appearance of the lot as approved by the Reviewing Entity. A Home Owner may not cut down or remove any tree that is greater than six inches (6") in diameter, measured twelve inches (12") from the ground, without the approval of the Reviewing Entity.

D. Fences, Walls, and Rails

- 1. No alterations, changes, or additions shall be allowed to walls provided by K. Hovnanian for any residence, if any are so provided, without the prior written approval of the Reviewing Entity.
- 2. Any rail may extend more than twelve feet (12') from the existing home, but only to surround a deck or patio. It must be constructed in such a manner as to meet local and national building codes. All rails must be constructed with a smooth top so as to be able to serve as a handrail.
- 3. Invisible fencing may be used for the restraint of pets. All wiring must be buried no less than six inches (6") inside the lot line. No alterations of the yard grade shall be permitted from the installation of such system. Neither K. Hovnanian nor the Community Association shall be responsible for repair to any system that is damaged by normal maintenance of the yard by the Community Association or their designee. Regardless of the method of restraint used, pet owners are responsible for assuring that their

pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets.

4. Fences, walls, and rails shall be consistent in material and color as prescribed in Section II.K.1, or as constructed in common area by the Declarant.

E. Ancillary Equipment

1. All additional ground mounted mechanical equipment and ground mounted solar heating equipment must be installed within the Private Area and shall be screened from street view and neighboring property by a structure no higher than one foot (1') above the equipment to be screened or by plant material of adequate density to accomplish the same result; provided, however, in no event shall a screening structure or planting exceed four feet (4') in height. With the exception of power vents for attic fans and approved lightning protection devices, roof-mounted and window-mounted equipment (including mechanical, air conditioning, and solar heating equipment) will not be allowed.
2. The Four Seasons at Charlottesville Community Association does not prohibit the installation or require advance permission through application for over-the-air reception devices (OTARD) (also known as 'Dish' Antennas), but does require notification of the installation of such devices and a form is provided for that purpose, attached as Appendix "G". The FCC ruling does not apply to 'stick' antennas used to receive distant over the air television signals, antennas used for AM/FM radio, amateur (HAM) radio, Citizen's Band (CB) or Digital Audio Radio Services (DARS), all of which **are** prohibited by the Four Seasons Charlottesville Community Association.
3. Swing sets and other non-portable play sets are not permitted. All portable play equipment, garden equipment (including hoses), and lawn furniture must be stored nightly within the Private Area and shall not be left on other portions of the lot so as to impede mowing and maintenance activities if so provided.

F. Trash Containers

All trash containers shall be covered containers and shall be stored in the garage of each unit. Trash containers may be left out for collection at dusk on the day prior to collection and must be re-stored by dusk on the day of collection.

G. Signage

Unless more restricted by County of Greene, the following will apply:

1. No more than one (1) “For Sale”, “For Rent”, or “For Lease”, sign shall be permitted to be placed on any individual lot within the community. Such sign shall be located wholly within the lot being advertised “For Sale or For Rent”. The sign shall be of conforming size and design provided by the Association. The overall height from finished grade at the spot of the sign may not exceed six feet (6'). The sign must be removed within two (2) working days following the closing of the property, or the termination of the listing agreement. “Open House” directional signs which give directions to a house which is for sale or for lease to which the public is invited for a walk-in inspection are not permitted.
2. “No Soliciting” and security/alarm notifications shall be limited to placards or stickers not to exceed five by seven inches (5" x 7") in size placed on the front door or door frame or in a window near the front door.
3. In accordance with the Declaration, no other signs are permitted on any residential lot.
4. Notwithstanding the above, Developer shall be allowed to install any sign(s) necessary for purposes connected with the development of Four Seasons and/or as may be described in the Declaration.

H. Landscape Lighting

Low-voltage and decorative lighting are allowed within the Private Area of residential lots only. Guidelines for these two (2) types of lighting are defined below.

1. Low Voltage Lighting:
 - a.) Low voltage light fixtures may be used in the Private Area for low-level path lighting, up-lighting, down lighting and landscape architectural accent lighting. Tree-mounted down lights shall be shielded from both street and neighbors' view.
 - b.) Low voltage fixtures shall be located and aimed carefully. Fixtures shall not constitute a nuisance or hazard to any Home Owner or neighboring resident.
 - c.) A lighting layout plan for low voltage fixtures shall be submitted to the Reviewing Entity for review and approval. The submittal shall include a plan of existing landscaping and hard surface locations, proposed light fixture locations, and manufacturer and

light type.

- d.) Junction boxes shall be placed below grade or screened to minimize daytime visibility of hardware.
- e.) Low voltage light fixtures may not exceed thirty inches (30") in height.

2. Decorative Lighting:

- a.) Exterior building or deck-mounted light fixtures, including spotlights, floodlights, lantern lights and stair lights shall conform to the architecture of the home and are subject to approval by the Reviewing Entity. Enclosures of light fixtures shall be designed to conceal the lamp bulb. No lighting shall be permitted that constitutes a nuisance or hazard to any Home Owner or neighboring resident.
- b.) Security spotlights and floodlights may not be installed by Home Owners unless activated by a motion detector.
- c.) Fixtures may be incandescent, metal halide, mercury vapor, or high-pressure sodium or gas lamps. Colored lamps are not allowed. When gas lamps are installed, all gas line extensions and installations must adhere to local codes.
- d.) Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
- e.) Post-mount light fixtures shall not exceed a height of six feet (6') from finished grade. Post-mounted light fixtures shall conform to the architectural character of the home and will be subject to approval by the Reviewing Entity.
- f.) Bollard light fixtures shall not exceed a height of forty-eight inches (48") from finished grade. Bollard light fixtures shall conform to the architectural character of the home and will be subject to approval by the Reviewing Entity.
- g.) Seasonal lighting is permitted for illumination during the holiday season from November 26 to January 10. Seasonal lights may be installed between November 15 and January 15, but may only be illuminated as stated above. Should extreme weather conditions become a factor in removal of seasonal lights within the designated time frame, the Reviewing Entity, in its sole discretion, may grant

an extension of the allowable period of removal. Seasonal lighting and electrical cords shall be located so as to respect driveway snowplowing operations and sidewalk snow removal operations. Cords shall never be located over public sidewalks.

