

March 27, 2014

**Supplement to the
Design Guidelines
for
Tributary
(Village)**

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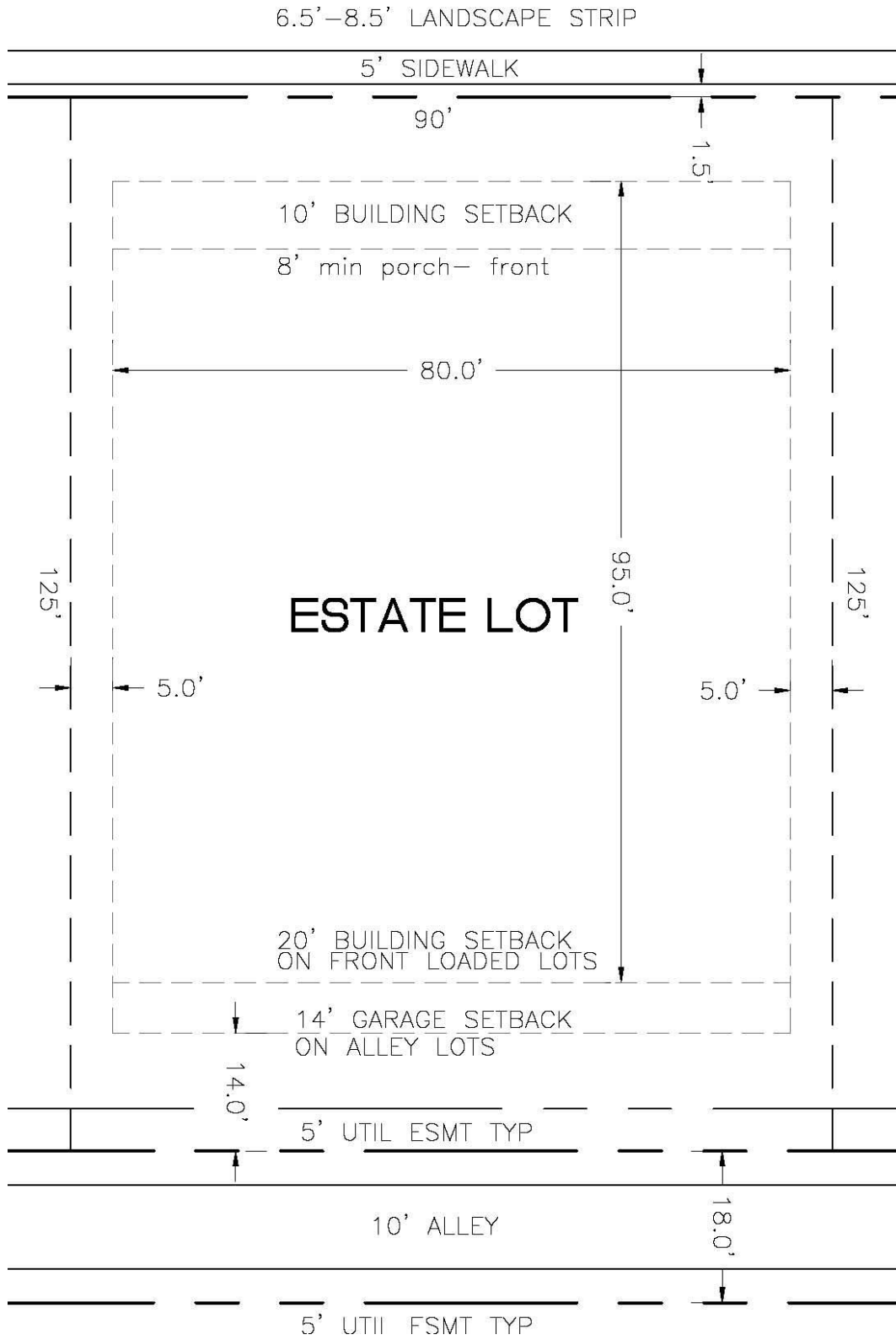
INTRODUCTION

