

**REGENCY POINTE
DESIGN GUIDELINES
ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee is established pursuant to Article III of the Declarations. All submittals to the Architectural Review Committee are evaluated for compliance with the Declarations, these Architectural Guidelines, as same may be amended from time to time, and for the overall aesthetics of the Subdivision. In the event of a conflict between the Declarations and these Guidelines, the more stringent requirement shall control. The Architectural Review Committee is not responsible for the enforcement of building codes, structural details, or accuracy of drawings and techniques of construction. Submissions may be disapproved for purely aesthetic reasons deemed contrary to the goals and objectives of the Architectural Review Committee. Unless defined herein, words bearing initial capital letters shall have the meanings ascribed to them in the Declarations. Reference should be made to Articles II and III of the Declarations with respect to submission fees and construction requirements. The Architectural Review Committee shall not be held liable for any injury, damage, or loss arising out of the manner or quality of approved construction or modifications to any Residential Dwelling. The Architectural Review Committee New Construction Request Form attached hereto as Schedule "I" should be completed in connection with each submittal to the Architectural Review Committee prior to commencement of construction, renovation or repair to a Residential Dwelling.

A. GENERAL. In addition to the Architectural Guidelines set forth in the Declaration, any building codes or requirements imposed by the City of Oklahoma City, Oklahoma must be complied with and the following Architectural Guidelines which govern all construction, renovation, and repair to a Residential Dwelling within the Subdivision.

B. GUIDELINES FOR PARTICULAR LOTS. As new sections are added to the Subdivision, modifications to the existing Architectural Guidelines may be implemented for such section. The following Architectural Guidelines apply to the designated Lots within the Subdivision:

1. Lake Front Lots. The Residential Dwellings constructed on the following Lots are designated as Lake Front Lots: Lots One (1) through Eleven (11) in Block Four (4). Except for the fencing permitted at Section (D)(8) below, no fencing shall be constructed to the rear of a Lake Front Lot. Docks or boat ramps are prohibited and all decks must meet the guidelines established at Section (D)(5) below.

2. Lots Backing Up to Northwest 164th Street. The Developer shall install fencing, walls, landscaping and/or screening along the northern property line of the Subdivision separating the Lots on the north from Northwest 164th Street. Any side yard fencing that connects to the Developer installed fencing or walls must be approved by the Architectural Review Committee prior to construction or erection of such fencing.

C. BUILDING SIZES AND SETBACK REQUIREMENTS (If different than depicted on the Plat, the more restrictive setback applies).

Minimum Square Footage: The measured livable, air-conditioned area, which does not include garage, Porte-cache or covered porch areas shall be:

i. Lake Front Lots: Residential Dwellings on Lake Front Lots shall have a minimum allowable area of interior living space of two thousand five hundred (2,500) square feet.

ii. **Non Lake Front Lots:** Residential Dwellings on Lots other than Lake Front Lots shall have a minimum allowable area of interior living space of two thousand one hundred (2,100) square feet.

D. DESIGN PARAMETERS. Unless modified or otherwise amended by the Architectural Review Committee, the following Architectural Guidelines apply to all Residential Dwellings constructed within the Subdivision:

1. Exterior: The exterior of all Residential Dwellings must be at least eighty (80%) masonry or rock construction. No siding shall be used except gable ends and porches located on the rear of the Residential Dwelling, which are recessed a minimum of six (6) feet from the rear building line of the Residential Dwelling, and are enclosed on three (3) sides. For the purposes of the Architectural Guidelines Hardi-Plank or other cement-fibrous board is not considered masonry.

2. Foundation: There shall be no exposed foundation wall. Pursuant to Article II, Section 2.4 (G) of Declarations, not more than six inches (6") of vertical surface of the concrete slab of any Residential Dwelling shall be exposed to view from any Street or adjacent Lot. Any slab in excess of six inches (6") in height above finished grade shall have at least that excess in height covered with the same type, quality and grade of siding or masonry material used in the construction of the Residential Dwelling. Any Residential Dwelling with a pier and beam foundation shall have all mechanical, electrical, plumbing lines and fixtures located thereunder screened from view from any Street or adjacent Lots. The Architectural Review Committee, in the Architectural Review Committee's sole discretion, shall determine the adequacy of any screening device or technique.

3. Roofs: Roof pitches on all homes shall be a minimum 8/12 unless otherwise approved to achieve architectural intent. Roofing material used on all Residential Dwellings shall be an approved architectural shingle, have a 30-year life and a weathered wood or similar color, or be otherwise appropriate to the architecture of the Residential Dwelling.

