

Architectural Development Guidelines

for



PLANTATION PLACE
AT KELLY PLANTATION

Cornerstone Development Inc.

Presented by
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Architectural Guidelines

General Overview

This Architectural Guideline is intended to offer a consistent method for reviewing the overall character of the homes built at Plantation Place. The following information illustrates the principals and details the developers feel will help create a community that increases the value of its aesthetic appeal with the construction of each home.

While the definition of good architecture is subjective and sometimes based on the opinion of the individual reviewing the design, this guideline is a collection of illustrations depicting the details, proportions and theory of design that we will incorporate into this community.

As you proceed through the architectural guidelines you will see that we have attempted to illustrate appropriate and inappropriate details. Details that are not illustrated as approved should be submitted for approval prior to construction.

As with any document of this type there will be exceptions to the recommended procedures, but unless approved by the Architectural Review Committee all submittals should be strictly based on the following guidelines.





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Architectural Character

While we are not defining specific characters of architecture that will be approved for construction in Plantation Place, there are several architectural genres that will be discouraged.

The overall character of the community will be considered "turn of the century Americana". Atlanta's Morningside and Ansley Park as well as Birmingham's Mountainbrook are a few of these older communities that emulate the character of this type of development. As you drive through these communities there is not a single architectural character, but a range of well-detailed, correctly proportioned homes that complement each other and together create a true neighborhood streetscape.

Approved vernaculars of architecture would include:

- Georgian/Colonial
- European/French and English Country
- Southern Vernacular
- Craftsman/Bungalow
- Victorian

Inappropriate vernaculars of architecture would include:

- Contemporary/Modern
- Mediterranean
- Art Deco



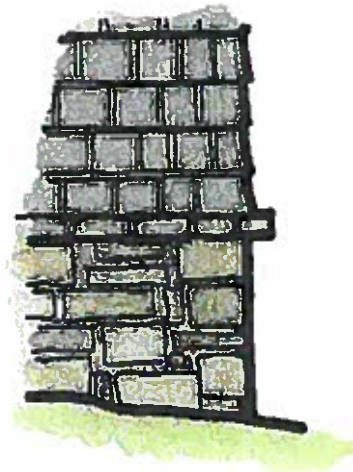
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Foundations/Slope Conditions

Appropriate

General

- All foundations to be masonry materials.
- Main level finished floors to be 24" to 36" above finished grade at front elevation.



Brick

- Introduce break of plane at level finished floor line.
- Brick shapes, rowlock band ledge are all acceptable brea





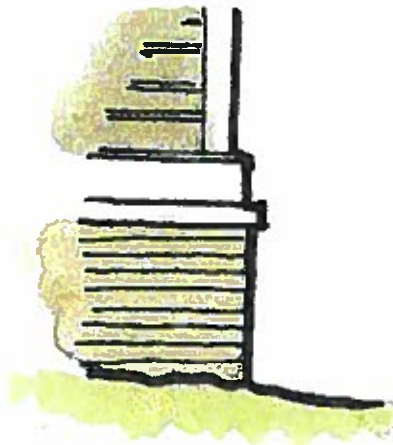
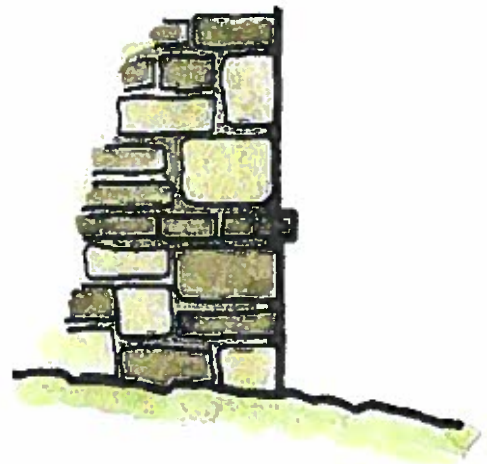
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Foundations/Slope Conditions (continued)

Appropriate

Stone

- Introduce break of plane at main level finished floor line.
- Stone ledge or band are the only acceptable breaks.



Siding and Shingle

- Foundation below must be masonry material (brick, stone or stucco)
- Drip cap at transition or skirt is acceptable transitions based on architecture.