

EXHIBIT "E"
ARCHITECTURAL AND DESIGN RULES
ADOPTED BY THE DESIGN REVIEW COMMITTEE
OF HIDDEN OAKS

The following uses and restrictions are hereby adopted by the Design Review Committee as a guide for the review and approval of any Improvement upon any Lot or Commons. These rules are intended as a guide to the Design Review Committee in order to maintain the harmony, character and charm of Hidden Oaks and to enhance the value of each Lot and the neighborhood as a whole. The rules may be amended at any time as provided in the Declaration of Covenants and Restrictions of Hidden Oaks.

- a. Submission of Plans for Approval. No construction or erection of any nature whatsoever shall be commenced or maintained upon any Lot or the Common Elements (except as is installed or approved by the Declarant in connection with the initial construction of structures or buildings on the property); nor shall any exterior addition to, or change or alteration thereon, be made unless and until two (2) sets of the plans and specifications showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to the Design Review Committee and approved as to the harmony of external design and location in relation to surrounding structures and topography, in writing by the Design Review Committee. Samples of exterior building materials (i.e. brick, stone, roofing, paint, siding and trim) shall be presented to the Design Review Committee along with the plan and specifications.
- b. Size and Height. Residences constructed shall be the height and contain the minimum floor space, as follows:

See Section 8.09 Architectural and Design Standards

- c. Materials. The principal exterior of any residence shall be at least sixty (60%) percent brick, or natural stone, and forty (40%) percent may be lap siding or other material which will blend together with brick, stone or stucco. It is the intention of this restriction to allow panels of other materials than brick, or natural stone to be used, but in no event shall a continuing wall consisting of forty (40%) percent of the exterior of the residence be built of material other than brick, or natural stone. This restriction is intended to restrict the principal exterior of residences to masonry in their construction, but is modified to allow the use of other materials to blend with the masonry to eliminate repetition of design. Any deviation from the above must be approved, in advance, by the Declarant.

In computing the required square footage of ground floor space for masonry, the doors and windows are excluded and the vertical space is from the exterior finish grade to the top of the plate of the first floor.

- d. Landscaping and Lawns. The Owner of each Lot shall be required to expend the minimum sum of ½ of 1% of the total cost of the Home and Lot for trees and shrubs or perennial plants to be placed on each Lot owned. The expenditure must be made and the trees and shrubs planted within six months after the date a certificate of occupancy is issued for the Lot, unless an extension is approved by the Design Review Committee. No amount paid for grass, dirt, sprinkler systems, etc. shall qualify for this minimum expenditure. The Builder of each Lot shall be required to install at least 10,000 square feet of sod between the front of the residence and the roadway prior to transfer of property from Builder to Purchaser or within two months of occupancy ever occurs earlier, or in the alternative, if the nature and character of the lot prohibit said installation of the minimum amount of sod, submit a turf grass plan to the Design Review Committee which shall be implemented within two months after a certificate of occupancy is issued.

- e. Floodlights and Landscape Lighting. Outdoor floodlights and landscape lighting must be approved by the Design Review Committee and must not be offensive to adjoining property.
- f. Architectural Styles. The Design Review Committee shall have the ultimate authority and discretion in approving the architectural styles of structures in Hidden Oaks and may in this regard make the final determination whether the style of home proposed is in harmony with the atmosphere of the development and in conformity with the intent of the Design Review Committee.
- g. Roof Pitch. Roof pitch minimum shall be 8-12 pitch UNLESS OTHERWISE APPROVED BY THE DESIGN REVIEW COMMITTEE.
- h. Roof Construction. In addition to the approval of the Plans and Specifications for construction of buildings and structures on any Lot, all roofs and roof materials shall be specifically submitted, by separate letter, to the Design Review Committee for their review and written approval prior to construction of the structure or installation of roofing material. Acceptable roofing materials shall comply with the following:

Acceptable roofing material shall be 30 year or more asphalt composition single shingle similar to, but not limited to Elk Products-Prestige P+ or Timberline Ultra Series. Color: Weathered wood or Shadow or other colors that are of matching tone, in the event these named colors not be available. Copper, painted metal or lapped valleys are required. Any deviation from these must be approved by the Architectural Committee or the Declarant.