- h.) Attaching lighting to your home may void applicable warranties from K. Hovnanian.

I. Swimming Pools and Spas (Also Known As “Hot Tubs”)

1. No swimming pools may be installed on any lot. Spas shall be installed only within or as a part of an approved deck or patio layout that is adequately screened from street view and the view of any neighboring property, including lots and Common Areas.
2. All spa equipment shall be screened from street view and view from neighboring property with plant materials of adequate density. Spas must be constructed entirely within the Private Area. All spas shall be fenced for safety as required by applicable law and must be installed according to Greene County ordinances. The Reviewing Entity may require additional plant materials to be planted to screen the spa from neighboring properties. Please refer to Ancillary Equipment, Section II.E with regard to equipment screening requirements.
3. Spa drains must connect to the street drainage. No spas can be drained onto open space or any other property.

J. Barbecues

Built-in and portable barbecue units shall be for cooking only and must be located within the rear yard Private Area and must be designed as an integral part of the home. Location must be carefully planned to minimize smoke or odors affecting neighboring properties. All barbecues must be located at least four feet (4') from any wall of the residence. All outdoor fires must be natural gas or charcoal. Outdoor wood-burning is prohibited except at approved events at the community center.

K. Decks, Patios and Courtyards

1. Decks, patios and courtyards should be designed in harmony with the architecture of the home and match as to material and color as offered by K. Hovnanian. If material and color do not match the material offered by K. Hovnanian, then all handrails, rim joists, stringers, spindles and any other vertical member shall be constructed of cedar or wolmanized (pressure-treated) lumber, primed and painted to match the trim color of

the home, or vinyl. If deck is to be primed and painted to match the trim color of the home, the Reviewing Entity must provide written approval of paint selection prior to construction of the deck. Decking, flooring, and understructure can be constructed out of wolmanized lumber and do not need to be painted to match the trim color of the house. A dimensional plan, construction details, plat map, and photographs of the existing home must be submitted with the application to the Reviewing Entity. No deck, patio or courtyard will be constructed that is in conflict with the drainage pattern as established for the lot.

2. No extensions or modifications of decks, patios, or courtyards as constructed by Declarant shall be permitted without prior written approval of the Reviewing Entity, and no extension or modification shall be approved if it is determined to have a material adverse impact upon neighboring properties and/or the community. The size of decks and patios shall be determined by the available space per lot, within the Private Area. The Reviewing Entity reserves the right to limit the size and location of decks.
3. Man made screens and shade devices, if any, must appear as an integral part of the building elevation and must be made of materials that complement the home and the Neighborhood. Roof-mount installation is prohibited. Awnings or similar shading devices are permitted on the side and rear of the home if the colors and materials are consistent with the house and Community-Wide Standard and approved by the Reviewing Entity. No advertising or logos are allowed on awnings. Attached arbors are permitted if approved by the Reviewing Entity.

L. Deck Rails

1. Deck rails cannot exceed forty-eight inches (48") in height, from decking, and shall be constructed of cedar or wolmanized (pressure-treated) lumber, primed and painted to match the trim color of the home, or vinyl. From time to time, K. Hovnanian may designate other approved equals. A dimensional plan, construction details, plat map, and photographs of the existing home must be included in the submittal.
2. Deck rails may extend up to twelve feet (12') from the rear corner of the home and must conjoin at ninety-degree (90°) angles. Deck rails must be used to enclose and/or define an existing space such as a deck or patio. Deck rails must be constructed in such a manner as to meet local and national building codes. All rails must be constructed with a smooth top so as to be able to serve as a handrail.

M. Pergolas, Trellises, and Arbors

1. All pergolas, trellises, and arbors shall be constructed of cedar or wolmanized (pressure-treated) lumber, primed and painted white to match the trim color of the home, or white vinyl. Construction drawings, elevations, and details must be submitted for all pergola, trellis, and arbor applications.
2. Structures must be constructed within the Private Area of the lot and may not exceed forty percent (40%) of the width of the home or be a maximum width of eighteen feet (18'), whichever is less.
3. Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing or cross-bracing shall not be utilized on any side of the structure. The lowest member of framing of a pergola may not exceed the eave height of the home. Pergolas or shade structures may not be attached to the home and may not exceed the eave height of the home. Please see appendix "F" for an example of a pergola.
4. One (1) or more trellises may be installed to shield a patio or deck if approved by the Reviewing Entity. Attaching a trellis to your home may void applicable warranties from K. Hovnanian. Trellises used to screen decks or patios that have a height extending to the eaves of the home may have a maximum width of no greater than eight feet (8') if approved by the Reviewing Entity. Applications for trellises which do not extend to the eave height of the home shall be reviewed on a case-by-case basis to determine allowable width and configuration. Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it. As all arbors are different, approval will rest with the Reviewing Entity. Please see Appendix "F" for an example of an arbor.

N. Prohibited Structures

Pursuant to the Declaration and/or these Design Guidelines, the following structures shall be prohibited from use in Four Seasons:

1. Visible fences
2. Stand alone flagpoles
3. Storage buildings or sheds
4. Clothes lines or clothes poles
5. Detached garages
6. Detached screened porches (all screened porches must attach directly to the house)
7. Tents of a permanent nature
8. Swimming pools

9. A bird or squirrel house exceeding the roof eave in height
10. Artificial vegetation
11. Gazebos, greenhouses and guest houses and or other accessory buildings unless constructed by K. Hovnanian
12. Children's play equipment

All intended structures must receive written approval by the Reviewing Entity before installation will be permitted.

Notwithstanding the above, Developer shall be allowed to install any structure(s) necessary for purposes connected with the development of Four Seasons and/or as may be described in the Declaration.

III. COMMUNITY ASSOCIATION COMMON AREA AND RECREATIONAL FACILITY DESIGN GUIDELINES

The following Design Guidelines govern the maintenance and operation of the Common Area and Recreational Facilities, including the Recreation Center.