4. Driveways: Driveways and parking areas shall be constructed of concrete. Driveways must be a minimum of 10 (ten) feet wide and the first twenty (20) feet (the approach) of all driveways on each Lot shall be constructed of decorative pavers or stamped concrete. It is encouraged that the entire drive be stained concrete, decorative pavers or stamped concrete.

5. Decks, Patios and Pools: Decks and patios must be constructed of materials of like kind, color and style as the Residential Dwelling and approved by the Architectural Review Committee. Views under decks shall be screened in a manner approved by the Architectural Review Committee. In ground pools are permitted and shall be fenced (unless the area to the back of the Residential Dwelling is otherwise fenced) for safety and Owners may be required to install additional safety devices such as locks or covers. Above ground pools and dome covered pools are not permitted.

6. Garages: Side entry garages are encouraged. Garages may be attached or detached and must be at least three (3) cars wide.

7. Chimneys: All chimneys must be constructed of brick or rock above the roofline, excluding "B" type vents.

8. Fencing: All fencing, walls and retaining walls shall require Architectural Review Committee approval prior to construction or installation. In no event shall any fence be constructed of chain link, wire or plastic (PVC). In order to preserve the unobstructed views and architectural character of the community, Common Areas, open spaces, Lake Front Lots and other areas as determined by the Architectural Review Committee shall have open fencing as described herein or no fence at all

a. Open Fencing: Open fencing shall be four (4) foot high black steel tube fencing, commonly known as wrought iron, as shall be approved by the Architectural Review Committee. If a fence is built between Residential Dwellings in these areas, the same wrought iron fencing shall be used.

b. Privacy Fencing: Except for Lake Front Lot fencing privacy fences between adjacent Lots may be constructed of masonry, stone, brick, wood, steel or iron and should be complimentary to the architecture of the Residential Dwelling. Plastic or PVC fencing is prohibited. Columns may be no higher than seven (7) feet in height and fences may be a maximum of six (6) feet in height. Wood fences must be constructed of pine and must be capped with a 2" x 6" cap. Fence posts shall be set in concrete a minimum of eight (8) feet apart. Wood slats shall be four (4) inches in width and of a color approved by the Architectural Review Committee. Beauty or finished side of all fencing must be faced outward from Owners' Lot. No double walls or fences will be permitted within the Subdivision.

9. Accessory Buildings: Architectural Review Committee approval is required prior to construction or location of any accessory building, including sheds, playhouses or detached structures.

10. Mailboxes: A uniform mailbox shall be installed by the Builder of such Lot and maintained by such Lot Owner. Said mailbox shall be consistent with the configuration established by the Architectural Review Committee as depicted in Schedule attached hereto.

11. Sidewalks: Sidewalks shall be a minimum four (4) feet in width and meander throughout the Subdivision within the approved easement in accordance with any guidelines imposed by the City of Oklahoma City. A sidewalk plan will be prepared by the Declarant (with input from approved Builders) to enhance the beauty of the Subdivision.

12. Landscaping:

a. Lawns: All lawn areas must be covered with sod.

b. Landscape Area: Non corner Lots shall have a minimum landscape area of three hundred seventy-five (375) square feet and corner Lots shall have a minimum of six hundred fifty (650) square feet of landscaped area.

c. Trees: A minimum of two (2) trees are required in the front yard of each Lot, except corner Lots which are required to have a minimum of three (3) trees in the front yard, (one of which shall be planted in the side yard). All trees planted within the Subdivision must be a minimum of two and one-half inch (2.5") caliper and of the species approved by the Architectural Review Committee.

d. Irrigation: All Lots must have an underground, automatic timer controlled irrigation system, the spray from which should be contained to the Lot.

e. Screening: Any exterior utility equipment, air conditioning compressors or other service devices must be screened from public view by plant or other material approved by the Architectural Review Committee.

f. Lighting: Soffit lighting must be located on all sides of a residence that faces or about a Street. Pursuant to Section 2.3 (l) of the Declarations, a minimum of four (4) light fixtures, the plans for which must be submitted to and approved by the Architectural Review Committee, must be installed and operational in the front of each Residential Dwelling. In addition, down cast Soffit lighting must be installed on all Soffits that are viewed from any street in the subdivision. Up lighting, down lighting, tree mounted lighting and additional exterior lighting is encouraged, however all exterior lighting on a Lot must be approved by the Architectural Review Committee.

SPECIAL REQUIREMENTS. Any damage sustained to Developer installed or existing trees or fences by a Builder or a Builders' subcontractors or agents will be repaired by the Developer and the charge therefor billed to the respective Builder.