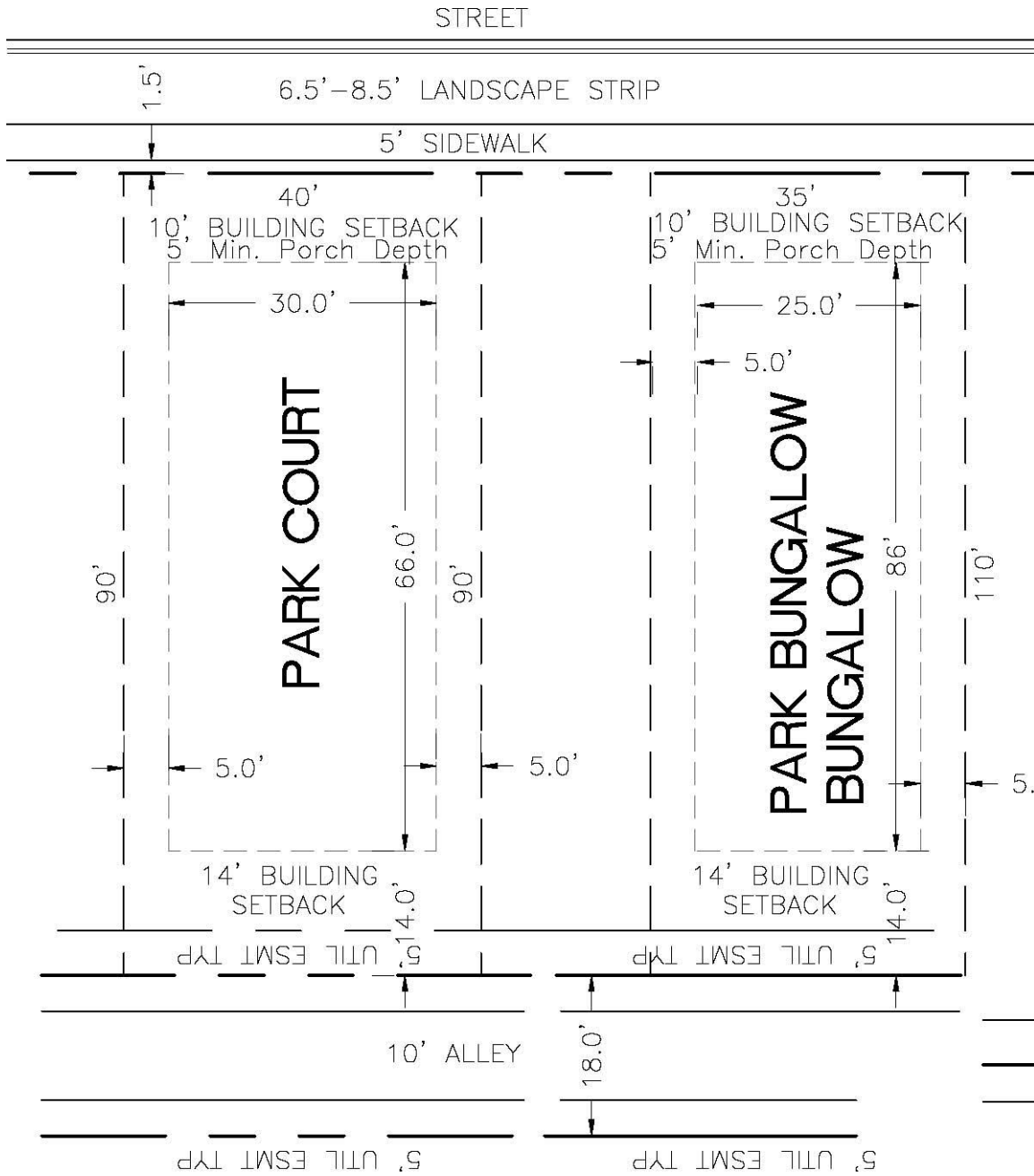
In addition to the provisions set forth in the Design Guidelines for Tributary at New Manchester promulgated by Founder in accordance with the Community Charter for Tributary at New Manchester Residential Properties (the "**Charter**"), the provisions of this Supplement to the Design Guidelines for Tributary at New Manchester (Village Section) shall apply to all Units within the Village. In the event of a conflict between the Design Guidelines and this Supplement to the Design Guidelines, this Supplement shall control.

