



I have received and read the "Building and Neighborhood Criteria New Construction" guidelines and the "Protective Covenants for Bridle Creek".

I understand that it is my responsibility to submit any and all plans for review & approval to the Bridle Creek Architectural Review Committee (ARB) prior to commencing with construction.

I understand that there is a working capital fee to be paid at closing in the amount of \$1,500 and that the Bridle Creek annual HOA fee of \$1,500 will be prorated as of January 1st at closing.

Buyer

Date

Buyer

Date

Witness

Date

Bridle Creek

Exhibit "A"

Building and Neighborhood Criteria

New Construction

The purpose of the planning criteria is to enhance the quality of architecture within the development, to protect property value and to assure Bridle Creek will offer a unique living experience.

All land and improvements within Bridle Creek is subject to architectural and environmental review. This review shall be in accordance with the Protective Covenants of Bridle Creek (the "Covenants") and Bridle Creek Building and Neighborhood Criteria described below.

Architectural creativity and individual taste are encouraged within a set of guidelines that provide for a harmonious neighborhood. The planning criteria shall serve as a guideline only, as the Architectural Review Board (the "ARB") reserves the right to approve or deny all final plans, and shall promulgate and revise from time to time the planning criteria. Lot clearing, unless otherwise agreed, may be started when a site plan has been approved. Construction may begin only when plans have been signed as approved. Please submit the following items and two sets of plans for review by the Board.

- ***Individual Lot Plan showing building improvements, including driveways, walks, patios, decks, pool areas and fencing. Clearing must not commence until site plan approval by the ARB.***
- ***Detailed floor plan with gross heated area show in square feet***
- ***Buildings Elevations (front, rear, and sides at 1/4" scale)***
- ***Samples of paint, brick, stone, hardiplank. In lieu of samples, either the manufacturer's cut sheet or location where the material has been used. Colors must be noted on plans where applicable.***

DESIGN CRITERIA

Accessory Buildings:

Design should follow the same design and criteria as the main buildings. Unity of appearance is the goal.

Colors

All exterior colors are to be approved the ARB.

Driveways

Use graceful and, where possible, curving lines. The layout of the driveway must be shown on the site plan. Should the layout be changed, a revised plan should be submitted. No breaks shall be made in any curb, gutter or adjacent to the right of way of any street for the purpose of constructing any driveway, walk or other means of ingress to and egress from a lot, unless the apron of such driveway or walk shall be constructed of a permanent paving material, such as asphalt or exposed aggregate which is structurally and aesthetically compatible with the curb or gutter being broken and the adjacent street. Such driveway or walk shall tie in with the street curb and/or gutter in such a manner that a hazardous condition is not created.

Main Dwelling Exterior Finish:

All owners should use materials and finishes that complement the home design and are compatible with the neighborhood. All exterior must be brick, wood, stucco, stone, synthetic stone or hardiplank. (Hardiplank and other wood lap material should have a maximum exposure of 5 ½ inches). Foundations must be covered with stucco, brick, stone or synthetic stone. Unless approved by the ACC. The material used on the foundation should be the same on all four sides of the building, Standard brick size is encouraged (not Queen) and may be required with southern traditional design. Vinyl may be used on the fascia and soffit only.

Barn Requirements:

Barns will be constructed as closely as possible to resemble the companion home using similar architectural styling and detailing where practical. Barns must be located to the rear of the companion home and the location must be approved by the ACC. Permitted materials for barns will include wood, brick, hardiplank, metal, or vinyl. Permitted roof materials include asphalt shingles, metal, or other materials approved by the ACC.

Front Entries:

Front entries are key feature in traditionally designed houses and should be emphasized using recessed entries, single doors with sidelights and transoms, and ornamental molding surround.

Garages:

A variety of garage forms shall be encouraging. The primary goal is to de-emphasize the garage door, driveway and parking. Shadowing and courtyard entries are encouraged. Garage doors must be painted or stained as approved by the ACC. An automatic garage door opener shall be install for each garage door and the garage doors must be kept down or closed except when persons or vehicles are immediately entering or exiting said garage. All garage doors should face side or rear of the house, unless approved by the ACC.

Landscaping:

Emphasis should be placed on selecting landscaping materials which are compatibles with and which enhance the surrounding environments. All lots must be landscaped, including installation of underground irrigation as required herein, within ninety (90) days after completion of improvements thereon around which the landscaping is located and all landscaping must be completed within ninety (90) days after a lot is occupied.

Existing vegetation and specimen trees will be protected where possible. Clearing of lots is to be performed in order to allow for natural areas and buffer, particularly in the rear yard, to remain when possible. In addition, no clearing is permitted in any area labeled a "Landscape Buffer" on the recorded subdivision plat of Bridle Creek. Landscape material should be placed, where possible, to protect neighbors from having direct view into the garage.

All lots are required to have an underground irrigation system to irrigate all landscaped areas in front of, and to the side of, the residence. In addition, underground irrigation is required for all landscaped areas visible from a road.

Lighting:

Flood lights must be shielded so that they do not shine directly on neighbor's property or the street. Up lighting of the house is encouraged; however, any exterior lighting shall require ACC approval.