CONSTRUCTION REQUIREMENTS. Hours of construction - 7:00 a.m. and 9:00 p.m., Monday through Saturday. All construction activities shall be undertaken with care to minimize interference with traffic and to protect the general public.

All building materials stored on a Lot will be kept in a neat condition so as to not detract from the appearance of the Subdivision and so as to give the visual impression from adjacent Streets of a safe, clean, and orderly work site. All scrap materials and trash will be confined to a particular area on each Lot. Trash is to be placed in a wire mesh or solid container at the end of each day and is to be removed frequently to prevent overflow from the container (this requirement will also apply to any construction office). Builders must protect all Street and utility improvements from damage and will be responsible for any damages resulting from their activities. Roads are to be kept clear of equipment, building materials, dirt, mud, and debris. It will be the each Builder's responsibility to remove any mud and dirt daily from Streets within the Subdivision caused by Builder's construction traffic.

STREET CLEANING. It shall be the responsibility of each Builder to keep the Street in front of their respective Lot clear of all debris, mud, and/or building material. In the event that the Developer is notified by the City of Oklahoma City to clean the Streets, the Developer shall have the right, but not the obligation, to cause said Streets to become compliant and charge such Builder for any costs incurred in connection therewith.

CONCRETE TRUCK WASHOUT AREA. The Developer will designate (and be responsible for removing washout debris at such times as Developer deems necessary) a washout area for concrete trucks. Any concrete or other debris deposited in an unapproved location will result in an assessment of One Hundred Dollars (\$100) per occurrence to the Builder.

SIGNAGE RESTRICTIONS. Builders will not place signs within the right-of-way of any Street or road providing access to or within the Subdivision without the Architectural Control Committee's prior written consent. Subject to these Architectural Guidelines and the Declarations, Builders will be allowed one (1) sign on each Lot owned by the respective Builder advertising the Residential Dwelling for sale. All signs will be of a size designated by and design approved by the Architectural Review Committee.

VIOLATIONS OF GUIDELINES. The Architectural Review Committee shall notify a Builder of any infringement of these Architectural Guidelines by telephone and in writing via facsimile. The Builder shall have ten (10) business days from receipt of notification (whether telephonic or written) to remedy the infringement. If such infringement is not corrected within three (3) business days after such ten (10) business day notification period, Developer shall have the right but not the obligation, to correct the infringement. All costs associated with Developer's correction of the infringement, plus a surcharge of fifteen percent (15%) will be charged to the Builder. Further, a fine of One Hundred Dollars (\$100) per day may be assessed against the Builder for each day the infringement remains uncorrected after the elapse of the three (3) day period. Uncorrected Builder violations and any assessment (including, but not limited to, any penalty, fine, cost, expense, or attorneys' fees incurred) imposed as a result thereof shall be enforced in the same manner as nonpayment of assessments imposed by the Association, which assessments, together with any penalty, fine, cost, expense, or attorneys' fees imposed), may be retained by the Developer from any deposit paid by the Builder pursuant to the Agreement to Purchase. The Developer shall have the right, but not the obligation, to pursue such legal remedies as Developer chooses, to collect the balance, if any, owing by the Builder to the Developer.

SCHEDULE "1"
REGENCY POINTE
ARCHITECTURAL CONTROL COMMITTEE
NEW CONSTRUCTION REQUEST FORM

To: Regency Pointe Property Owner's Association, Inc.

Date of Request: ___/___/___

C/o Architectural Review Committee

3000 S. Berry, Suite 120

Norman, Oklahoma 73072

Fax: (___) ___-___

Email: jade@providenceig.com

A request is hereby made for the Architectural Review Committee's approval of the plans and specifications as described herein.

Builder: _____

Return Fax number: _____

Projected Start Date: _____ Is this a resubmittal? _____

Lot: _____ Block: _____

Property Address: _____

Plan/Elevation Number: _____

Square Footage: _____

Brick-Rock/Mortar Selection: _____

Garage: 2 Car (requires variance) 3 Car Attached Detached

Driveway: Left Right Rear Side

I understand that the Architectural Review Committee will act on this request as quickly as possible and contact me in writing regarding their decision. I hereby agree not to start construction without said prior written approval.

Builder's Representative

PLEASE INCLUDE A COPY OF EACH: PLOT PLAN INCLUSIVE OF FENCE ALIGNMENT AND LANDSCAPING OUTLINE. AND ONE ELEVATION WITH THIS APPROVAL FORM. FAILURE TO INCLUDE THESE ITEMS WILL DELAY APPROVAL.

Approved: _____ Approved with Changes: _____ Rejected: _____

Date Approved: _____

CHANGES/COMMENTS:
