

Architectural Control Guidelines for the Ashton Homeowners Association, Inc.

General Purpose and Intent of Guidelines - The design guidelines for the Ashton Homeowners Association, Inc. provide a framework for coordinated development and integration of various site aspects to create a cohesive, pleasant community. They will assist in maintaining Ashton as one of the finest residential communities in the Charlotte region. Their successful implementation will result in protecting and enhancing your quality of life and your investment in your home.

Conformity with Design Guidelines These guidelines are supplemental and subject to the Declaration of Covenants, Conditions and Restrictions for Ashton Subdivision as recorded in Mecklenburg County Book 23928, Page 943, and any other participating builder or owner agreement. Noncompliance with these guidelines is grounds for disapproval of plans by the Architectural Control Committee (ACC). However, as provided in the Declaration referred to above, the ACC may in its sole discretion, approve variances from the guidelines where deemed appropriate. No approval of a variance shall give rise to any obligation to approve any other variance, whether or not the same or similar.

General Responsibilities The Developer(s) have provided streets, amenities, drainage facilities, and underground utilities to each lot. All lots have been recorded.

The builder/owner is responsible for developing and maintaining individual lots in a manner prescribed in the Declaration of Covenants, Conditions and Restrictions, other participating building/owner agreements executed with the Developer(s) and these design guidelines. In addition, compliance is required with any applicable state, county or local ordinances including, but not limited to, City of Charlotte Zoning Requirements, City of Charlotte Water Quality Ordinances, subdivision ordinance, and engineering and building standards.

General Residential Lot Standards - Ashton is located in Mecklenburg County and is subject to that county's R-3 Subdivision regulations. Lots in Ashton range in size from .184 acres to .416 acres. Setback and yard dimension minimum requirements are as indicated below:

| | |
|----------------------------|---------------|
| Minimum Lot Size | 8,000 sq. ft. |
| Minimum Lot Width | 60 Ft. |
| Minimum Front Yard Setback | 20 Ft. |
| Minimum Interior Rear Yard | 20 Ft. |
| Minimum Exterior Rear Yard | 30 Ft. |
| Minimum Interior Side Yard | 3 Ft. |
| Minimum Exterior Side Yard | 6 Ft. |
| Minimum Corner Side Yard | 10 Ft. |

Duplexes, while allowed by Mecklenburg County subdivision ordinance on corner lots in R-3 zoning, will **not** be permitted in Ashton.

Every single-family lot is required to have enclosed parking for a minimum of two (2) standard sized vehicles.

Maximum Dwelling Size - The table below provides the maximum allowable building footprint which includes the total square footage of the entire structure under roof, (both heated and un-heated, and terraces/patios under roof) and any attached raised patios.

| Lot # | Lot Size (SF) | Maximum Building Coverage | Maximum Building Footprint (SF) |
|--------------|----------------------|----------------------------------|--|
| 101 | 8,982 | 35% | 3,143.70 |
| 102 | 8,001 | 40% | 3,200.40 |
| 103 | 9,385 | 35% | 3,284.75 |
| 104 | 9,631 | 35% | 3,370.85 |
| 105 | 9,599 | 35% | 3,359.65 |
| 106 | 8,627 | 35% | 3,019.45 |
| 107 | 8,956 | 35% | 3,134.60 |
| 108 | 11,212 | 35% | 3,924.20 |
| 201 | 8,876.00 | 35% | 3,106.60 |
| 202 | 8,706.00 | 35% | 3,047.10 |
| 203 | 8,711.00 | 35% | 3,048.85 |
| 204 | 8,726.00 | 35% | 3,054.10 |
| 205 | 8,762.00 | 35% | 3,066.70 |
| 206 | 8,799.00 | 35% | 3,079.65 |
| 207 | 8,836.00 | 35% | 3,092.60 |
| 208 | 10,371.00 | 35% | 3,629.85 |
| 209 | 8,140.00 | 40% | 3,256.00 |
| 210 | 8,860.00 | 35% | 3,101.00 |
| 211 | 9,107.00 | 35% | 3,187.45 |
| 212 | 9,791.00 | 35% | 3,426.85 |
| 213 | 19,028.00 | 35% | 6,659.80 |
| 214 | 18,053.00 | 35% | 6,318.55 |
| 215 | 11,443.00 | 35% | 4,005.05 |
| 216 | 9,558.00 | 35% | 3,345.30 |
| 217 | 8,246.00 | 40% | 3,298.40 |
| 218 | 8,305.00 | 40% | 3,322.00 |
| 219 | 11,619.00 | 35% | 4,066.65 |
| 220 | 10,356.00 | 35% | 3,624.60 |