A. Architectural Character

1. The physical structures constructed by K. Hovnanian and conveyed to the Community Association shall be maintained and/or replaced by the Community Association utilizing the same or similar design, size, location, style, structure, materials, color and architecture.

B. Landscaping

1. The Community Association shall be responsible for the maintenance of the landscape, corridors, medians, and other common area without materially changing from the original design.
2. All Common Area at buildout, where not built upon or paved (and unless included in a wetland or other natural preserve area) will be landscaped. Landscaping shall extend to the back of the curb on all adjacent street sides of the site.
3. The minimum density of plant material shall depend upon the size of the site and the extent of the landscaped area. There shall be an appropriate amount of specimen sized trees (at maturity) and shrubs. Ground shall be covered with a combination of inert and living materials. Inert materials shall include the materials described in Appendix "C" of these Design Guidelines.
4. All areas paved for pedestrian traffic such as walkways, plazas, and courts

shall be a hard surface material with limited vertical irregularities.

5. The plantings allowed in Four Seasons were selected after consideration of several factors. A list of the prohibited plantings is set forth in Appendix "E".
6. All landscaping shall be designed and maintained so as not to interfere with the view of any ground signs on the site or adjacent properties, and not obstruct the view of traffic entering, exiting, or passing by the site.
7. Where the landscaping of a new project is to adjoin an existing landscaped area, the new landscaping shall include an appropriate transition between the two areas.

C. Ancillary Equipment

Heating, ventilation, and air conditioning equipment, ancillary mechanical equipment, radio and television transmitting and receiving antennas, trash receptacles, and similar appurtenances (as approved by the Reviewing Entity and in compliance with the Declaration) shall be screened from general view from neighboring properties, all residential areas, pathways, open areas, parks, and streets. Roof-mounted units are permitted on roofs with screening where the screen is integral with the building forms and materials. The placement of any such equipment must receive written approval from the Reviewing Entity.

D. Site Development

1. Fences and Walls. Fences up to six feet (6') in height (or higher if required by Greene County or a utility) may be used to screen and create privacy between the commercial or institutional developments, streetscape and the residential areas of the Community. Such fences must be constructed of and in compliance with the materials described in Section II.K.1.
2. Building Setbacks. All building setbacks shall conform to the criteria set forth in Paragraph B of Appendix "A".
3. Drainage. Site drainage will conform to the drainage analysis performed for the platted property.

E. Lighting

All lighting installed by K. Hovnanian on Common Area, or installed by the Community Association, shall comply with any applicable local, state or federal law. No lighting will be permitted which causes unreasonable glare to

neighboring Owners, neighborhoods or the Common Area; provided, however, the Community Association may maintain lighting on, in or around tennis courts, parking lots, the Recreation Center, Common Areas and other areas where such lighting is necessary or appropriate for the use and enjoyment of the community or for health and safety reasons.

F. Temporary Facilities

Temporary buildings shall be allowed to be placed on Common Areas by Developer or the Community Association. Such uses shall be for marketing the project by K. Hovnanian, temporary buildings during construction by K. Hovnanian, and temporary buildings used for Community Association purposes. There shall be no other temporary private facilities on Common Area.

G. Flagpoles

K. Hovnanian and the Community Association may install flagpoles and flags at the Sales and Recreation Center, model park, the entrance to the project, and on any other Common Area.

IV. ARCHITECTURAL REVIEW AND RESIDENTIAL PROPERTY OWNER REQUIREMENTS

The architectural review process has been established to maintain the integrity of the architectural and design character of Four Seasons. To this end, the Reviewing Entity will review all proposed additions, improvements or alterations on homes for conformity with the Design Guidelines. Article IX of the Declaration sets forth provisions with respect to the review process, including possible delegation of certain review functions to the Modifications Committee and ultimate transfer of the review function to that committee at the end of the Development Period. Until such transfer, any and all approval or denial rights rest with K. Hovnanian and each such approval or denial will be in writing. In the even certain review functions are delegated to the Modifications Committee, K. Hovnanian reserves the right during the Development Period to withhold approval even if granted by the Modifications Committee.

A. Residential Property Owners

Home Owners are required to submit plans (described below) to, and receive written approval from, the Reviewing Entity prior to performing (1) additions, alterations, or modifications to existing homes, (2) exterior painting, (3) landscaping, (4) the installing of spas and Jacuzzis, (5) any exception to or deviation from the Design Guidelines, or (6) any concrete work, ancillary equipment, signage, and any and all other such on-site improvements not listed in the Design Guidelines. However, it shall be the responsibility of all Home Owners to comply with all standards and guidelines of Article II of these Design

Guidelines, as well as all requirements of the Declaration. **A minimum of one (1) Home Owner shall be present at time of submission to the Reviewing Entity of an application made pursuant to these Design Guidelines.**

B. Submittals for Changes and Additions

1. The Home Owner shall submit an application form as provided in Appendix “B” showing the plans for the proposed improvement as follows:
 - a.) For landscaping plan approval, or amendments to an approved landscaping plan, the Home Owner shall submit two (2) copies of the landscaping plan for the lot, including a description of all varieties and sizes of trees and shrubs, with the location of each tree and shrub clearly delineated on the plan. To the extent the Home Owner can color code the trees and shrubs and provide a legend, it will facilitate review. If the submittal is for an amendment to a previously approved landscape plan, the existing trees and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All deleted landscape materials shall be described as part of the submittal. The initial submittal shall also describe any proposed irrigation system, with the location of the timer box, the valves, and of each sprinkler head and emitter. All irrigation systems shall have an automatic timer. In the event the Home Owner desires to install any hardscape, including but not limited to brick, masonry, railroad ties, wood trim, concrete, rocks or other inert material, such items shall be clearly marked on the landscape plan and a legend shall be provided so that the reviewer can easily determine the location and type of material. Lots have been designed and graded to provide positive drainage from the lot and to protect environmental resources; in the event Home Owner’s plan proposes to alter the grade of the lot, the location of all drainage structures and direction and slope of flow must be indicated on the plan. Home Owner shall hold harmless K. Hovnanian and the Community Association for any and all damage to any party caused by the alteration of the grade by the Home Owner in connection with the design or installation of the Home Owner’s landscaping, including damage to the Home Owner’s house. Home Owners will be responsible for any damage caused by any change to drainage by themselves or hired landscapers.
 - b.) For changes to or additions to the home, the Home Owner shall

submit two (2) copies of a floor plan for the site, including the plot plan and a copy of the floor plan for the model and elevation. On such plans, the Home Owner shall draw the proposed changes or additions to the exterior elevation. If the Home Owner has a photograph of another house, or picture out of a magazine, that will assist the reviewer, such photo should be submitted. The application should contain a description of the materials the Home Owner plans to use in such changes or additions.