Mail Box Installation:

Standard mailboxes to be chosen by Bridle Creek at Three Runs, LLC (the "Company"). The cost of the mailbox and installation of the same shall be paid by the owner at the time of installation. Builder to install.

Minimum Square Footage:

There will be no minimum square footage but all homes, barns, and other improvements must be approved by the ACC. The ACC will be concerned with quality, architectural detail, and the type of materials used. All plans and improvements must be approved prior to the start of any construction.

Pools:

Swimming pools should be given the same consideration as the main house. Setbacks, locations, grades, privacy, and existing vegetation are the most important factors normally reviewed by the ACC. The owner should also consider the adjacent properties when deciding the location of the swimming pool. It is the owner's responsibility to ensure that the swimming pool does not violate the Covenants or any conditions established by the ACC including site access, drainage and runoff flow.

Porches:

The use of front and back porches is encouraged.

Roofs:

Roof shape, pitch, materials and colors should be harmonious with existing housing and overall building design, including solar devices, skylights and dormers. Gable and hip roofs are permitted. Vinyl fascia and soffit is permitted. Skylights on the front elevations are not permitted. The main roof pitch should be an 8:12 minimum. All roofing colors must be approved by the ACC.

Setbacks:

Minimum setbacks are also noted on the recorded plat. In cases where an easement is present on the lot then the greater of the easement line or the setback line limits the location of where the house can be placed. The placement of all structures must be approved by the ACC prior to construction

Equestrian Lots:

Front Setback – 100' from the front lot line
Side Setbacks – 20" from each side lot line
Rear Setback- 20' from the rear lot line

Estate Lots:

Front Setback: 50' from the front lot line
Side Setbacks: 10" from each side lot line
Rear Setback: 10' from the rear lot line

Storm Water:

Special attention during the construction and landscape process must be paid to storm water runoff. Lot grading and drainage design shall not concentrate drainage on adjoining lots. Lot grading adjacent to existing houses shall be done in a manner to address existing drainage patterns. Swales shall be added or extended to protect adjacent properties. Damming of swales shall be prohibited. The owner and its agents are solely responsible for complying with all applicable regulations, including those promulgated by the South Carolina Department of Health and Environmental Concerns.

Windows and Doors:

Finish and trim should coordinate with the overall architectural scheme. Square windows may be used for minor openings. Horizontal windows are discouraged when located within sight of a roadway. The use of any transoms or glass block walls must be approved during the review of the construction plans. Window frames shall be white unless agreed in writing. All garage doors shall be painted or stained an approved color. All storm doors must be approved prior to installation.

Build Time:

There will be no timeline for commencement of building on the lots; however, once construction is commenced, it must be diligently pursued to completion within one (1) year after the construction of the same shall have been commenced, except where such delay is due to a force majeure event, including, but not limited to, strikes, fire, natural emergency, or natural calamity. In no event may any owner abandon or cease construction once the same has been undertaken unless and until the same is completed. All owners will be responsible for cutting and maintaining their lots, regardless of whether construction has been commenced or completed. All cleared lots must be grassed immediately upon clearing of the same. In addition, all landscaped areas must be maintained once planted and all grass and underbrush must be regularly mowed. In the event that an owner fails to maintain their lot, either the Company for the property owner's association, may enter upon the lot and perform the necessary maintenance, whereupon any costs incurred shall be treated as an assessment against the defaulting owner and his/her lot.

Fences:

The Company has established a uniform style and standard for equestrian fencing. Fencing fronting all paved roadways shall be consistent with the design selected and installed by the Company beginning at the entrance to the development. The design intended for this use will be four board 1"x6" wood rails with 4" x 6" posts. Fence boards shall face the roadway and 1"x6" face boards shall cover each post. All wood fencing and posts shall be painted Kentucky Black or approved equal.

Perimeter fencing on the backs and side of property lines may be three board or four board. Posts shall be no smaller than 4"-5" in diameter on round or square posts. (no half posts will be permitted.) All other fencing uses within the property shall conform to the same requirement of this paragraph. Gates may be decorative iron, traditional metal farm gates or wood construction designed to match the fencing. All fencing shall be painted Kentucky Black or approved equal. Other types of wooden fencing shall be considered on a case-by-case basis by the ACC incident to landscaping or other approved purposes (including, but not limited to, enclosure of a pool or dog run).

All fencing should be set back a minimum of ten feet (10') from property lines adjacent to a deeded riding trail or fifteen feet (15') from all other property lines unless prior written agreement is provided to the ACC, signed by both adjacent property owners and lesser setbacks are thereafter is provided to the ACC. Proper maintenance of fencing is the responsibility of the lot owner upon which the fencing is placed. In the event owners fail to perform necessary maintenance; following 30 days written notice, maintenance may be performed by the Company or the property owner's association. In that event, the cost shall be billed to and become the responsibility of the property owner.

All fencing shall be installed to flow with the topography and maintain graceful and curving lines. No abrupt changes shall be permitted. The ACC should be consulted to resolve any issues that arise during installation of fencing.

Utilities:

All utility services for each lot shall be underground.

Waiver and Amendment:

The Company in its sole discretion may grant a waiver to any of the requirements set forth herein, when unusual circumstances arise or are presented. In addition, the Company in its sole discretion may modify or amend these requirements as needed necessary or prudent by the Company.