Minimum Dwelling Size - The minimum area of heated space included in the dwelling (excluding garage) is 2,250 sq. ft. The ACC may consider exceptions of the minimum dwelling size for a well designed single story home that blends well with the subdivision appearance and does not negatively impact the value of the surrounding homes.

Architecture - Three key principals should guide the architectural designs for homes at Ashton:

1. While there is no strict architectural style being enforced, it is clearly desirable to emphasize traditional home designs including but not limited to: American Colonial, French Manor, English Country and Italianate. Traditional forms, materials, and details will best exemplify the character of Ashton, and invoke an enduring, timeless quality. It's the intention of the ACC that the homes be of multiple designs and that

the community not be monopolized by any one style of house.

2. Architectural design should aspire to complimenting the lot and the other homes in the community. A design should be done to "fit" rather than impose homes upon the land.

Driveways - The builder is required to build a driveway meeting flush with the street curb to the garage of the new house. **Asphalt driveways are not permitted.** Concrete, stamped/colored concrete, concrete pavers, concrete aggregate and stone driveways are encouraged as long as they coordinate with and complement the architecture of the home. Expansion joints between the curb and driveway are required. Overall driveway design must blend in proportion with the house and lot and shall not cover more than 33% of the front yard leaving 66% of the yard for grass, natural areas and landscaping. Inner courtyard designs requiring more than 33% of the front yard and may be approved on an exception basis. All driveway designs will be reviewed by the ACC.

Sidewalks and Street Trees – All sidewalks have been installed by the Developer(s). Owner/builders must maintain all sidewalks during construction and must replace any broken sections or damaged trees to pass final building inspections.

Walks - Walks may be built from the street or driveway to the front door (or other entrances). When walks are built it is recommended they be four to five (4'-5') feet in width. Walks may be surfaced in concrete (control joints every three (3) feet), stamped/colored concrete, brick pavers, concrete pavers, flagstone, or slate. Steps should incorporate the same material used in the balance of the walk. Gentle curves should be used for walk layouts; avoid angles or sharp curves. Manholes and valve boxes shall not be located within the walkway unless it is absolutely unavoidable. Owners/builders are encouraged to incorporate elements such as walkway lights and landscaping to provide an integrated design along the complete walk.

Garages – Detached, front load, rear load, courtyard, and side-loaded garages are permitted. All garage doors must be made of wood or be wooden in appearance and must have carriage style or barn door style accents. **Plain white, aluminum garage doors are not permitted.** Carports are not permitted

Erosion Control Requirements The builder/owner is responsible for providing erosion control measures in compliance with local County and State requirements. It is the builder/owner's responsibility to assure that a grading permit is in place prior to starting construction and:

1. Prior to the commencement of home construction silt fence must be installed and maintained around all sides of the active lot to prevent off-site sedimentation.
2. All homes under construction must install and maintain a temporary stone construction entrance.
3. Any sediment that does get tracked out onto the street must be scraped prior to being cleaned by a wash truck. Streets must be cleaned within 24 hours.
4. All home-sites that are disturbed will be reseeded or stabilized with sod within 21 days of completion or if construction stops for 21 calendar days or longer. Silt fencing will remain in place until vegetative cover is

firmly established.

5. Any work previously done within rights-of-way, common open space or other lots, etc. which is damaged by the builder shall be promptly repaired.

