

Quail Crossing Residential Association
Design Review Guidelines
Section 7 Article 7.01

1. ARCHITECTURAL CONTROL:

The Architectural Control/Design Review Committee will reserve the right to approve all aspects of the exterior design of a house and improvements to be added to the property including but not limited to fencing style, type and color, exterior color schemes, building additions and styles, free-standing structure maximum dimensions, landscaping modifications, patios, etc. Homeowners will receive written response within thirty (30) days of the date your submittal is received. Please also see Article VII in the Declaration of Covenants for Quail Crossing Residential Association, Inc.

2. FENCING:

All fences must meet a uniform design program for all fencing on lots within the subdivision. Please consult the Fence Specification sheet, (Attached as Exhibit A), detailing allowable styles, materials and required stain color(s) for compatibility with perimeter/common area fences.

Fencing of any kind is forbidden in front yards, with the exception of split rail fencing which would extend perimeter lot fencing.

The required fencing is for the wing fence from each house to the side yard property line. Rear yard fences are optional but must be submitted for review and approval before installation.

3. ROOFING:

Asphalt shingles will be permitted. No bright colors will be allowed. Sheds, additions to the home or any other structures on the property should have matching shingle colors.

4. STORAGE SHEDS/STORAGE UNITS:

All storage sheds must be submitted for review. Plans and specifications showing the nature, kind, shape, height, materials, location and color scheme as well as location in relation to surrounding structures and topography must be included. In general, no sheds larger than 6'Hx8'Wx10'L will be allowed. Maximum wall height of 6'H, and maximum peak height of 10' is to be measured from grade. It is desirable that sheds be made of similar material and painted to match the color scheme of the house. In no event will metal sheds be approved. Pre-fabricated sheds constructed of wood or plastic materials will be subject to DRC approval. In general, no more than three storage units or more than a total of 100 Square Feet of covered storage will be permitted on a single lot.

5. LANDSCAPING:

Full yard landscaping is required within 9 months of occupancy of residence. Landscaping will be fully irrigated on a time clock and should include a minimum of 1 tree (2" diameter) in the front yard, 1 tree (2" diameter) on a corner lot side yard, and 4 five (5) gallon shrubs on each lot and a minimum of 60% sod ground cover. Maintenance of landscaping is the responsibility of the homeowner. Landscaping is to be maintained in a manner that does not detract from the aesthetics of surrounding lots. Homeowners will be responsible for the maintenance of the area between the sidewalks and the curbs in the front yards.

6. SIDING/EXTERIOR COLORS:

No metal siding of any kind or diagonal siding will be allowed. No natural wood stained siding will be allowed. No bright obtrusive colors either on the siding or the trim. Color selection is subject to approval of the Architectural Control Committee.

7. SOLAR COLLECTORS:

Any solar collectors will need to be flush with the roof surface and in no case facing the street.

8. ANTENNAE:

No microwave dishes or similar satellite structures over on meter (39.37") in diameter will be allowed on or next to any structure. The suggested location(s) for satellite dishes or antennae are: above the first floor roof line, attached to the side of the home at the soffit-line, or to the rear half of the home, not visible from the street. All such devices should be located so as to minimize the visual impact of other residents.

As directed by Congress in Section 207 of the Telecommunications Act of 1996, the Federal Communications Commission (FCC) adopted the Over-the-Air Reception Devices Rule (OTARD). The rule prohibits most restrictions that: (1) unreasonably delay or prevent installation, maintenance or use; (2) unreasonably increase the cost of installation, maintenance or use; or (3) preclude reception of an acceptable quality signal..

The Quail Crossing Design Review Committee simply requests a submittal informing Committee of antennae or dish installation at your property. The suggested installation locations are for the preservation of the visual quality of the Quail Crossing Community.

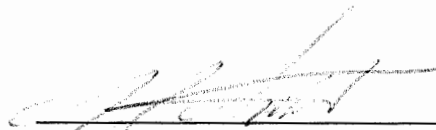
9. GAZEBOS or TRELLISES:

The Maximum allowable height of any decorative, open frame structure is 8'0". All structures of this nature must be submitted for Architectural review and will include pictures, finished height, width and length dimensions, color and materials lists, and any other details necessary to explain the submittal.