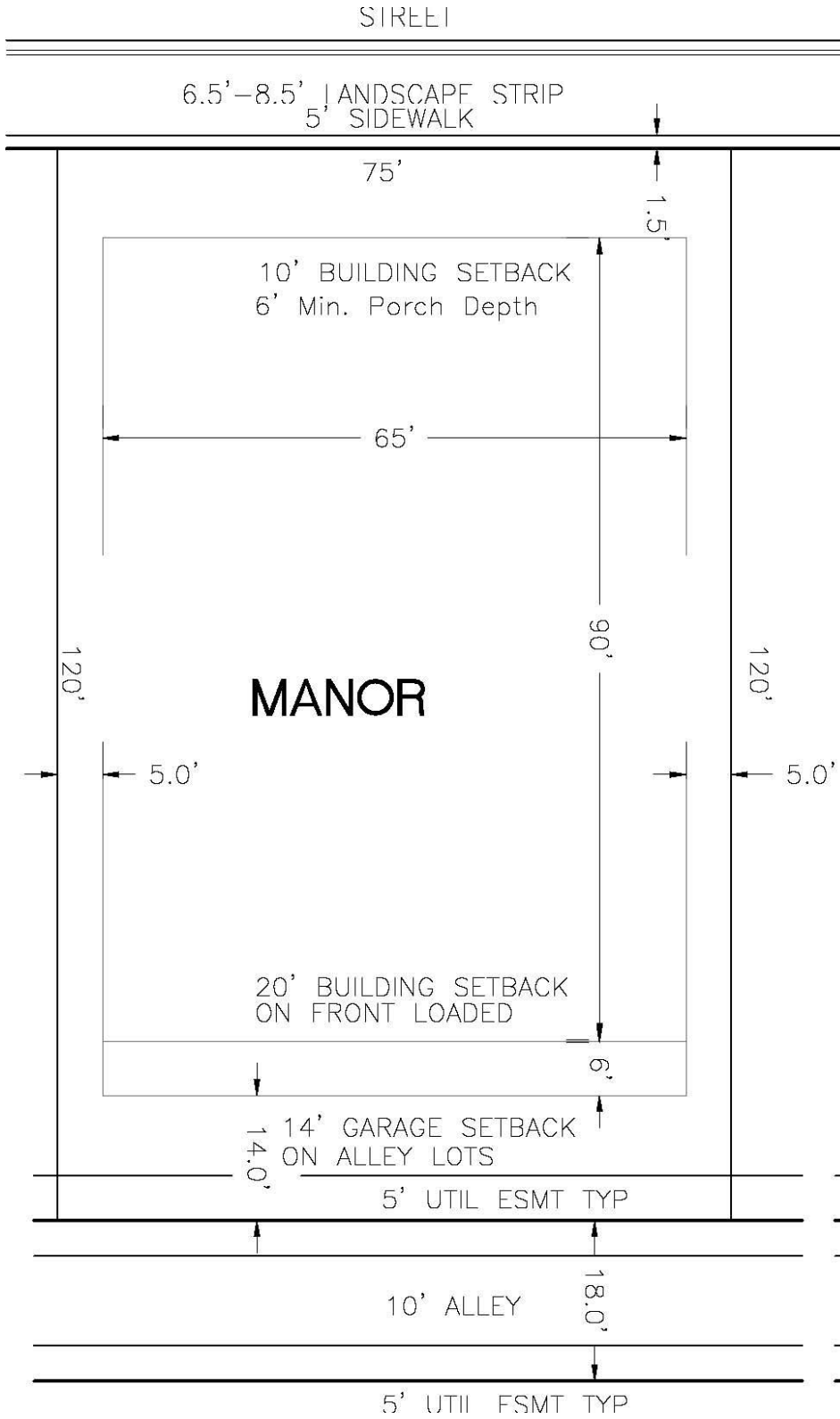
SITE DEVELOPMENT STANDARDS

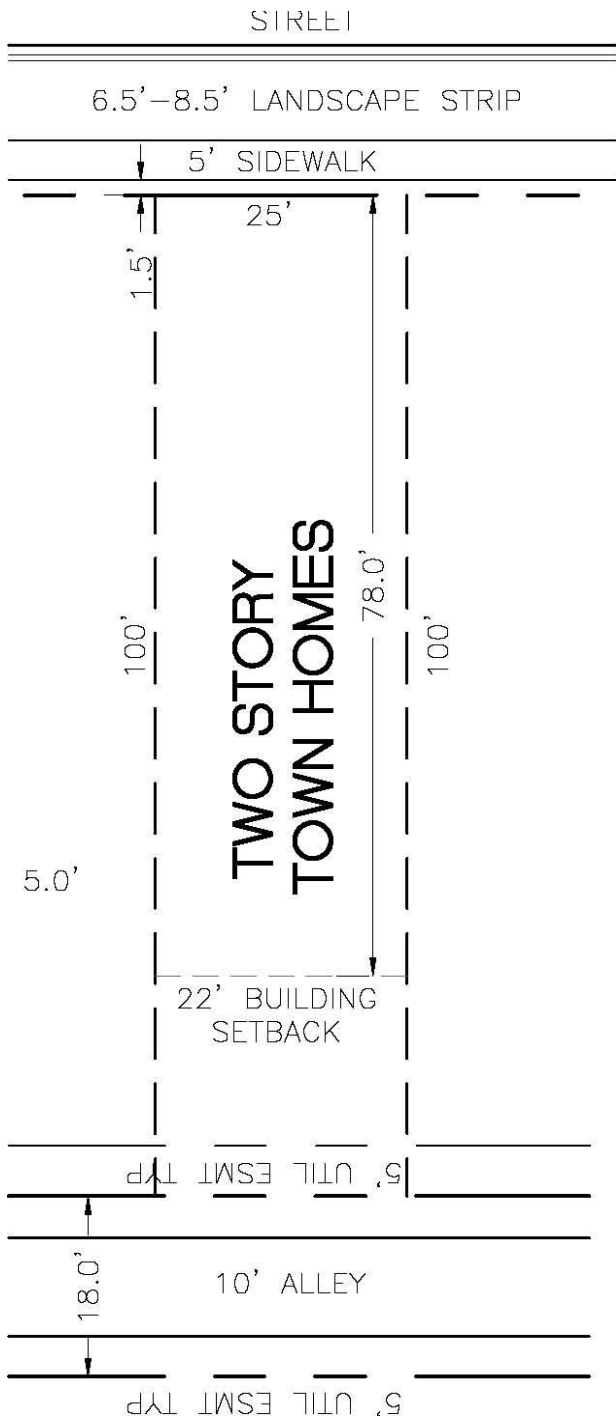
FOOT PRINTS AND SETBACKS

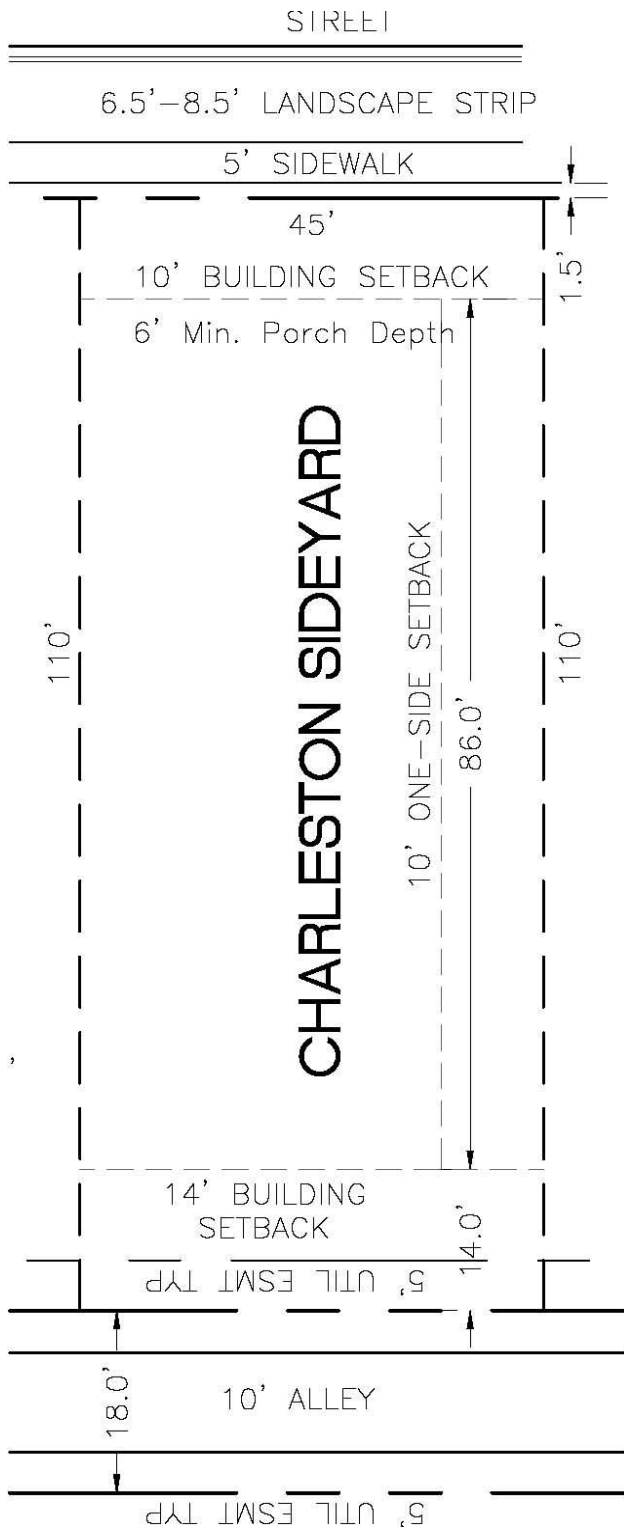
The following minimum setbacks for the various Unit types within the Village Section shall be observed unless a different setback is noted on the recorded subdivision plat depicting the Unit, in which case the setback as shown on the plat shall be observed:

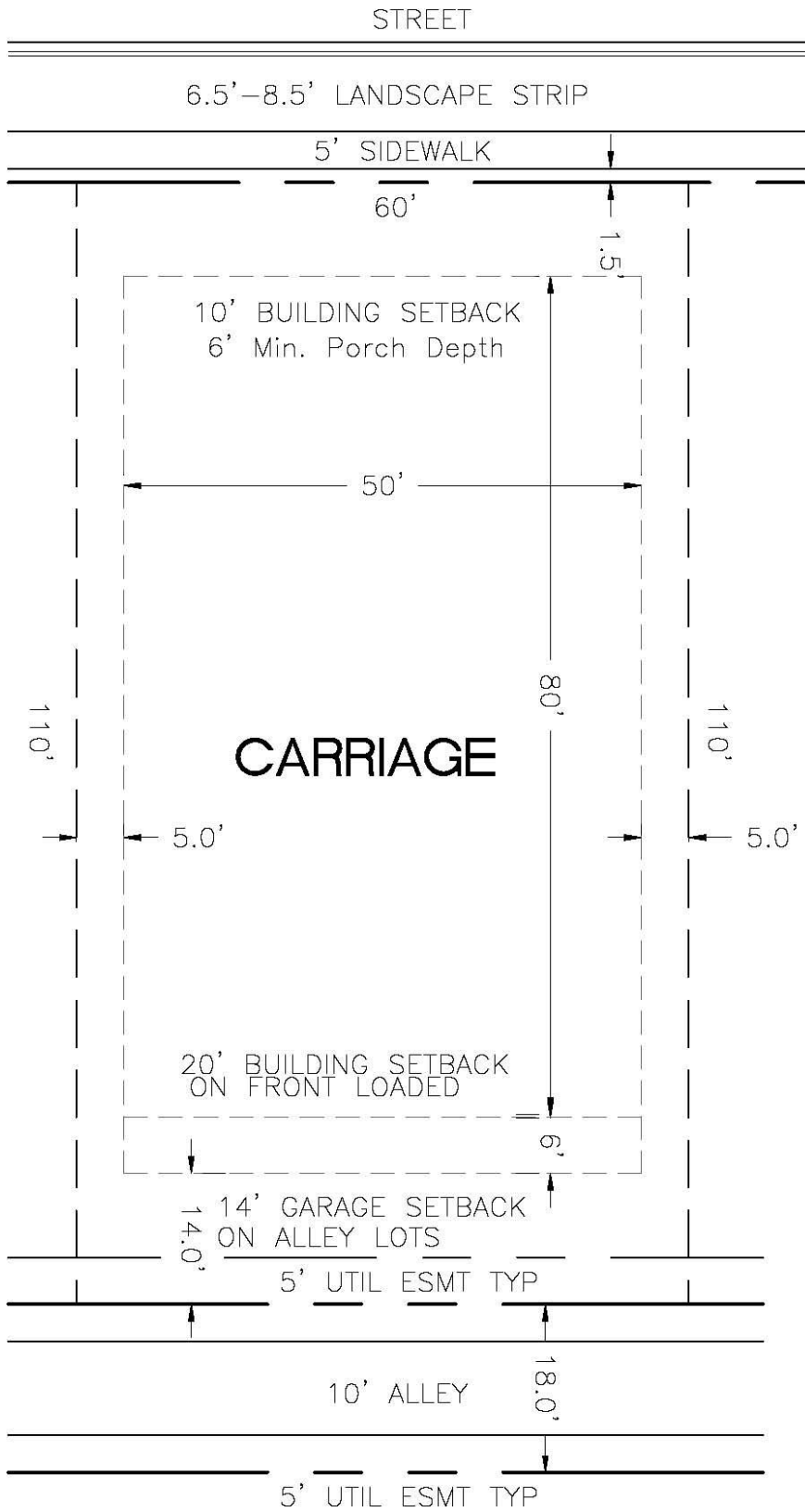


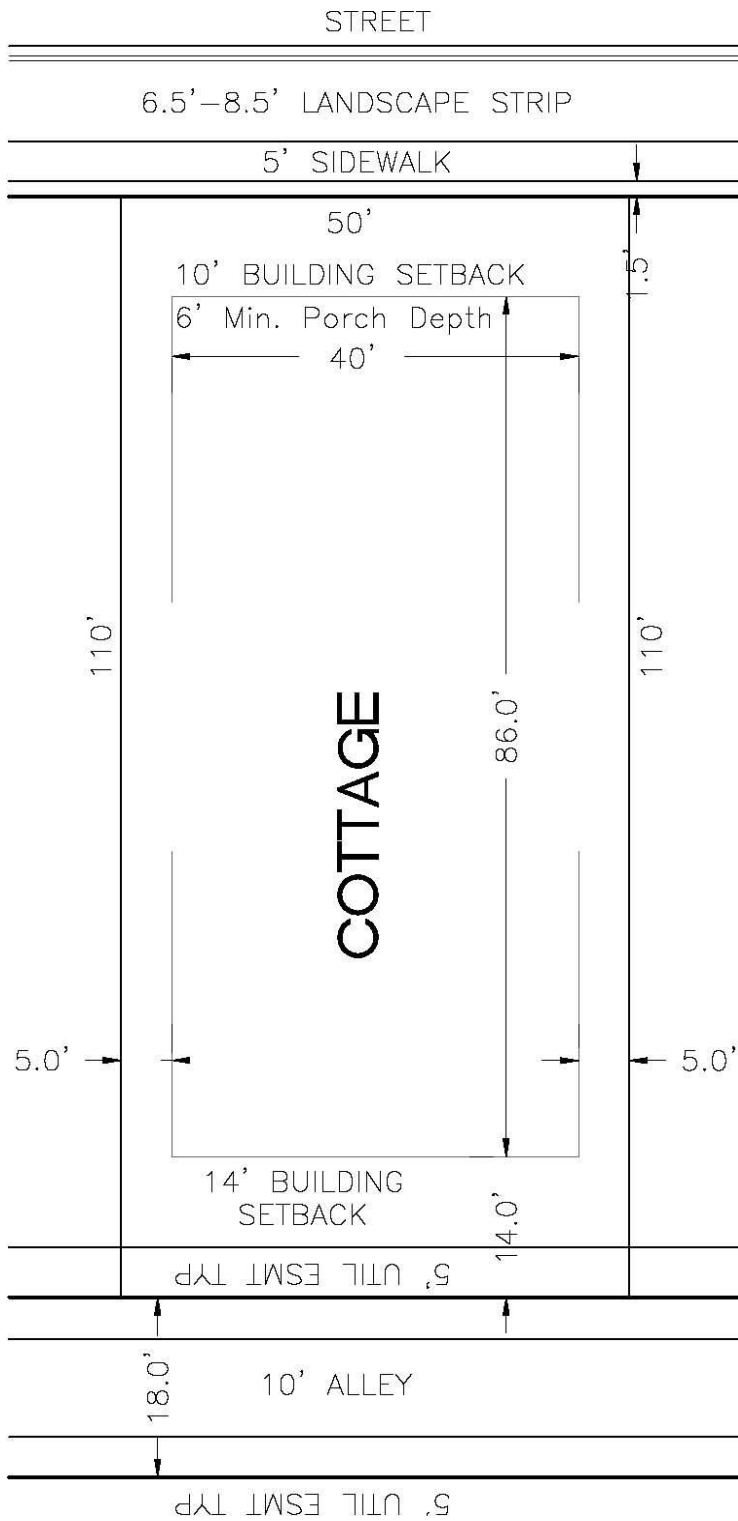












DESIGN CRITERIA AND STANDARDS

ARCHITECTURAL STYLE

Architectural styles from periods before 1940 will be strongly encouraged. From those periods, several styles have been identified that are considered particularly appropriate for homes to be built within the Village Section of Tributary. Others may be added later and still others will be considered on an ad hoc basis. Some architectural styles will most likely not be acceptable under any circumstances. It is the intent of these Design Guidelines to control the architectural style within the Village Section of Tributary and to encourage design excellence of individual residences which, when viewed together, produce an outstanding total community environment. The residential architecture at Tributary should be custom-designed for each Unit to maximize the natural features of the Unit. The architectural styles within the Village Section of Tributary are limited to the following: Colonial Revival, Classical Revival, Victorian, Coastal, and Arts and Craft. Change shall occur to the plan and elevations to prevent a repetitive style.

The Reviewer's opinions and requirements regarding the exterior design are subjective. The Reviewer's opinion shall be based on the Reviewer's interpretation of the intent of the Design Guidelines. The decisions rendered by the Reviewer are final and are not subject to appeal or variance except as specifically provided in the Design Guidelines and the Charter.

Colonial Revival (predominantly English Colonial)

The early colonists arriving in the new world from Europe brought with them the prevailing architectural styles and building practices of their native countries. "Colonial Revival" styles were dominated by the "English Colonial Revival Style" which was popular in the United States primarily from 1920-1940.