Grading Slopes - In general, graded slopes of greater than 3:1 (33% grade) should be broken with retaining walls or terraces. If the height is excessive, two retaining walls should be used, separated by a planting area, but steep slopes greater than 3:1 (33% grade) may be allowed in special conditions if approved in advance by the ACC. Swales are to be graded shallow but wide to slow run-off. Steep abrupt cuts are to be avoided. No berm may be added to any lot without approval from the ACC. Lot grading may not alter grading within the street right-of-way. Smooth transitions should be made throughout.

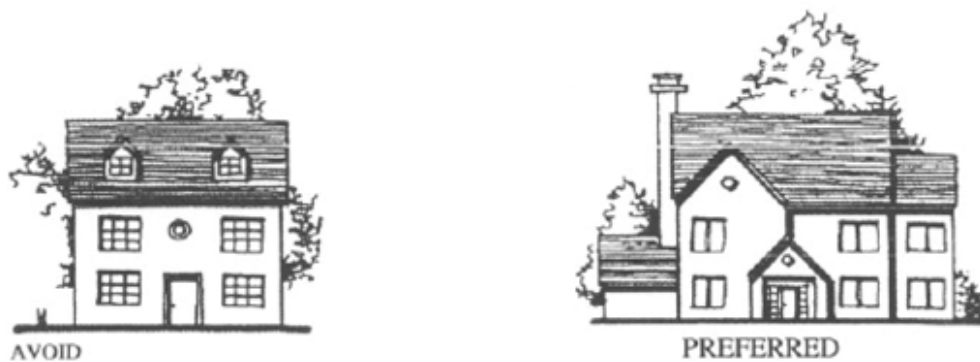
Positive Drainage Requirements The builder/owner is responsible for providing positive drainage away from the house for each lot. The builder/owner is responsible for not concentrating and discharging storm water as a point source from one lot to any other lot or area within or adjacent to Ashton unless it is within a prescribed drainage area and indicated on an overall plan. The builder is responsible for attempting to use and preserve natural drainage ways to the extent possible, and for preserving existing trees where possible. Roof drainage must be handled so as to not create an erosion or drainage problem. Gutters and downspouts must provide positive drainage away from the building. The builder/owner must indicate the drainage concept on the site plan submitted for approval.

Foundations Crawl-space and/or full or partial basement type foundation systems are required; **slab on grade construction is not permitted for principal dwellings**. Raised slab on grade will be reviewed by the ACC and approved on an exception basis. It is intended that the main floor levels of homes appear to be elevated above the ground.

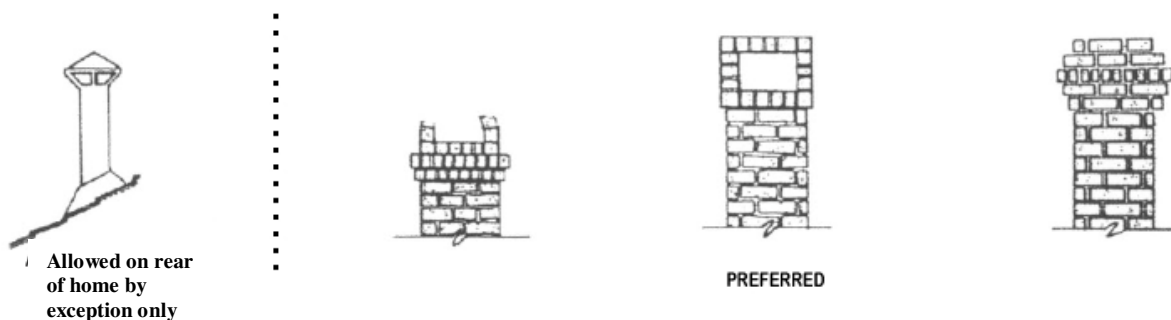
Elevation and Facade Articulation - It should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials and details on all elevations. However, priority should be given to those sides which are visible from streets and walkways. The most articulated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

The exterior elevation should be a combination of planes and shapes designed to be visually interesting. Front elevations in which the key elements (front entrance, main windows, etc.) are symmetrical should be the norm. Variations are acceptable but must be consistent with the theme of traditional design.