If the change or addition affects the roof or roof line, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition.

- c.) Home Owners are advised that Greene County requires certain permits, depending on the proposed change, alteration or addition. It is the Home Owner's responsibility to comply with permit requirements. The Home Owner shall provide the Reviewing Entity with copies of any such required permits if so requested. Home Owners should contact the Greene County Department of Inspections, 40 Celt Road, Stanardsville, Virginia 22973 (telephone [434] 985-5204) for further information.
 - d.) Prior to submittal of a request for a permit to be issued by Greene County, the Home Owner will obtain the approval of the Reviewing Entity of any plans, changes, alterations or additions inclusive of, but not limited to, those items outlined in IV.A above.
 - e.) Any permit or approval issued by Greene County shall in no manner whatsoever bind the Reviewing Entity with respect to approval or denial of any application for items submitted for consideration; the Reviewing Entity shall be fully independent and will have full authority for approval or denial of any such matters.
- 2. The Reviewing Entity shall review such submittals without a hearing and based solely on the information contained within each submittal. Every effort shall be made to respond within thirty (30) days. The Reviewing Entity's decision shall be final on all reviews.
 - 3. Upon completion of review by the Reviewing Entity, one (1) set of plans shall be returned to the Home Owner accompanied by a letter indicating the Reviewing Entity's decision and shall be rendered in one (1) of the following three (3) forms:
 - a.) "Approved" - The entire document submitted is approved in total. Conditions per the green book and modification application.

- b.) “Approved As Noted” - The document submitted is partially approved. A Home Owner may proceed with the work to be performed as modified, but must comply with any and all notations on the submittal.
- c.) “Not Approved” - The entire document submitted is not approved and no work may commence.

C. Fees

Review of all applications and all landscaping plans shall be subject to a nominal fee structure payable to the Reviewing Entity to cover costs. Fees may change as necessary.

D. Effect of Building Permit

If the plans submitted by a Home Owner require a building permit, the approval by the Reviewing Entity is not a guarantee that such plans will be approved by Greene County. If Greene County requires modification to such plans, such modifications must also be approved of by the Reviewing Entity for the Home Owner to remain in compliance with these guidelines.

V. NON-LIABILITY FOR APPROVAL OF PLANS

Article IX, Section 9.7 of the Declaration contains a disclaimer by K. Hovnanian, the Community Association, and the Modifications Committee of liability or responsibility for the approval of plans and specifications contained in any request by a Home Owner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF K. Hovnanian TO EXPLAIN IT.**

VI. ENFORCEMENT OF INSTRUMENTS

Article IX of the Declaration describes scope of authority of the Community Association, including the review and determination of alleged violations by Home Owners and Residents, execution of certain remedies, and recommendations to the Board of Directors of the Community Association for further action. K. Hovnanian or the Community Association may execute certain remedies as provided for in Article IX of the Declaration.

A. Non-compliance by Home Owner

Article IX, Section 9.8 of the Declaration describes the Community Association’s

right to require the Home Owner to remedy any non-compliance. After notice of the violation, the Home Owner shall have thirty (30) days to complete the remedy. If the remedy cannot be performed within thirty (30) days, the Community Association shall take the time estimated for taking the remedial action into consideration. If Home Owner has not complied within thirty (30) days, or the time period otherwise designated by the Community Association if applicable, K. Hovnanian or a duly authorized representative of the Community Association shall have the right to enter the home to perform the necessary work to bring the home into compliance. All costs incurred by K. Hovnanian or the Association to bring the non-complying Home Owner into compliance, including the cost of the work and interest, shall be charged to the Home Owner as a Benefited Assessment. Any amounts invoiced to the Home Owner pursuant to this paragraph or pursuant to the Declaration as Benefited Assessments shall be due and payable within thirty (30) days of receipt of such invoice by Home Owner. The failure of the Home Owner to pay a Benefited Assessment levied against Home Owner is a default and could subject Home Owner to suspension of his voting rights and rights to use the Common Area(s) and the Recreation Center and such additional remedies as are provided in the Declaration. The decision to suspend a Home Owner/Member's rights to use such facilities will be made by the Board of Directors of the Community Association.

B. Appeal of Decision

Any Home Owner, lessee, or other resident aggrieved by a decision of the Reviewing Entity may appeal such decision. An appeal shall be considered only if the appellant has modified the requested action or has new information that would, in the Community Association's opinion, warrant reconsideration.

VII. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Design Guidelines may be amended as follows:

- A. Changes to these Design Guidelines may be proposed by the Board of Directors of the Community Association and/or the Modifications Committee. Additionally, any Home Owner may submit to the Board of Directors proposed changes to these Design Guidelines for review and consideration.
- B. Any Modifications Committee recommendation to amend the Design Guidelines shall be approved by two-thirds (2/3rds) of the Committee members and be forwarded to the Board of Directors for consideration.
- C. If the Board of Directors approves the proposed amendment, it shall become an amendment to the Design Guidelines. Such amendments shall be promptly posted at all Recreational Facilities bulletin boards and copies made available at the Community Association Office.

- D. All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.
- E. In no way shall any amendment to the Four Seasons Design Guidelines change, alter or modify any provision of the Declaration, any Supplemental Declaration or the Articles or Bylaws of the Community Association.