- i. Guttering. Guttering is required over porches, walkways, and garages on all homes and garages.
- j. Fences and Retaining Walls. No fence or retaining wall shall be constructed or installed until the location, design, material and quality of same shall have been approved by the Design Review Committee. No fences may be installed within the street easement or in front of the residential structure. Appropriate fence material, subject to approval by the Design Review Committee, is chain link fence. The Design Review Committee may grant variances to the fence requirements if, in its discretion, the fence meets the objectives of the Covenants of Hidden Oaks.

All adjoining fences must be set back at least two (2) feet from the front of any building structure upon which the fences may abut, unless such fence is determined by the Declarant to be the equivalent of the building structure. All Common Area fences, if the only fence present at that location, shall be maintained by the owner of the abutting lot.

- k. Construction Period. Upon commencement of excavation for construction on any Lot or Lots in this plat, the work must be continuous, weather permitting, until the Residence and other Improvements are completed. No delay in the course of construction within a period of fourteen (14) months will be permitted, unless further extension of time for the completion of said Residence and Improvements is given by Declarant. If no such consent is given the Declarant or its designee may, but shall not be obligated to, complete such construction.
- l. Structure. Footing and stem foundation construction is required. No exposed stem walls and/or concrete.
- m. Pool Cabanas, Detached Buildings, and Barns. No metal buildings, tents, trailers or temporary structures shall be permitted to be erected or maintained within Hidden Oaks, except as specifically provided herein. Provided, however, cottages, and other outbuildings may be constructed and maintained after the plans, specifications, design and location of same have been approved in writing by the Design Review Committee. Any outbuilding shall be limited to a footprint of 25' by 25' maximum side wall height of 9' from the base of the pad. Such structures must correspond in style, architecture and materials to the principal residence.

Further, each Purchaser may, upon completion of a primary residence, erect a "Morton Style" metal building after the plans, specifications; design and location of the same have been approved in writing by the Design Review Committee. The minimal standards for the "Morton Style" building shall include contrasting wainscoting and matching roof color, roll-up overhead door, height limitation of nine (9) feet for sidewalls, a limitation of 3/12 to 5/12 pitch for roof height, installation of windows of alike architectural style to those of the residence on the front or sides facing the roadway is required, a dimensional limitation of 25'x25' footprint size, concrete flooring and a 12 foot concrete approach is required, and guttering is required.

- n. Treehouses and Playground Equipment. No treehouses or platforms in trees play towers or others similar structures or equipment shall be located in front of the front building limit line or within fifty feet of any Lot boundary.
- o. Garages. Garages may be side, front, or rear entry.
- p. Basketball Goals. Basketball goals must be free standing and positioned behind the front line of the Residence, Basketball hoops/goals attached to the home or garage are prohibited. Location of basketball goals must be approved by the Design Review Committee.
- q. Above Ground Pools. No swimming pools with a capacity of more than 150 gallons of water shall be installed, placed, erected or maintained above the surface of the ground of any Lot.
- r. Erosion Control. During construction of any improvements on any Lot, erosion control must be maintained by the Owner/ Builder to control runoff onto the street, common areas, or adjoining property.
- s. Mailboxes. Each home must have a masonry mailbox set next to the street which contains the address of the property. The address must be displayed in the mailbox in a cast concrete or stone insert. All mailboxes shall be approved by the Design Review Committee.
- t. Chimneys. Brick, stone, stucco, or other material approved by the Design Review Committee are required for any fireplace located on an outside wall with an exception being made for metal chimneys on the back of any residence which are not visible from the road.
- u. Yard Ornaments. No sculpture or lawn ornaments of any kind will be permitted in yards visible from the street without the written consent of the Design Review Committee.
- v. Driveways. SEE SECTION 8.09 (C) of the Declaration of Covenants and Restrictions of Hidden Oaks