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



Chimneys It is preferred that every residence incorporate a minimum of one fireplace and associated chimney above the roof line. The chimney should be used as a design element and proportion should be the guiding principle with the following considerations: If placed on an exterior wall, a complementary material, masonry, stone, brick, or cement stucco, for instance, should be used. The height of the chimney should be in proportion to the height of the roofline. Chimneys that barely peek above or squat on the roof are not visually bold enough and therefore, are generally unacceptable. Exposed metal fireplace flues will be permitted only on the rear of a residence, out of site from the street and only on an exception basis. Broad, massive chimneys will be encouraged and small, spindly shaped ones will not be approved. Tasteful ornamentation through detailing is encouraged. Chimney must be brick, stone or cement stucco.



Entrances - The builder/owner is encouraged to incorporate a formal forecourt, stoop, or porch in their design as a transition from outdoors to indoors. The use of decorative stained wooden front doors incorporating stained glass, panels, arches, side lights and/or iron accents is encouraged. The use of plain painted 6-panel metal insulated front doors is discouraged.

Window Openings - Care should be given to the size, type and organization of all windows. Scattered windows tend to create awkward, face-like shapes and should be avoided. Window placement should be carefully designed to create a balanced composition. They should be sized to be in scale and proportion to the overall elevation.

Roof Articulation - Flat roofs are not permitted. Minimum slope on all main roof lines should be a 7 in 12 pitch. A combination of roof pitches may be used if they are integrated with the design of the house. Front-facing gables should not be massive or blank but should be carefully integrated into the design of the front elevation, incorporating detailed elements (such as windows) where possible. Otherwise, large open gables are better facing toward side or rear yard.

Front-facing gables are particularly unattractive when placed over the garage door. The unshielded exposure of garage doors is helped greatly by way of a low roof line over the door. Changes in roof geometry are best when accompanied by offsets in plan. Overhangs of 6" or more must be used on the eaves condition and the rake condition.



AVOID



PREFERRED

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

Garage Treatment – Garages should be de-emphasized in the overall design of the house so as not to detract from the appearance of the house as a whole. When attached, garages should be well integrated with the overall house design and incorporate design features and details in keeping with the balance of the house. Detached garages should be entirely consistent with the architectural style of the house. Roofs over the garage should be the same as, or similar in slope to, the roof of the main structure.

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



AVOID



PREFERRED

Exterior Treatment and Materials - It is preferred that natural materials be used for exterior treatment. The following exterior materials may be used on buildings:

1. BRICK - Medium to dark ranges in earth tone and traditional red brick colors are preferred. Tumbled, weathered look is recommended. Colors outside the earth tone and traditional red brick spectrum require ACC approval.
2. STONE – Both true stone and cultured stone are allowed.
3. WOOD SIDING - Stained in earth tone colors if cedar; painted in neutral colors if pine or smooth cedar. The use of rough cedar is discouraged. Horizontal application only.
4. STUCCO - Only concrete masonry based stucco is permitted.
5. CEDAR SHINGLES/SHAKES - No artificial substitutions permitted.
6. CEMENT BOARD SIDING – Painted. Horizontal application only.

The use of plywood siding, hardboard/Masonite siding, and beaded vinyl siding is not permitted.

Material changes solely for the purpose of cost savings are not permitted. For example - a house shall not have a brick or stucco front and cement board siding on the sides and/or rear of the house. Any material changes on the elevations of the house should be for architectural expression.

Materials should be used to emphasize planes and volumes. When different materials adjoin, care should be taken to avoid the look of applied facing. Classic paint colors should be used. Bold, primary or visually jarring colors are prohibited except as accents in small, specific applications. Each builder is required to submit a color pallet to the ACC for approval. All wood must be painted or stained excluding decks. Naturally weathered wood is prohibited in all cases. Avoid mixing visually incompatible materials for building facades.

Windows - Stained or painted. Vinyl or vinyl clad windows are acceptable. **Aluminum windows will not be allowed.** True or simulated divided lights of glass are recommended. Materials should be used with restraint in regard to both color and the diversity of textures employed, with soft neutral tones generally being favored. The intent is to create a palette of complimentary materials throughout the community. Samples of all finished materials must be submitted by the builder to the ACC for approval.