VIII. DECLARANT'S IMPROVEMENTS

As part of the planning and development of Four Seasons, K. Hovnanian has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, wetlands mitigation areas, streets, model home packages, a sales pavilion, and recreation center. Market conditions, styles, marketing strategies, or other factors may cause K. Hovnanian to change the type of models, size of homes, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials or the landscaping on the Common Area. Notwithstanding the current provisions of these Design Guidelines, the terms of the Design Guidelines may be amended in the future by the Board of Directors.

IX. AUTHORIZATIONS

These Design Guidelines have been prepared by K. Hovnanian for use at Four Seasons.

These Design Guidelines are to be adopted by the Board of Directors of the Four Seasons Community Association, Inc. These Design Guidelines may be amended from time to time by the Board of Directors. During the Declarant Control Period, K. Hovnanian will provide leadership of the Community Association Board and will control amendments and revisions to these Design Guidelines.

MEMBERS OF THE BOARD OF DIRECTORS OF FOUR SEASONS COMMUNITY ASSOCIATION, INC.

APPENDIX A

BUILDING SETBACKS

A. RESIDENTIAL AREAS

The building setbacks described on the attached pages are applicable to detached single-family homes in Four Seasons and recognized by the Reviewing Entity. Notwithstanding any other provision of law, all building setbacks must meet the requirements set forth on the attached as applicable to the specific lot, except for such buildings which are built by K. Hovnanian pursuant to approvals obtained from Greene County.

B. COMMON AREAS TO BE OWNED BY THE COMMUNITY ASSOCIATION

The non-residential areas of Four Seasons will be Common Area defined in the Declaration. Additionally, the sales and recreation center, parks, and other uses will have various building setback requirements.

APPENDIX B

**APPLICATION FOR CHANGES AND CERTIFICATION OF DESIGN GUIDELINES COMPLIANCE
Four Seasons Application & Certification for Improvements**

Date of Submission _____ Lot _____

- 1. Homeowner's Name _____
- 2. Four Seasons Address _____
- 3. Other Mailing Address _____
- 4. Phone Number _____
- 5. Home's Model Name _____ Home's Elevation Name _____ Color _____
Package# _____
- 6. Is Property on the park? Yes No
- 7. Name/Number of Contractor or Representative _____

Nature of Request: _____ **Initial Submission** **Previously Submitted**

Results of the Modification Request(s)

Greene County requires the approval of this application before issuing a Building Permit

Thank you for submitting an Application for Changes & Certification of Design Guidelines Compliance to the Community Association. The Modifications Committee has reviewed your attached plans and has determined the following:

- Approved (The request submitted is approved.)
- Approved as noted. (The document submitted is conditionally approved subject to conditions. Homeowner need not submit revised plan incorporating all conditions.)
- Approved as noted. (The document submitted is conditionally approved subject to conditions. Homeowner must submit revised plan incorporating all conditions.)
- Not Approved (The entire document is not approved and must be resubmitted with more information or changes.)

Explanation: _____

This approval action does not relieve the homeowner from any Four Seasons Design Guidelines Requirements.

Authorized Signature of Committee Chairman _____ Dated _____

Committee Member's Initials: _____

Board of Directors, dated _____
Approved Resubmit Denied _____

Comments: _____

----- Cut Here ----- Fill in the area below. Return to the Community Standards Dept. ----- Cut Here -----

Notice to Proceed

Four Seasons Charlottesville Community Association, Inc., with the approval given by the Modifications Committee, grants the commencement of construction and/or modification of the following project(s):

Project Start Date _____ Project Completion Date _____

Name _____ Lot _____

Address _____

Initialing the spaces to the left of each statement creates a certification to comply with the Governing Documents.

Initial here:

_____ Homeowners are required to read the Design Guidelines in its entirety. It is the homeowner's responsibility to research and adhere to all guidelines that are imposed by the Design Guidelines.

_____ **Submission of Plans and Specifications**, Section IV., Architectural Review and Residential Property Owner Requirements, Design Guidelines Criteria and also Article 9.4, Covenants, Conditions and Restrictions.

_____ **Architectural Character**, Section II.A., Design Guidelines Criteria. Additional information: (1) Prior to excavation, the homeowner is responsible for location of all underground utilities. Digging should not commence until underground utility locations are marked. (2) Homeowners are responsible for all clean up of the project. Make sure that all debris, sod, soil, etc. is removed and hauled to the proper waste sites. Check with your contractor to make sure that they will remove all waste materials including sod and soil. (3) If the project causes injury to neighboring property or public property, the homeowner is responsible for any necessary repairs.

_____ **Private Area**, Section II.B., Private Area, Design Guidelines Criteria.

- The proposed project is within the Private Area Building setback lines.
- The proposed project is outside of the Private Area Building setback lines and accompanies this request with _____ **Consent For Landscaping Outside the Private Area** forms.
- The proposed project is outside of the Private Area Building setback lines and accompanies this request with _____ **Consent For Improvements Outside the Private Area** forms.

Amendment

NEIGHBOR CONSENT FORM LANDSCAPE OTHER _____ IMPROVEMENTS OUTSIDE OF THE PRIVATE AREA SETBACK LINES. By signing, I/we affirm that I/we reviewed the application with the accompanying plans for the proposed improvement(s) outside of the Private Area Setback Lines to the lot contiguous to mine/ours. I/we hereby give my/our consent for such improvement(s) to be made.

(1) **Contiguous Homeowner Address:** _____

_____	_____	_____	_____
Contiguous Homeowner Signature	Date	Contiguous Homeowner Signature	Date

(2) **Contiguous Homeowner Address:** _____

_____	_____	_____	_____
Contiguous Homeowner Signature	Date	Contiguous Homeowner Signature	Date

(3) **Contiguous Homeowner Address:** _____

_____	_____	_____	_____
Contiguous Homeowner Signature	Date	Contiguous Homeowner Signature	Date

(4) **Contiguous Homeowner Address:** _____

_____	_____	_____	_____
Contiguous Homeowner Signature	Date	Contiguous Homeowner Signature	Date

(5) **Contiguous Homeowner Address:** _____

_____	_____	_____	_____
Contiguous Homeowner Signature	Date	Contiguous Homeowner Signature	Date

(6) **Contiguous Homeowner Address:** _____

_____	_____	_____	_____
Contiguous Homeowner Signature	Date	Contiguous Homeowner Signature	Date

_____ **Effect of Building Permit**, Section IV.D., Architectural Review and Residential Property Owner Requirements, Design Guidelines Criteria.