Signed this 15th Day of November, 2006

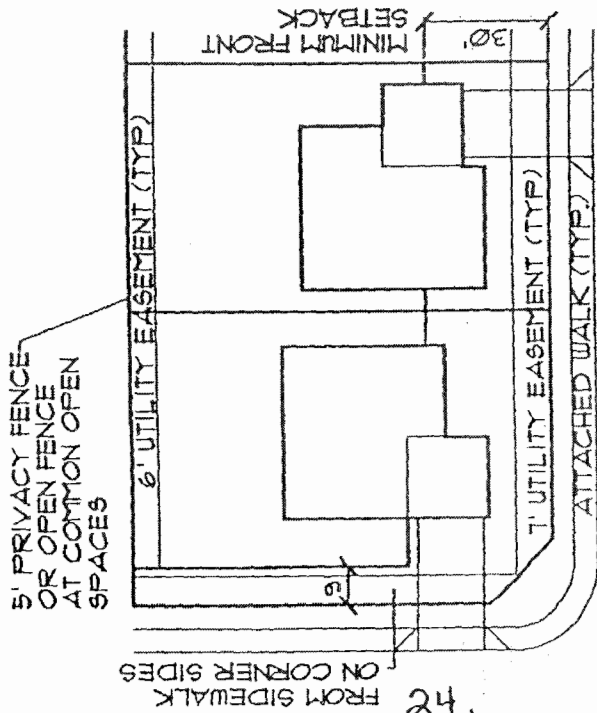


President



Attest

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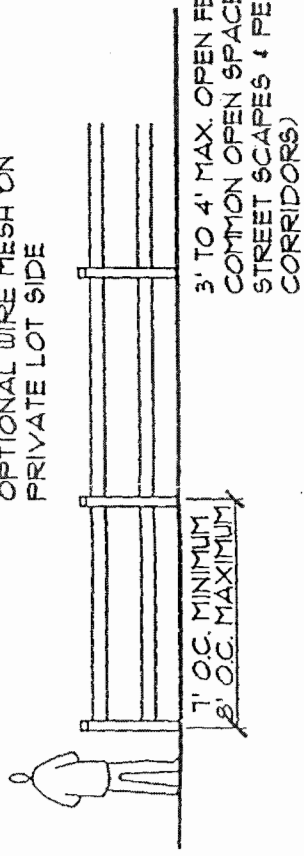


TYPICAL CORNER LOT TYPICAL INTERIOR LOT

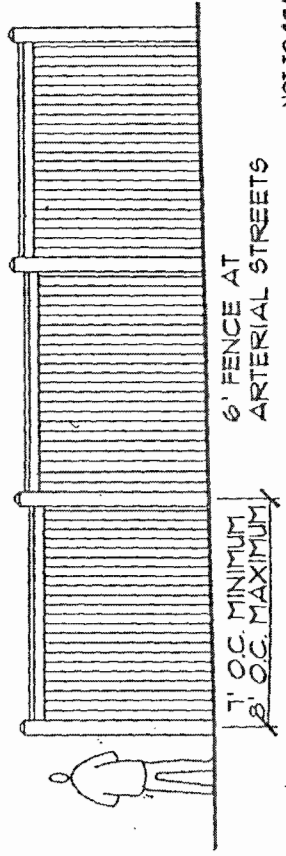
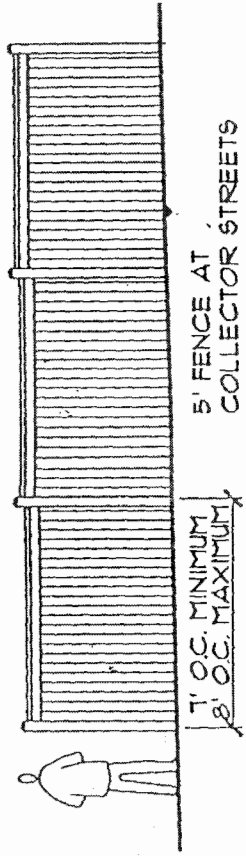
NOTES:
 1. THE MORE ATTRACTIVE/ FINISHED SIDE OF FENCES MUST FACE PUBLIC STREETS OR OPEN SPACE OUTLOTS; AND MUST BE STAINED.

2. FENCE MATERIALS SHALL BE
 #1 GRADE CEDAR

2 OR 3 'SPLIT RAILS' W/
 OPTIONAL WIRE MESH ON
 PRIVATE LOT SIDE



KEEP TOP OF FENCE LEVEL,
 ADJUST FOR GRADE CHANGES
 BY STEPPING THE TOP OF FENCE



NOT TO SCALE

FENCE DETAILS TYP.