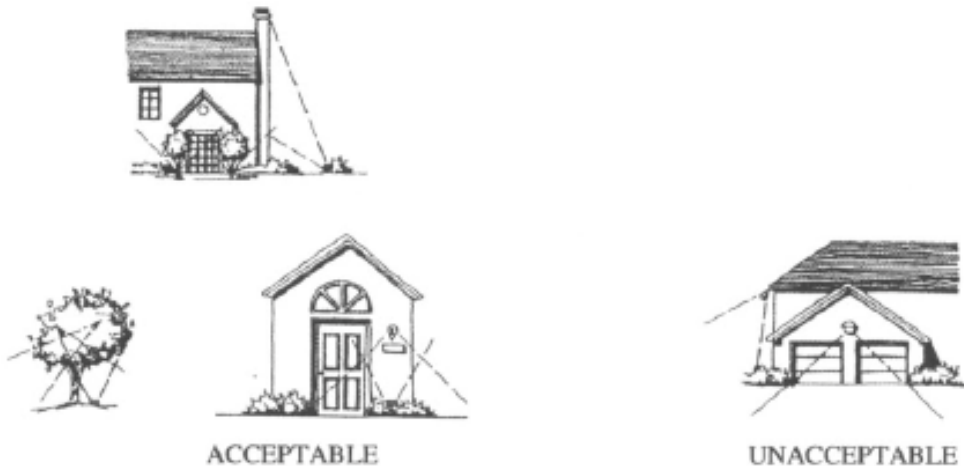
Roof Materials - The color of roofing throughout the community shall be of consistent value. The use of architectural grade asphalt shingles or natural slate, copper, or metal roofs is expected. Tabbed non architectural grade asphalt shingles are not permitted. Builders may submit alternative materials or colors for pre-approval.

HVAC Equipment - Rooftop or window HVAC equipment is not permissible. Condensers, gas packs or other external equipment located on the side of the home or anywhere on the property must be screened from view with mature shrubs, opaque wood or masonry screens or other compatible building materials.

Accessory Structures - All accessory structures including but not limited to storage sheds, gazebos, trellis shade

structures, detached garages, pools, cabanas, outside kitchens, decks and patios or expansion thereof, must be approved by the ACC. Small satellite dishes are allowed if located in a non-visible location. Acceptable screening methods identified should be used as necessary. Clotheslines should be taken down when not in use and should at no time be visible from a street.

Lighting Exterior - Residential lighting shall be designed to convey warm, inviting atmosphere and aid in providing nighttime security. Care is to be taken in placing fixtures, selection of fixtures and types of light source. Private lighting installed on individual lots shall not cause distraction, nuisance, or excessive spillover light to other lots. Decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence. Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable. Colored lenses, colored light bulbs, fluorescent and neon lighting are not permissible. Security lights are to be located so as to be as unobtrusive as possible in order that they are not visible from the street or other lots. Pole mounted security lights in yards or exterior property lines are prohibited. Exterior illumination to accent street address numbers, architectural features such as columns, entries, chimneys and landscape features is allowed. Spotlights are to be concealed from direct view and directed to prohibit light spillover onto adjacent property.



Pools and Spas - Portable or permanent above ground type pools are prohibited. In-ground swimming pools and small above ground spas or hot tubs are permitted providing that they incorporate sufficient landscaping and fencing to screen the pool/spa and all appurtenances (i.e.: specialty features, sliding boards, skimmer nets and other long handled devices, pool chemicals, filters, pumps, heaters, plumbing etc.) from public view. **Proper drainage must be maintained between lots when changing the elevation of a lot to accommodate a pool.**

The ACC must approve all pool and spa designs and will pay particular attention to drainage and screening issues. It is strongly recommended that adjoining neighbors be consulted prior to submitting a pool or spa design to the ACC. All state or local codes pertaining to swimming pools and spas must be met.

Flags – Vertical stand alone flagpoles are not permitted. Flags may be displayed with flag staffs attached to

residences. No more than two flags are to be exhibited on any residence at one time. The ACC reserves the right to remove any flags deemed offensive to the community. Advertising flags are strictly prohibited.



