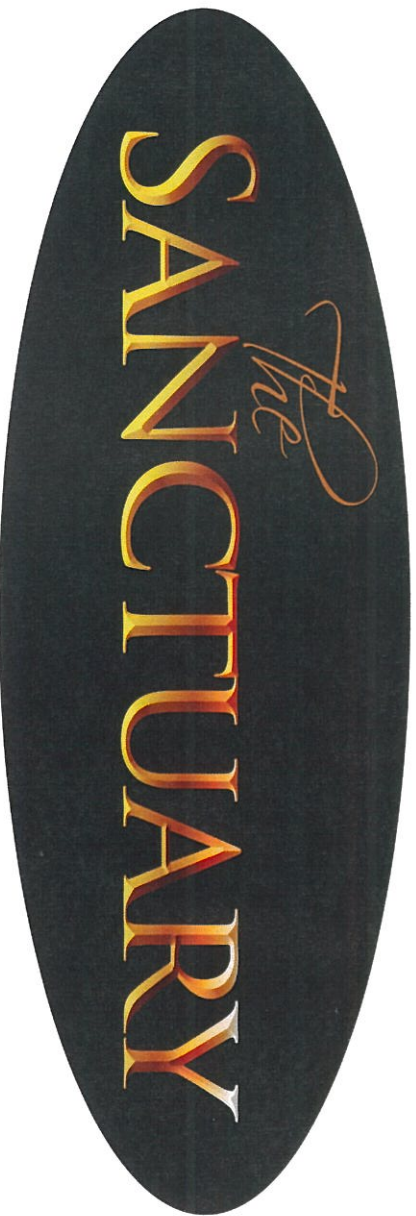


THE SANCTUARY ARCHITECTURAL GUIDELINES



INTRODUCTION

These Architectural Guidelines are provided to assist the homeowners in The Sanctuary in determining the kinds of design and aesthetic choices that will make their new home an integral and appropriate part of this new community. In conjunction with the Declaration of Community Covenants for The Sanctuary, they constitute the required standards for a successful new home in the development.

The design process involved in creating a new home consists of a multitude of decisions that must be made by the homeowner relative to home size, room arrangement and relationships, locations of windows and doors, as well as architectural style. Appropriate choices made during the design period can add lasting and intrinsic value to the home, as well as providing an environment that exceeds the homeowners expectations. These guidelines are provided with the hope that the ideas discussed herein will inspire the homeowner to a new level of design awareness.

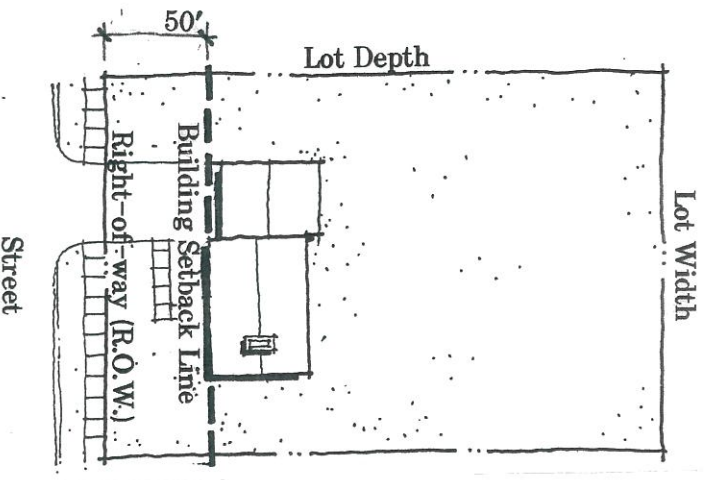
The Covenants for The Sanctuary are constituted and deemed necessary for “the efficient preservation of the value, aesthetic harmony, and amenities of said development...” indicating the developer’s commitment to develop a quality residential community. Coupled with the requirements of the Covenants, these Architectural Guidelines constitute requirements and recommendations to assist the homeowners in the evolution of the design of their home. The Appendix of these Guidelines provides a Review Application Form which indicates the types of exhibits and level of detail required. It is the developer’s hope that these Guidelines assist homeowners in making decisions and helps them better understand the so-called “mystery” of good design.