Initial request to the left of your choice and fill in the blanks.

_____ **Screened Porches, 3 Seasons or 4 Seasons or Other Room Addition**, (Blueprint of construction plan, plat of survey & photo of home) Section II.A.1-6, Residential Design Guidelines, Design Guidelines Criteria.

_____ (Circle One) **Screened porch/ 3 seasons/ 4 seasons/ other** _____
_____ **room addition shall be constructed with a(n) ____/ ____ roof pitch.**

_____ **Deck and Patios and Courtyards**, (Blueprint of construction plan, plat of survey, photo of home, brochure indicating material selection) Section II.K.1.2, Decks, Patios and Courtyards, Architectural Screening and Shade Devices, Design Guidelines Criteria.

_____ (Circle One) **Deck/ Patio/ Courtyard will be constructed from the following material(s)** _____ . **Handrails, rim joists and stringer shall be painted or installed _____ to match the existing trim.**

_____ **Awning**, (Plat of survey, photo of home, brochure, canvas/material selection.) Section II.K.3, Decks, Patios and Courtyards, Architectural Screening and Shade Devices, Design Guidelines Criteria.

_____ **Retractable _____ Stationary _____ Awning will be made out of _____ , in color(s) _____ to (Circle One) match/ coordinate/ accent the existing colors of the exterior of the home. It is prohibited to install roof mount awnings or other roof mount shade devices.**

_____ **Landscape**, (Plat of survey, design drawing on the plat of survey.) Section II.C., Landscaping Requirements and Guidelines (in its entirety), Design Guidelines Criteria. **A list of the name, number, and size of each planting is as follows:**

Wood Stone Lava Rock Other _____ material for mulch. The color of the mulch to be used is _____ . Additional landscape planting will be subject to review by the Community Association and may result in landscape maintenance cost increase.

_____ **Irrigation System**, (Location of the controller (timer) box, valves & back flow device, piping, remote control valves, each sprinkler head & emitter and type of sprinkler head must be documented on the residential plat survey.) Section II.B.2, Private Area, Design Guidelines Criteria. In addition, the Community Association disclaims responsibility for damages to residential irrigation systems that may result from optional landscape service provided by the Association's independent landscape maintenance contractor. All turf and landscape bed areas disturbed during the installation of the underground irrigation system is the responsibility of the installer and individual homeowner to restore to its original operation. If a regulatory body or municipality requires an annual inspection of residential irrigation system, the fee for this inspection remains an obligation of the homeowner.

_____ **Driveway Ribbon**, (Plat of survey, brochure showing style and color of pavers.) Section II.C.2.e, Landscaping Requirements and Guidelines, Design Guidelines Criteria. **The _____ inch wide driveway ribbon is located on one or both side(s) of the driveway and is constructed of _____ and extends to the (Circle One) sidewalk/ curb.**

_____ **Satellite Dish and Antenna**, (Plat of survey with location clearly marked.) Section II.E.1-2, Ancillary Equipment, Design Guidelines Criteria. **The satellite dish, _____ inches in diameter, antennae is located _____ . It is prohibited to install roof-mount or ground-mount reception devices under most circumstances.**

_____ **Walls**, (Plat of survey, photo of home, brochure or drawing of the wall.) Section II.D.1-4, Fences, Walls, and Rails, Design Guidelines Criteria.

_____ **above ground (Circle One) Wall will be constructed out of the following material(s): _____ . The total height will be _____ inches.**

_____ **Invisible Fence**, (Plat of survey with the location of the invisible fence clearly marked on the survey.) Section II.D.3, Fences, Walls, and Rails, Design Guidelines Criteria.

_____ **Buried Downspout**, (Plat of survey with the location of the downspout clearly marked on the survey.) Section II.A.5, Design Guidelines Criteria. **Downspouts must have an air gap and be located no closer than three (3') feet from any neighboring property. All buried downspouts must have a pop-up drain.**

APPENDIX C

APPROVED INERT MATERIALS

Approved inert materials shall include those described below and other materials as may be approved by K. Hovnanian from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by K. Hovnanian and shall be in writing. Currently approved materials are as follows:

B. MULCH/BARK

Dark, hardwood shredded mulch may be approved as inert ground cover, except that compost may be used on perennial and annual planting beds. Stone mulch may be used, provided that it adheres to the following standards:

Minimum size:	¾" in diameter
Maximum size:	1 ½" in diameter
Color:	Earthtone only (i.e. buff, beige, charcoal, red, brown, or black)

B. DECORATIVE ROCK MATERIAL

With the exception of above, decorative rock shall not be permitted as ground cover. Categories of decorative boulders which may be approved within the Private Area are as follows:

- i.) Moss Rock;
- ii.) Tan Limestone;
- iii.) Tan Sandstone;
- iv.) Granite; or
- v.) Fieldstone

Stone or boulders shall not be used as a bed-edging material. Stones or boulders are not permitted in turf areas. The Reviewing Entity reserves the right to limit the number of decorative stones in the landscape.

APPENDIX D

STATUES AND ARTIFACTS

Statue and artifact guidelines shall be as provided for below; such guidelines shall constitute an addition to, and not an exclusion of, the guidelines referenced in Section II.C.2. All statues and artifacts must be located within the Private Area.

A. TERMS; DEFINITIONS

- i.) Artifact: Shall include the following:

Clay, masonry, metal, or wooden object including bird baths, animals, gnomes, cut-out objects, and planters. Artifacts may not exceed four feet (4') in height. Pots made from traditional garden materials are encouraged. The Reviewing Entity reserves the right to limit the number of artifacts in the Private Area.