NOT PERMITTED

Walls and Fencing - ACC approval of all fencing is required. Walls or fencing tying into the side of a main structure shall be at least thirty-six (36) inches back from the plane of the front façade. Any walls or fencing proposed for front yards shall be considered for approval by exception only. Privacy fencing over 6' tall is not allowed. Wooden fencing including post and rail fencing are allowed but discouraged in favor of brick or aluminum or at least brick columns as accents. The decorative side of any wood fencing must be on the outside of the fence. Chain link fences and any fence incorporating the use of barb-wire are not allowed.

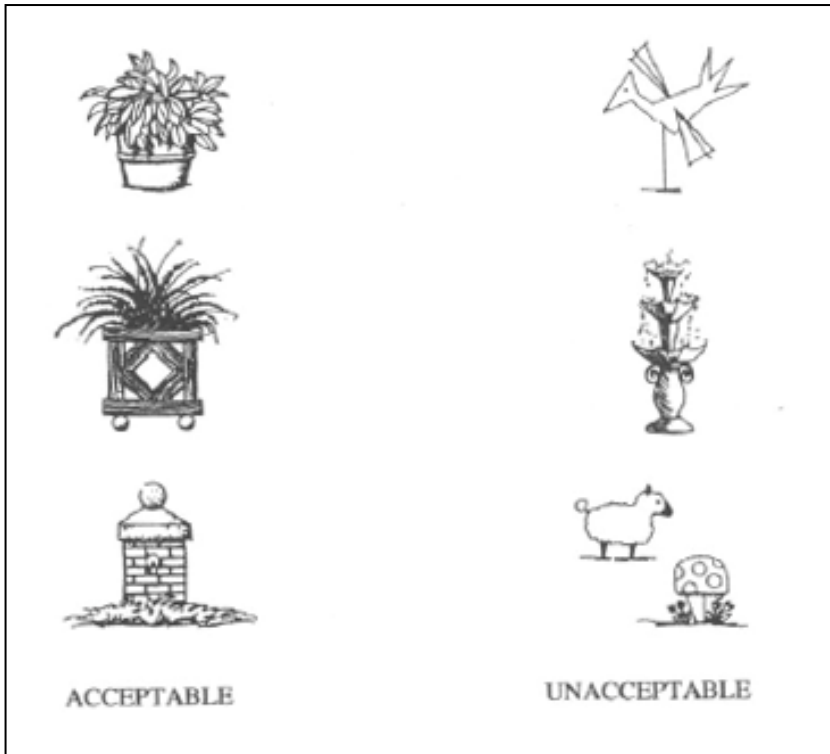
Masonry walls such as brick, stone, or cement stucco should be designed as an extension of the architectural design of the home. These wall designs should be simple yet possess enough detail to avoid the appearance of uninterrupted panels. A water table and cap are recommended as design features to be included in wall designs.

Wall sections should run horizontally with changes in grade being taken up at the column with regular steps in the fence or wall. Fence/wall height should be consistent. Fences heights may slope parallel with grade.

Fences/walls should be setback a minimum of six (6) inches from a property line unless it is being connected to an adjacent fence/wall, in which case an easement to construct and maintain fences/walls shall be mutually agreed upon by both property owners. Gates may be installed and shall be designed to be compatible and complementary to the wall/fence design.

Garden Ornaments - Oversized brightly colored or visually jarring garden ornaments are not acceptable within public view. Decorations for holidays should be in good taste. It is hoped they will be in place not more than 30 days prior to an event and be removed 10 days after an event.

Planters of clay, terracotta, cast concrete, or wood are preferred - especially for displaying seasonal flowers. Natural clay, white, earth tone or pastel colors are acceptable - bright colored planters or planters made of plastic are not permitted if used within view.



Mailboxes - Homes shall have mailboxes located at the street, in conformance with U.S. Postal Service requirements. Individual homeowners or builders must install the Somerset Mailbox # 29 shown below and available at Carolina Mailboxes Inc. www.carolinamailboxes.com or 877-845-0850.

