

ARCHITECTURAL GUIDELINES

INTRODUCTION

The overall success of a community is achieved in part by how well houses and groups of houses relate to each other. While homes may have distinct features, they must be considerate of adjacent homes with respect to height, form, exterior finish and colors. This is managed by administering a thoughtful level of architectural design guidelines on all houses throughout the community.

The objectives of the Newland Communities Architectural Design and Construction Guidelines are to:

- Provide a pleasant and consistent environment throughout Newland communities.
- Provide interest and variety to exterior elevations, materials and colors while avoiding repetition or extreme contrasts on all housing.
- Achieve a sense of openness while properly using available lot widths.
- Provide appropriate orientation of residences to promote safety, security, and a sense of community.

The following are general guidelines for Eagle Ridge. Special design requirements for individual areas are contained in the matrix following the general guidelines.

The guidelines will be applied on a first come first serve basis. The Architectural Consultant is permitted flexibility to approve or disapprove house plans, which by their nature and design may or may not comply with the guidelines. Newland reserves the right, at its sole discretion, to waive any part of the design guidelines when Newland deems such an action is in the best interest of Eagle Ridge or Newland.