- Product Type Application: Bungalow, Cottage, Carriage, Manor, Estate
- Identifying Features:
 - Steeply pitched, side gabled roof with little or no rake or eave overhang and no cornice detailing;
 - Massive central or end chimneys (most common in the south) of brick or stone, often formed into decorative shapes;
 - Mostly linear in plan; and
 - Front door and large double hung windows with simple but substantial trim.

Classical Revival

"Classical Revival" styles dominated the newly independent United States through much of the first half of the 19th century (particularly 1825-1860). Architectural models primarily evocative of Greek democracy were thought to be especially appropriate in the new republic, as it rejected traditional ties to England in the decades following the War of 1812. The Classical Revival styles have retained continuing popularity throughout the history of the country and remain an important link with our architectural past.

- Product Type Application: Townhome, Bungalow, Cottage, Carriage, Manor, Estate
- Identifying Features:
 - Gabled or hipped roof of low pitch;
 - Cornice line of main roof and porch roofs emphasized with a wide entablature and is usually divided into two parts, the frieze above and the architrave below;
 - Most have porches, either entry or full width supported by prominent square or rounded columns, typically of Doric style;
 - Paneled front door surrounded by sidelights and transoms above;
 - Door and lights are usually incorporated into a more elaborate door surround;
 - Front facades are most often symmetrical; and
 - Large windows having vertical proportions are typically aligned horizontally and vertically in 3, 5 or 7 evenly spaced bays.