- ii.) Statues: Shall include the following:

Clay, masonry, metal, or wood statuary, including human figurines, animals, religious figures, etc. Statues may not exceed four feet (4') in height. The Reviewing Entity reserves the right to limit the number of statues in the Private Area.

- iii.) No ornaments or statuary shall be attached to the home (with the exception of seasonal decorations as outlined in Section II.C.2.g.1) without the prior written authorization of the Reviewing Entity.

- iv.) Bird or Squirrel House (and) Bird Feeder: Up to one (1) Bird or Squirrel House/Feeder not exceeding the roof eave in height may be permitted in the Private Area. Installation on perimeter walls or wrought iron fences and under/on house eaves is not allowed. Multiple bird dwellings, e.g. bird coops, are not allowed.

- v.) Adequate Screening: The Reviewing Entity reserves the right to require screening of artifacts and statues. If plantings are used for screening, "adequate screening" shall be plantings which initially (i.e. when first installed/planted) screen a minimum fifty percent (50%) of the statue or artifact and which substantially screens the statue or artifact one (1) year from date of approval.

APPENDIX E

LIST OF PROHIBITED PLANTINGS

Following is a list of the currently prohibited residential landscape plantings for Four Seasons.

TREES AND ORNAMENTALS

Common Name:

Apple
Black Locust
Black Walnut
Boxelder
Catalpa
Common Buckthorn
Cottonwood
Elms*
Female Ginkgo
Glossy Buckthorn
London Plane Tree
Mulberry
Osage Orange
Pin Oak
Poplar/Aspen
Russian Olive
Silver Maple
Silver White Poplar
Tree-of-Heaven

Botanic Name:

Malus pumila
Robinia pseudoacacia
Juglans nigra
Acer negundo
Catalpa speciosa
Rhamnus cathartica
Populus deltoides
Ulmus species
Ginkgo biloba (female)
Rhamnus frangula
Platanus acerifolia
Morus species
Maclura pomifera
Quercus palustris
Populus species
Elaeagnus angustifolia
Acer saccharinum
Populus alba
Ailanthus altissima

*While the elms are a prohibited family of trees, several species and varieties will be permitted.
These are:

Lacebark Elm
Smoothleaf Elm

Ulmus parvifolia
Ulmus carpinifolia varieties: Homestead, Pioneer, Horizon, Regal

APPENDIX F

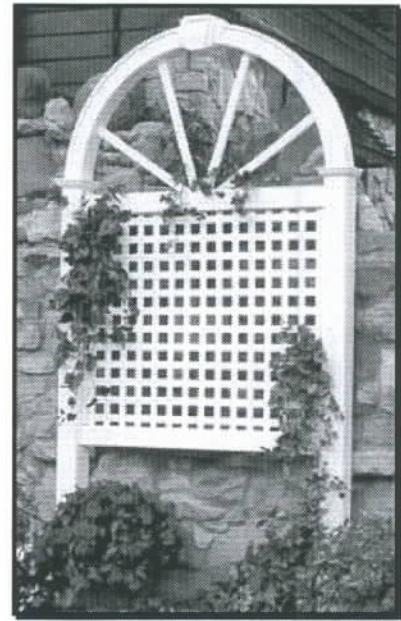
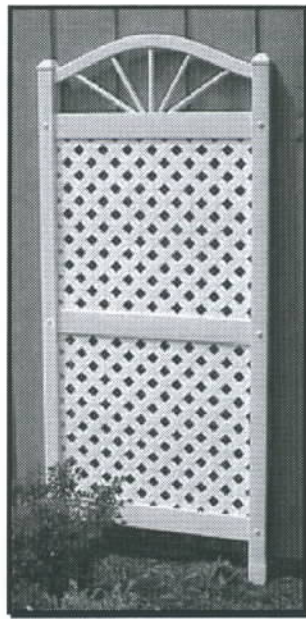
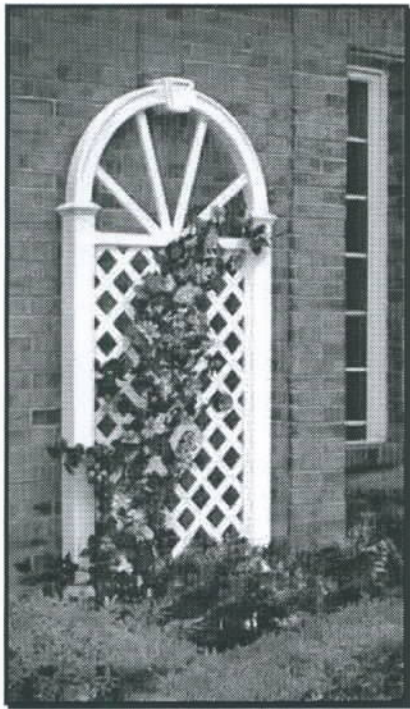
EXAMPLE PERGOLAS, TRELLISES, ARBORS, DECKS AND SCREENED PORCHES

The following are **only** examples of pergolas, trellises, arbors, decks and screened porches. Examples are not to be misconstrued as construction documentation. For specifications of required building locations, material, colors, restrictions, and usage, please refer to Sections II.K through Section II.N. The deviation of any of the following examples from the specifications noted in Sections II.K through II.N is in no way intended to constitute a permitted variance from such specifications.

