

EXHIBIT "B"
DESIGN GUIDELINES

DESIGN GUIDELINES / BUILDING MATERIALS / RESTRICTIONS

All Plans must be approved by the developer prior to start of construction. The following are minimum guidelines for East Horizon. Additional requirements may be in effect at the time of construction (**Each parcel will be subject to Homeowners Association guidelines and fees**).

Roofing Materials Allowed:

- 1.) Three tab architectural 30 + year – Earth tones
- 2.) Tile – Earth tones

Roofing Materials Disallowed:

- 1.) Cedar Shake or Wood types
- 2.) No Metal

Siding Materials Allowed:

- 1.) Brick, 15% minimum on front facing
- 2.) Stone – Man made Stone, 15% minimum on front facing
- 3.) Stucco
- 4.) Hardboard Shingle – Scallops
- 5.) Lap – Hardboard 8 inch width or less, primed (on front of home)
- 6.) Vinyl – possible, but will require special approval
- 7.) T-111 – allowed on all sides except front

Decks Rear Allowed:

- 1.) Glass tinted
- 2.) See through screens by approval of Architectural Control Committee
- 3.) Stairs
- 4.) Metal Framing or Wood
- 5.) Recycled Plastic Decking

Front Decks:

- 1.) Country front porches, allowing wood, on a case by case approval by the Architectural Control Committee
- 2.) Pillars to be of Rock, Brick, or Stone type material
- 3.) Minimal steps into the house desired as part of the design
- 4.) Front porches are desired in the design

Lighting:

- 1.) Address numbers to be illuminated with down lighting on the front of the garage.
- 2.) Lighting should be designed to illuminate front of house and garage with lighting along the sidewalk and up lighting on any trees. Solar lighting is not an acceptable standard in this phase.

Landscaping:

- 1.) Builders shall landscape front yards with grass and underground sprinklers
- 2.) Zero lot line units with a possible planting strip between driveways
- 3.) End use is required to have an approved front tree with up lighting

Restrictions on Specific Homes:

- 1.) Lots, Block , Lots and Block , and all town homes
- 2.) Color schemes shall be approved on the specific homes by the Architectural Design Committee. All roofs to be the same on all of these homes
- 3.) Height restrictions (sight impairment of homes across the street) on specific homes, case by case by Architectural Design Committee
- 4.) No guarantees on views within the Plat

Exterior Fireplace Chases/Rain Gutters:

- 1.) Wood fireplace chases allowed
- 2.) Rain gutters are required on all homes at time of sale

Landscape and Driveways

- 1.) Rear yard landscaping to be finished within 4 months of move-in weather permitting
- 2.) Concrete
- 3.) Asphalt driveways may be approved beyond the initial 20' length behind the back of sidewalk
- 4.) Front yard to be landscaped at time of occupancy, weather permitting

Basement

- 1.) Builder input on notice that any below grade structure will require a geo-tech plan when submitting for the building permit.
- 2.) When submitting for building permits, the contractor must include a drainage plan with their application.

Minimum Dwelling Size

- 1.) Dwelling shall not be less than 1200 square feet, except on zero lot line lots, and must have a two car garage or larger. (Sec. 8.5 CCR's).