Victorian

A period of rapid industrialization and the proliferation of railroads in the period between 1860 and 1900 led to dramatic changes in American house design and construction techniques. The balloon frame, made up of lightwood framing freed houses from their traditional box-like shape. In addition, products resulting from industrialization permitted many complex house components to be mass produced and shipped throughout the country at a relatively low cost.

- Product Type Application: Townhome, Bungalow, Cottage, Carriage, Manor, Estate
- Identifying Features:
 - Steeplly pitched roof of irregular shape, usually with a dominant front facing gable;
 - Asymmetrical in form;
 - Partial or full width porches, usually one story high that wrap corners along one or both walls;
 - Use of decorative detailing; and
 - Tall chimneys usually of brick with decorative features or caps.

Coastal

Environmental conditions of the coastal regions of the south produced a unique architectural form. The "Coastal" style incorporated climate dictated features into now familiar house styles. The Coastal style has now spread from its point of origin and is broadly accepted throughout many parts of the U.S.

- Product Type Application: Bungalow, Cottage, Carriage, Manor, Estate
- Identifying Features:
 - Large verandahs providing a shady place to escape the heat;
 - Large windows, often reaching to the floor and placed to allow breezes to naturally ventilate the house;
 - Use of dormers; and
 - Large overhangs, often with exposed rafter tails.

Arts and Crafts

The Craftsman style originated in California in the 1890's. It is occasionally referred to as the "bungalow style". The craftsman style persisted through the 1920's in suburbs throughout the country. Sears Roebuck and other manufactures of pre cut houses shipped Craftsman style houses wherever there were train tracks to carry them.

- Product Type Application: Townhome, Bungalow, Cottage, Carriage, Manor, Estate
- Identifying Features:
 - Rustic texture of building materials;
 - Low-pitched, gable roofs with wide exposed eave overhang and exposed rafters;
 - Decorative beams or brackets commonly added under gables;
 - Details are typically simple and rectilinear;
 - Common use of pergolas and trellises; and
 - Full or partial width front porches with roof supported by columns, most often squared or tapered.

MINIMUM AND MAXIMUM SQUARE FOOTAGE

Each product line is assigned a maximum and minimum square footage range within which its Base Living Area shall fall. The term "Base Living Area" shall mean all conditioned space within the envelope of the residential structure up to two floors in height beginning with the finished floor of the first floor of heating space. Specifically excluded from the Base Living Area calculation shall be any area contained within basements and third stories not accessible directly from

any area included in the Base Living Area. The minimum and maximum square footage of Base Living Area permitted on each Unit shall be as follows:

- Bungalow - 1,250-1,800 square feet;
- Cottage - 1,700-2,300 square feet;
- Carriage - 2,200-2,800 square feet;
- Manor - 2,600-3,300 square feet;
- Estate - 3,000-4,000 square feet;
- Townhome - TBD square feet; and
- Park Court - TBD square feet.
- Custom- TBD square feet
- Garden Hill Park Court- TBD square feet

DESIGN STANDARDS AND BUILDING MATERIALS

The following design standards and building materials shall apply to all homes within the Village Section of Tributary:

ELEMENT	GUIDELINES	NOTES
Foundations	<ul style="list-style-type: none"> ❑ Minimum 30" crawl space or to code, whichever is greater or ❑ Elevated slab min 16" above grade at front or ❑ Basement on slab 	<p>Front of house shall be minimum of 16" above grade at front of house building pad for any foundation option. Variance may be granted based upon topography of lot.</p>
Front Yard	<ul style="list-style-type: none"> ❑ Sod will be required for all grass areas ❑ Each house plan will be required to have at least three alternative landscaping plans approved by the Reviewer ❑ Front & back yards will be required to have irrigation systems that also provide coverage for the area in ROW between sidewalk and back of curb. 	<p>Front yard extends 70' deep from the sidewalk.</p>
Walks	<ul style="list-style-type: none"> ❑ Concrete ❑ Brick or sandstone pavers 	

Edge Treatment	<ul style="list-style-type: none"> <input type="checkbox"/> Edge treatments will be required on the front property line <input type="checkbox"/> Edge treatments may be constructed of walls, fences, landscaping or any combination of the three <input type="checkbox"/> Edge treatment will be a minimum of 12" behind sidewalks and a maximum of 42" high 	<p>On corner or double frontage Units, edge walls or edge fences are required on all frontages. Edge treatments are required at all intersections of Units to sidewalks.</p>
Edge Walls	<p>Edge walls may be constructed of:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stucco <input type="checkbox"/> Brick or Stone Masonry 	<p>All edge walls will be subjected to approval by Reviewer.</p>
Edge Fences	<ul style="list-style-type: none"> <input type="checkbox"/> Solid fences shall have a max. height of 36" <input type="checkbox"/> Transparent fences shall have a max. height of 36" <input type="checkbox"/> Plant material will be required on solid fences <input type="checkbox"/> Fences may be constructed of wood, finished metal or vinyl. 	<p>All edge fences will be subject to approval by the Reviewer.</p>
Drives	<ul style="list-style-type: none"> <input type="checkbox"/> Concrete <input type="checkbox"/> Grass-ring paving <input type="checkbox"/> Brick or sandstone pavers 	
Steps, stoops, and porch floors	<ul style="list-style-type: none"> <input type="checkbox"/> Concrete <input type="checkbox"/> Brick or sandstone <input type="checkbox"/> Finished metal <input type="checkbox"/> Wood <input type="checkbox"/> Approved composite material 	
Basements	<p>The exterior of basements above grade shall be finished in either:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Brick or stone masonry <input type="checkbox"/> Brushed concrete <input type="checkbox"/> Stucco <input type="checkbox"/> Textured painted poured concrete on sides and rear 	<p>Basement materials must be heavier or same as exterior wall material. Siding may be continued down on basement only on rear elevation of full walkout basement.</p>
Main Level	<p>Minimum plate height of 9'</p>	<p>Plate heights will be reviewed per design. Flexibility will be applied to encourage incorporation of vaulted areas appropriate to architectural style.</p>

Other Levels	<ul style="list-style-type: none"> ❑ Second story 8' minimum plate height ❑ Third story 8' minimum ❑ Attics to code minimums ❑ Basements clear headroom or 7'- 6" minimum 	
Exterior Materials	<ul style="list-style-type: none"> ❑ Heavier materials must be below lighter materials in horizontal bands ❑ Exterior materials may consist of: brick or stone masonry, stucco, horizontal wood siding, smooth cement fiber siding, sawn wood shingles and vertical siding 	Stucco dormers will not be permitted.
Rear Fences	<ul style="list-style-type: none"> ❑ Rear yards on alley served Units must be fenced ❑ Fences may be up to 6' in height ❑ Fences may be constructed of either brick, stucco, wood, finished steel, or vinyl 	<p>All fences will be subject to approval by the Reviewer. If the fence has a single finished side, it shall face out from the yard. The fence shall be solid only up to 4' in height with open lattice above that height.</p>
Roofs	<ul style="list-style-type: none"> ❑ Roof pitches shall be appropriate to architectural style ❑ Flat roofs shall have a min slop of 1/4 in 12 ❑ Visible roof materials: plain rectangular heavy butt and hexagonal asphalt shingles, slate, copper or turned seam metal, or painted galvanized metal in approved pattern, cedar shingles ❑ Composite architectural Shingle with 30 year warranty ❑ Flashings and metal work to be copper or painted galvanized steel 	Roof overhangs may have exposed rafters or brackets and a molded soffit.
Balconies	<ul style="list-style-type: none"> ❑ Balcony rails shall be a minimum height per code but no higher than 42" ❑ Balcony rails shall have finished metal or wood balusters with minimum spacing per code 	

<p>Porches</p>	<p>All Village homes shall have porches, with minimum depths varying between 5' and 8' by product type:</p> <ul style="list-style-type: none"> ❑ Porch openings and arches shall be square to vertical in proportion ❑ Porch rails shall be a minimum height per code but no higher than 42" ❑ Porch rails shall have finished metal or wood balusters with minimum spacing per code 	<p>Front porches may encroach into the front setback.</p>
<p>Columns</p>	<ul style="list-style-type: none"> ❑ Columns shall be wood, finished metal, synthetic or architectural concrete, or approved fiberglass ❑ Columns shall be classic or stylized with proportions consistent with the appropriate architectural style 	
<p>Architectural Elements</p>	<ul style="list-style-type: none"> ❑ Cornices, parapet walls, pediments, entablatures and arches shall be classic or stylized with proportions consistent with the appropriate architectural style 	
<p>Exterior Doors</p>	<ul style="list-style-type: none"> ❑ Front exterior doors may be solid wood, fiberglass or steel ❑ Exterior doors trim shall be wood or architectural concrete 	
<p>Windows</p>	<ul style="list-style-type: none"> ❑ Windows shall be wood, vinyl clad wood, or clad metal ❑ Windows shall have square to vertical proportions ❑ Windows facing a street shall be true divided lites or simulated divided lites ❑ Windows shall have clear glass ❑ Windows shall have double or triple-hung or casement operation ❑ Exterior window trim shall 	<p>Other windows may be submitted for pre-approval.</p> <p>Beveled, leaded and cut glass windows are permitted and even encouraged, but are subject to approval by the Reviewer</p>

	be wood or composite	
Shutters	<ul style="list-style-type: none"> <input type="checkbox"/> Shutters shall be operable or fixed with operable appearance <input type="checkbox"/> Shutters may be wood, concrete or composite material made to look like wood. <input type="checkbox"/> Shutters shall be sized to cover window openings 	
Exterior Colors	<ul style="list-style-type: none"> <input type="checkbox"/> Color schemes shall be as provided by Reviewer <input type="checkbox"/> Brick, stone, finished metal and wood shall be from the approved chart <input type="checkbox"/> Darker colors must be below lighter colors 	
Signs	<ul style="list-style-type: none"> <input type="checkbox"/> Address signs shall be a max. of 2 square feet. 	
Setbacks	<p>The minimum front setback line shall serve as a required build to line. The front of the porch shall be within two feet of the minimum setback line. Corner Unit minimum side setbacks shall be 15 feet.</p>	
Special Units	<p>Certain Units are more important than others to the enhancement of overall streetscape. These Units will require special architectural treatment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Corner Units <input type="checkbox"/> Terminus Units <input type="checkbox"/> Central Park Units 	<p>Corner Units will require porches that wrap down a part of the side elevation.</p>
Garages	<ul style="list-style-type: none"> <input type="checkbox"/> There is a minimum 10' setback for garages on Units located on alleys <input type="checkbox"/> On front loaded Units garages are encouraged to be recessed a minimum of 6' from the front of the home <input type="checkbox"/> All detached homes, except Bungalow homes, are required to have at least a 2-car garage. Bungalow homes shall have at least a 1-car garage 	<p>Other garage layouts may be submitted to the Reviewer for consideration.</p>

RESIDENTIAL LANDSCAPE AND IRRIGATION DESIGN GUIDELINES

The purpose of the Design Guidelines is to establish minimum standards for the Applicants use to generate design and budget. The Applicant is strongly encouraged to exceed the minimum standards, and to hire a competent Georgia registered landscape architect for the purpose of design development and construction administration.