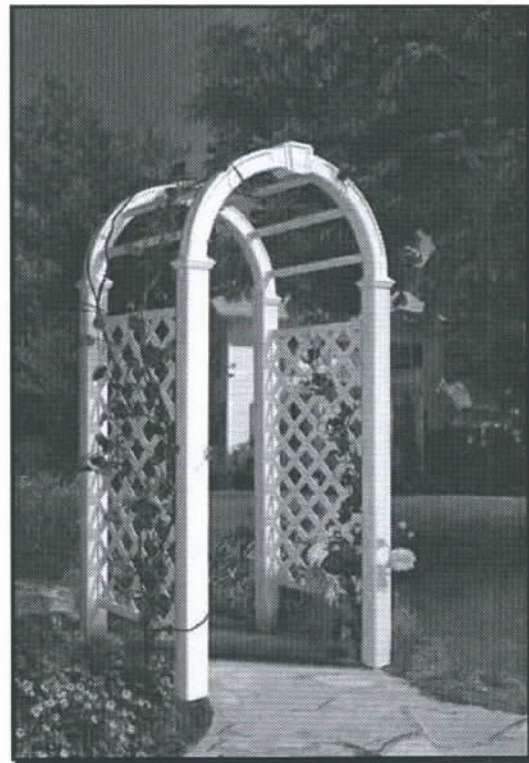
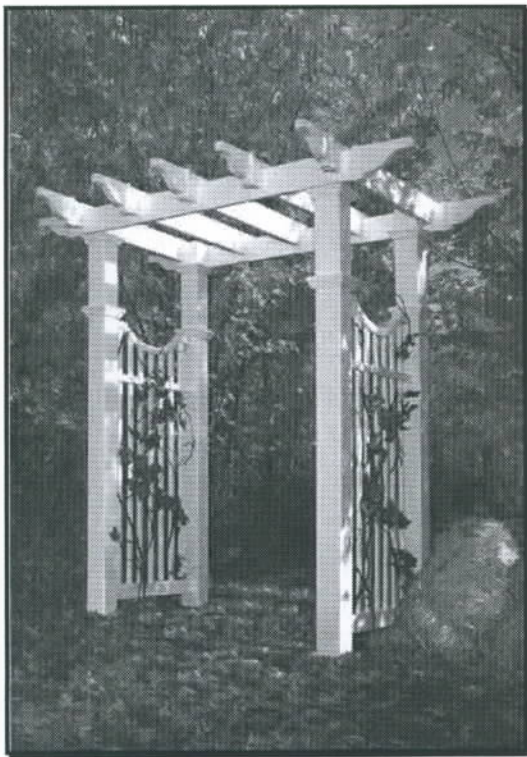
PERGOLAS

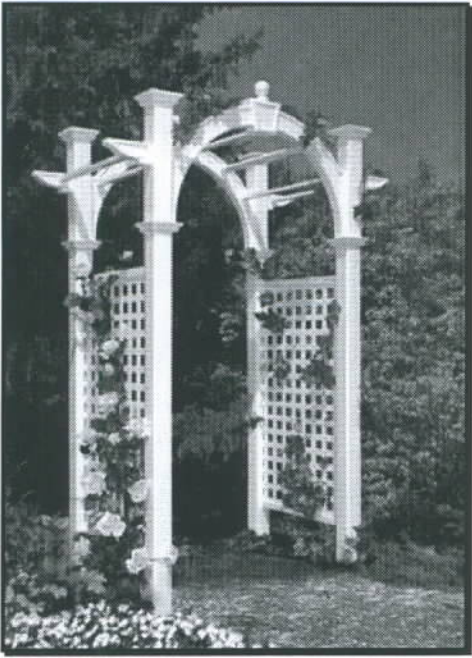


TRELLISES

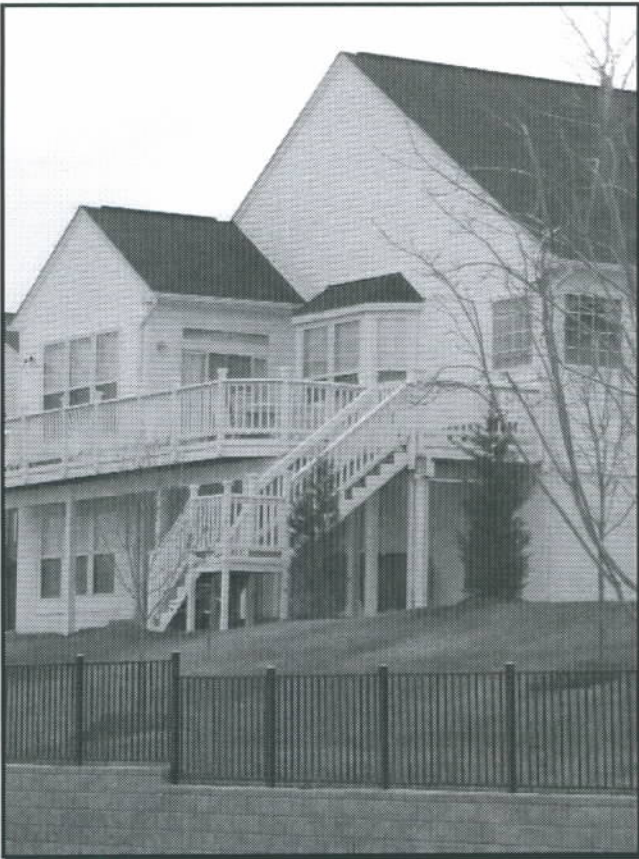


ARBORS





DECKS



SCREENED PORCHES



APPENDIX G

**FOUR SEASONS CHARLOTTESVILLE COMMUNITY ASSOCIATION
GUIDELINES FOR**

**OVER-THE-AIR RECEPTION DEVICE
(OTARD)(DISHES)
NOTIFICATION OF INSTALLATION**

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

_____ **OVER-THE-AIR RECEPTION DEVICE (S) HAS/HAVE BEEN INSTALLED
AT THE ABOVE ADDRESS.**

**A COPY OF MY SITE PLAT (House Location Survey) IS ATTACHED WITH THE
LOCATION OF EACH OTARD MARKED.**

SIGNED: _____

DATE: _____

The Association has requested that homeowners follow the following guidelines for installation:

- Whenever possible, OTARD placement should be on the side of the home opposite the street.
- When installation to the rear is not possible, please install on the side of the house nearest to the rear corner.
- Please avoid rooftop installation.
- Please attach OTARD to the dwelling unit at a point between the eaves and the upper foundation.
- Mast mounting (on poles or posts) is discouraged.
- The device must be in the Private Area of the lot and is not permitted in any common area or within the specified setback area.

Please consider the line of sight and appearance your installation will have on your immediate neighbors and the community as a whole.