Somerset Mailbox # 29.



Landscaping - It is expected that lawns, plant and flowerbeds, and other landscaped areas are to maintain a neat and clean appearance as weather and seasonal conditions permit. All dead material should be removed immediately and replaced if part of the minimum requirements. While curvilinear bed layouts are acceptable, they must be crisp. Large areas of mature trees saved throughout the site in combination with individual required landscape treatments will help accomplish this and enhance the overall appeal of the community. Every effort is to be made to preserve trees when construction new homes.

Builder/Owner Landscaping Maintenance Requirements – The builder/owner is responsible for landscaping and maintaining all areas on his property as well as the portion of the street right-of-way between the property line and street pavement. Additionally the following lots each are responsible for the maintenance of the common open space (COS) adjacent to their property: *See map below for clarification and to the First Amendment to Declaration of Covenants, Conditions and Restrictions for Ashton Subdivision..*

- Lot 102: COS to the rear of the lot
- Lot 102: COS to the rear of the lot
- Lot 103: COS to the rear of the lot
- Lot 104: COS to the rear of the lot
- Lot 105: COS to the right side of the lot
- Lot 201: COS to the right of the lot
- Lot 214: COS to the rear of the lot
- Lot 215 COS to the rear of the lot
- Lot 216 COS to the rear and left side of the lot
- Lot 217: COS to the rear of the lot
- Lot 218 COS to the rear of the lot
- Lot 219: COS to the rear of the lot
- Lot 220: COS to the rear of the lot.

The owner of each lot is to adhere to these guidelines upon and after initial installation.

Ashton HOA Landscaping Maintenance Requirements – The Ashton Home Owners Association is responsible for landscaping and maintaining the following areas some of which are part of the common open space and some are part of individual lots. *See map below for clarification.*

- Entrance monuments on lot 101 and lot 108
- The entire length of lots 101 and 108 along Old Providence Road outside the walls.
- Entrance monuments in the recorded easement on lot 208
- Common open space / park area including the wall, benches, and bushes to the rear of lot 208 and to the right of lot 209
- The entire left side of the road coming up the hill from Providence Lane up to lot 220
- The inside of the park circle on lots 212-216 including the fountain, pavers, and fountain
- The natural area between lot 217 and 104.



Minimum Landscape Requirements The builder/owner is required to submit a planting plan to the ACC for

approval. This plan shall be substantially followed or exceeded.

Plant beds should not stop at the corner where they meet the edge of the house. They should round the corner and extend four (4) feet minimum beyond the house foundation. Planting beds are to be mulched with four (4) inches of pine straw or other material. The mulch bed shall be maintained full depth and with a crisp edge at all times. No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or lawns.

Lawns must be installed and maintained in high quality. Sod installations are recommended. The lawn needs to be seeded or sodden with a hybrid fescue. Examples are Rebel U or Jaguar brand.

Although the builder/owner is encouraged to plant more, the minimum landscape requirements require planting:

1. Five (5) large shrubs (7-gallon minimum)
2. Twenty (20) medium shrubs (3-gallon minimum)
3. Two (2) evergreen shrubs (6-7 feet tall minimum)
4. One Hundred (100) square feet of flowers or ground cover
5. Two (2) hardwood trees (2 ½" in diameter minimum)

Plant Bed Edges - Plant bed edging should be done in a "quality" manner that complements the overall visual quality. Edging of steel, driven into the earth so as to barely protrude, mortared stacked or laid stone, and specialty steel fencing are acceptable. Plant bed edges of concrete scallops, corrugated aluminum, wire wicket fencing, small rocks and used railroad ties are unacceptable.

Signage - The Ashton HOA has chosen a pre-designed Home site identification sign for the sake of establishing continuity to a lot signage program. It will be builder/owner's responsibility to contact the sign company to manufacture and install the sign at each builder/owner's expense. This information may include Ashton logo, builder's name (and/or logo), contact information, lot number and whether the home site is sold or not.