A consistent quality and character of buildings and landscaping which will increase the value of the entire community and is required. A “seamless” landscape design from property to property is to be established.

Refer to the contract for additional information regarding street trees placed in the beauty strip along the right of way.

Reviewer will review all hardscape, irrigation, and landscape design plans.

➤ **Irrigation Design Standard**

All lawns shall have an automatic irrigation system that provides “front lawn” coverage of all landscape areas. The system must be zoned so that lawn areas are separated from shrub and ground cover areas. The irrigation system may be metered separately from the main water line.

Applicant must irrigate the Front Right Of Way area and are responsible for any replacement necessary to landscape materials in the Front Right of Way that do not survive.

➤ **Landscape Design Standard**

The Applicant will provide landscaping and irrigation of the property which shall cover all pervious areas. The Applicant shall submit a landscape plan and irrigation scope plan to the Reviewer for review and approval. This plan may be freehand drawn, but must be highly legible and organized. The plan must include a Landscape Schedule indicating all plant material type (botanical and common name), size (width and spread, and caliper), quantity, quality, and remarks. The Reviewer will be the final judge.

The Applicant is to hire a competent landscape and irrigation contractor with a minimum of five years of business experience providing installation of similar scope and scale.

Landscaping and trees shall meet the requirements of the city landscape ordinance as may be amended from time to time.

➤ **Lawns**

All lawn areas in frontage areas shall be Bermuda Tif-419 sod.

All rear lawn areas along Alleyways shall be Bermuda Tif-419 or Fescue Sod.

Front loaded (no alleyway) sites may use Bermuda Tif-419 or Fescue Sod, or Fescue seed in the rear of the lot.

➤ **Plant Material**

All plant material shall be specimen quality as established by the American Nurseryman's Standards, latest edition as may be amended from time to time. The Reviewer shall judge specimen quality.

- Applicants must use in the front yard area, a minimum of 1 tree for lots 18-59' wide, 1 tree for lots 60-89' wide, and 2 trees for lots 89' + wide. On lots that require two or more trees in the front yard at least one of them must be a shade tree. Applicants shall provide a minimum of two additional trees along the side yard facing the public areas for corner units. Applicant should provide either Shade Trees or Accent or Ornamental trees as follows. :

Shade Trees must have a minimum trunk diameter of 2 ½" caliper, straight trunked, branching with a 5 ht. and matching. Species shall be Japanese Zelkova "Village Green", Chinese Elm "Allee", Red Sunset Maple or similar, and Shumard or Willow Oak. Pin Oak and Water Oak trees are not allowed. Caliper is measured at 12" from base of tree.

Accent or Ornamental trees shall have a minimum trunk diameter of 1 ½" calipers. Species shall be Riverbirch, Flowering Dogwood, Crape Myrtle, Flowering Cherry, Redbud, Waxmyrtle, Treeform Burford Holly, Treeform Ligustrum, Dwarf Magnolia and Chastetree Tree. Japanese Maples can be provided with a minimum trunk diameter of 1½" caliper. Bradford (or other) Pear trees will not be acceptable. Applicants have the same requirements for the rear yard area as well.

Screening trees shall be evergreen and have a minimum trunk diameter of 2 ½" and 6' height, 3' spread, full to the ground, and spaced no more than 5 feet on center. Species shall be American Holly, Leyland Cypress, Magnolia, Holly, Waxmyrtle and Cryptomeria.

Shrubs shall be Otto Luken Schiplaurel, Holly, Forsythia, Gardenia, Euonymous, Ligustrum, Hydrangea, Spirea, and Azalea, 3 gallon and spaced no more than 2'-6" apart. 5 gallon and 7 gallon shrubs may be used and spaced at 3-4' on center. Typically shrubs should be located in groupings of 7 or more. Additional shrub material types may be submitted for approval. Applicants must use in the front yard area, rear yard area and side yard area a minimum two shrubs per 3 linear feet.

Ground cover shall be evergreen, minimum 1-pint size, and spaced 18 inches on center. Ground cover should be Big Blue Liriope, Mondo Grass, English Ivy, Pachysandra, or Parsons Juniper. Juniper may be spaced 3' on center.

Vines shall be minimum 1-pint size. Vines should be used on tall structures and walls to minimize scale. Vines shall be Evergreen Clematis, Red Trumpet Honeysuckle, Clematis, Creeping Fig, Jessamine, and Jasmine.

All **seasonal color** flowers are to be annuals, minimum 4" pot at 9 or 10 inches on center in multiple straight staggered rows.

Mulch is to be new, fresh, long needle pine straw, 3 inches deep, for landscape beds and mini-pine bark for flowerbeds. Use trench edges around plant beds.

All plant material to have a one year warranty and shall be replaced immediately if rejected by the Developer or its representative or if it does not survive.

➤ **Miscellaneous Site Elements and Comments**

The Applicant is encouraged to incorporate traditional landscape and hardscape components of the appropriate architectural era. These elements include such things as gas lantern on wood or metal post, birdhouse, trellis, gazebo, architectural paving (brick, stone, etc.), landscape walls and landscape edger (granite, brick), metal fences and gates, planters and pots. The Applicant is encouraged to include at least one of the above elements in their design.

All sites shall have an edge treatment along the frontage area. Edge treatments are, but not limited to; fence, wall, hedge, planter wall, and planter curb. Edge treatments shall be between 12"-42" high.

Air conditioning condensers, electrical meters, and gas meters shall be screened with landscaping.

➤ **Applicant must submit the following drawings and information for Developer review and approval:**

A Construction Site Plan, including all hardscape, landscape and irrigation (scale 1" = 20'), existing and proposed grades, spot elevations, tree save areas (if any), driveways, sidewalks, patios, air conditioning compressors, transformers, irrigation meter, utility meters, utilities, and structures.