SETTING THE HOME

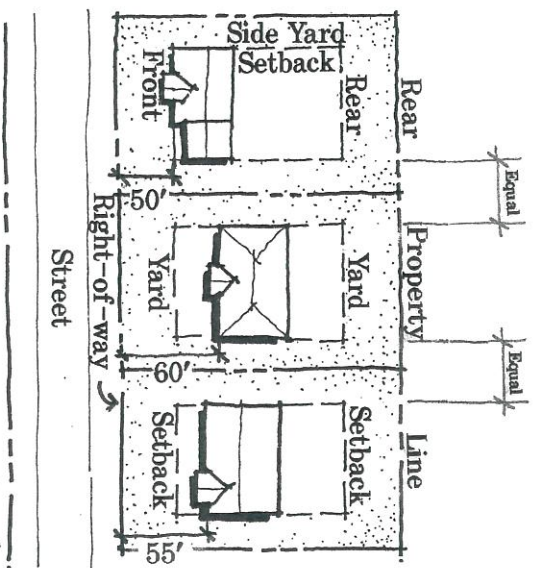
The development of the appropriate positioning of a residence on a lot and its surrounding environment serves many functions for the homeowner and the neighborhood. Development standards provide a framework under which a baseline is set for all homeowners to develop their lots. This ensures a quality level that is consistent for all homeowners, protects and increases property values, and creates an overall identity for the neighborhood and community.

Building Location

By ordinance, all homes must be placed no closer to the lot lines than at the designated building setbacks. House location should be sited to maximize and equalize spacing between adjacent homes. Homes may be located further behind the building setback line to create a "staggered" appearance from the street. Staggering homes creates an interesting streetscape, and affords the owner a "specialized" front yard. Staggered setbacks shall occur in five-foot increments, and shall not exceed ten feet from the established building setback. Setbacks on lots larger than one acre will be considered individually. If existing conditions such as existing trees or other natural factors require a building setback greater than ten feet from the established building setback, these must be approved in writing by the Developer.



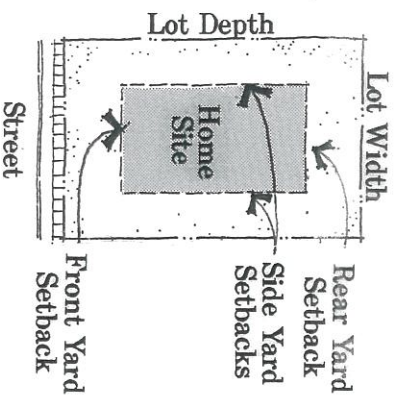
Building setback



"Staggered" setbacks

Lot Subareas

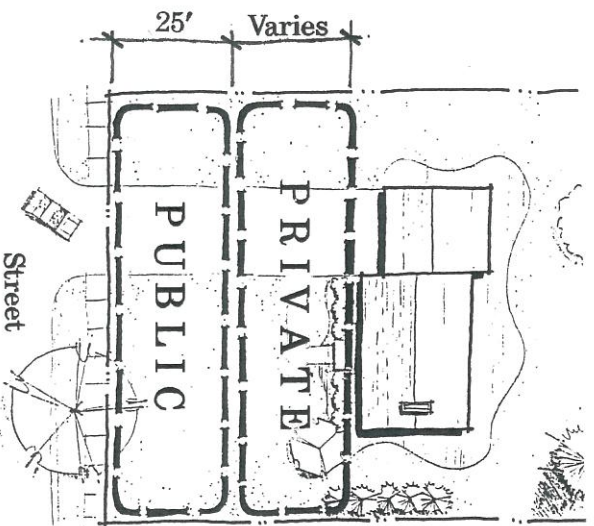
All lots contain subareas called “yards”. Front, rear, and side yards, by definition, are indicated by setbacks from the appropriate property lines. These outdoor areas become very important in creating an environment that provides a setting for viewing the house, creating an arrival/entry sequence to the front door, developing pathways from the front yard to the rear yard, screening for privacy, planting areas, and outdoor living and entertaining spaces. These standards will provide guidelines for the front and side yards. Rear yards are generally the most private area of a residence, and will be referenced only in terms of fencing, outbuildings, and play structures within these standards.



Lot setbacks

Front Yards

A front yard is the area between the back of the curb and the front of the house. For corner lots, the front yard shall be defined as the area from the back of the curb to the facade of the house in which the front door or major facade is located. Front yards are generally thought of as being divided into two subareas, public and private.



Front yard setbacks