Homeowners reselling their homes are entitled to put one (1) standard real estate company "For Sale" sign or for sale by owner sign conveying the name of the listing agency and agent (if applicable), and contact information. Unusually large or odd shaped signs may be dis-allowed at the sole discretion of the ACC.

All other signs are strictly prohibited. This includes temporary contractor signs, and any form of advertising.

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

Ashton Logo - All uses of the Ashton logo by parties other than the Developers and the HOA are prohibited without prior written approval of the HOA and ACC.

Builder/Contractors - **All builder/contractors must be approved by the ACC and must maintain an**

unlimited general contractor's license with the State of North Carolina. The intent for the requirement for the builder to have an unlimited GC license is to help demonstrate the builder's financial stability. The ACC may waive the requirement on an exception basis. A security deposit will be required for use in the event damage to roadways, landscaping, gates, etc. are the result of careless or negligent actions of the contractor or their subcontractors. Also, a copy of the contractor's liability insurance is required with Ashton Home Owners' Association named as an additional insured.

Construction Approval Process - Prior to the commencement of any construction by a builder or lot owner, the Architectural Control Committee (ACC), must first approve any and all development of individual lots within Ashton. Complete plans and specifications must be submitted to the ACC for review. The review will occur in a timely manner as outlined and will be for compliance with or, in some cases, a statement of why plans and specifications do not meet approval.

The ACC is responsible for providing a concise timely review of submitted plans and specifications. Plans and specifications will be reviewed for conformance with Ashton's Design Guidelines and the Declaration of Covenants, Conditions and Restrictions for Ashton.

The builder/owner is responsible for conformance with the Design Guidelines and Declaration of Covenants, Conditions and Restrictions. Upon approval by the ACC, the builder/owner is responsible for conforming to the approved plan and specifications. Additions and alterations to existing structures must also be submitted to and approved by the ACC. The only exception is interior modifications

Submission Requirements - The builder/owner is required to submit complete and accurate design and construction documents for examination by the Architectural Control Committee (ACC). Submittals can be made in up to three phases. Either of first two submittals may be omitted providing the following submittal includes all the information required for earlier phases.

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

Phase 1

1. Exterior elevations at a scale of at least 1/8" = 1 ft. or greater.
2. Outline of specifications describing all exterior materials and colors to be used.
3. Proposed location of home with setbacks from property lines.
4. Floor plan with square footage calculation.
5. Name and contact information for the proposed builder

Phase 2

1. Survey of the lot:
 - a. Proposed house and driveway location
 - b. Site plan indicating topography, proposed drainage
 - c. Building setbacks, easements and right-of-way identification
2. Preliminary Architectural Plans Including:
 - a. Floor Plans at a scale of 1/4" = 1' -0" or greater.
 - b. Exterior Elevations at a scale of 1/8" = 1' -0" or greater.

- c. Outline Specifications describing all materials to be used on the project.
3. Builder qualifications including:
 - a. North Carolina Unlimited General Contractor's license
 - b. Proof of funds and/or lender pre-qualification for builder and/or homeowner
 - c. Additional financial information may be required to demonstrate the financial stability of the builder.

Phase 3

1. Construction documents and specifications including:
 - a. Final survey listed under Phase I above.
 - b. Final Architectural Plans under Phase I above.
 - c. Landscaping plan including all foundation plantings
 - d. Submittals of material samples.
 - e. Submittals of exterior paint colors.
2. Insurance documentation to name Ashton HOA as additional insured
3. Security deposit made out to the HOA to cover damage to curbs, sidewalks, COS or to clean streets and drains.

The Architectural Control Committee shall review each submittal and approve or disapprove it in writing with recommended revisions to those aspects of the plans that are inconsistent with the design guidelines. The review and approval process shall not exceed ten working days for each application and five working days for each re-submittal.

Each submittal shall consist of two (2) set of each item provided. One copy shall be returned to the Owner/Builder and one copy retained by the ACC. Digital copies of documentation are acceptable and preferred.

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

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

Plans and Specifications should be submitted to: ASHTON Architectural Control Committee at: 1704 Rosebank Lane, Charlotte, NC 28226. Call Robert Bugg at 704-719-2100 with any questions.

