

SNOWDEN PLACE

A PRIVATE, GATED RESIDENTIAL COMMUNITY

STATE OF ALABAMA)

COUNTY OF MOBILE)

**The Design Guidelines For
SNOWDEN PLACE
A Residential Subdivision**

These Design Guidelines for SNOWDEN PLACE, a residential subdivision, made this ____ day of _____, _____, by PAPHILLION ENTERPRISES, LLC, an Alabama limited liability company (the "Developer").

These Design Guidelines are provided for in Section 3.01 of the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations, and Conditions Applicable to the Snowden Place, a residential subdivision recorded at Real Property Book _____, Page ____ (the "Covenants") and supplement the Covenants. The following specifications are meant to serve as an outline of the methods of construction and types of materials that are required as a minimum standard for all single-family residential homes built in Snowden Place.

OVERALL DESIGN THEME

Snowden Place is Mobile's newest and most carefully planned "Smart-Growth" community. Nestled amongst numerous beautiful, thoughtfully preserved live oak trees, and situated on a 3 acre lake with pier and community gazebo, each of the new, custom "green" homes built in the private, gated, pedestrian-friendly community will offer "Craftsman" or "Arts and Crafts" design elements reminiscent of so many of the new homes built in the early 1900's throughout the South. This unique, historic architectural style features slightly-pitched roof lines, gabled or hipped roofs, deeply overhanging eaves, exposed rafters, decorative brackets under the eaves, front and side porches, tapered columns, double-hung windows featuring classic 4 and 6 over 1 designs, etched and stained glass, hand-crafted stone, intricate woodwork, and myriad varieties of exquisitely stylish building materials. Each of the exterior finishes and colors will be carefully selected to be in harmony with each other and their incredible surroundings, creating an overall continuity of design for the entire neighborhood. A great deal of thought and imagination went into the planning, design and development of Snowden Place. Every attempt possible was made to create a truly special place where everyone will know each other, and where young and old alike can stroll, visit and play in a charming, beautiful, and very secure, exclusive community. The

Developer believes that when completed, it will be not only the most conveniently located, but also the most prestigious and sought after address in West Mobile.

HOUSE PLANS

The Developer has provided all house plans (the "Plans"). The reverse image of each model has also been provided when the house needs to be reverse-sited on a lot. While some minor variations to the exterior elevations of each house may be permitted, the Developer or Architectural Review Committee must approve any elevation changes that deviate from the original plans prior to making the changes.

All plans have been reviewed and approved by, and will bear the engineering seal of _____, Registered Professional Engineers licensed and authorized to perform engineering services in the City and County of Mobile, in the State of Alabama.

FOUNDATIONS AND SLABS

All foundations and slabs shall be either monolithic poured concrete, or concrete block wall with poured floating slab. The use of post-tension slabs is allowed when applicable. Any exposed concrete block used in preparation of the foundation and/or slab shall be covered with brick or stucco.

FRAMING

All houses are to be constructed with conventional wood framing or metal stud framing.

EXTERIOR FINISHES

The Following materials are approved for the exterior finish:

(1) Brick:

The following list is an approved list of new bricks: Manchester, Old Town, Old Birmingham, Old Jackson, Fondren, Chattanooga, Colonial Virginian, Hard Tan, Old English Regent, Manteo, St. Louis, Westminster Cambridge, Smithsonian, Arlington Antique, Chicago Antique, Riverview, Cobblestone, Culpepper, Robinson Cambridge, Old Georgian Tudor, and Old Waverly. Additional styles may be used; provided, however, the Developer or Architectural Review Committee approves them prior to application. The use of old, antique, or used brick is highly encouraged in place of new brick. This list may be changed or updated from time to time due to supply.

(2) Stucco:

All stucco must be conventional stucco applied with wire lath having a preferred fine or medium textured finish. Styrofoam sub-base is not acceptable. The Developer or Architectural Review Committee must approve color selections prior to application.

(3) Exterior Siding:

Exterior siding materials can be real wood siding, or Hardie plank siding (or equivalent), which can be either smooth, grained, or "shake" style.

SOFFIT AND FASCIA MATERIAL

All soffit and fascia shall be constructed with exterior grade wood materials, or an approved paintable wood substitute such as Hardie board (or equivalent), or an approved vinyl trim material. No other materials will be allowed.

WINDOWS AND DOORS

All windows must be wood, vinyl clad, or vinyl, and all doors must be wood, painted fiberglass, or painted steel doors, and shall be installed as specified in the window and door schedule in the plans. Exposed wood windows must be milled from a dense weather resistant hardwood such as oak, poplar, or mahogany. No aluminum or milled finish aluminum windows are allowed. Etched or stained glass may be used and is encouraged as it is in keeping with the "Craftsman" architectural style. Wrought Iron may be used as an accent to doors and windows when appropriate as an added architectural feature.

ROOFING AND ROOF PENETRATIONS

Roofing shall be textured, architectural type shingles compatible to GAF Woodline, pine or cedar shakes, or slate. Limited use of copper and/or standing seam metal roofs is encouraged. No three-tab roofing will be permitted. All roof material selections must be approved by the Developer or Architectural Review Committee prior to application. No roof penetrations, for plumbing or heating vents, fans, etc., shall be placed on the front side of the roof. A minimum number of roof penetrations is encouraged and all protruding elements shall be painted the same color as the roof covering.

CHIMNEYS

No exposed pre-fab chimney flue pipes will be permitted. Any exposed portion of a chimney outside of the building shall be constructed solely of brick, stone or stucco. If the fireplace is a metal, self-insulated type with a metal spark arrestor at the top of the chimney, a material approved in advance by the Developer or Architectural Review Committee must enclose it.

MECHANICAL EQUIPMENT

Outside air conditioning units may not be located in the front yard. They may be located in the side or rear yard. No exposed piping, electrical or heating/air conditioning system components will be permitted, with the exception of air conditioning condensers. All mechanical equipment must be screened from view using materials approved in advance by the Developer or

Architectural Review Committee. Under no circumstances will window air conditioning units will be permitted.

FENCING

A fence can divide a yard into specific areas for work or play and can screen storage, trash receptacles and other service areas. It will be important for fences at Snowden Place to be of a complimentary style in order to maintain architectural harmony.

Chain link or any other wire fences will not be permitted. A wooden, brick, stucco, wrought iron or similarly approved fence or privacy screen may be used. All fences must be approved by the Developer or Architectural Review Committee prior to construction.

No fences are allowed at the front or the sides beginning at the rear corner of the house and going toward the street.

Fences may begin at a point that is at least thirty (30') feet from the front corner of the house that is farthest from the front property line, and may run along the side property and rear property lines on the following Lots: Phase 1 – Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14; and, Phase 2 – Lots 10, 11, 12, 13, 14, 15, 16, 17, 19, and 20; and, Phase 3 – Lots 11, 12, 13, 14, 15, 16, 17, and 18. They must be constructed using wrought iron material, or an anodized aluminum fashioned to be similar to wrought iron. They may not, under any circumstances, exceed four feet (4') in height.

Fences may begin at a point that is at least thirty (30') feet from the front corner of the house that is farthest from the front property line, and may run along the side and rear property lines on the following Lots: Phase 1 – Lots 1, 2, 3, and 15; and, Phase 2 – Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; and, Phase 3 – Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. They may not, under any circumstances, exceed eight feet (8') in height. Any fence which is between six feet (6') to eight feet (8') tall shall be incorporated into the house design and be directly adjacent to or attached to the house.

GARAGE DOORS

All garage doors must be of the decorative nature illustrated on the plans. No plain faced garage doors will be allowed. The Developer or Architectural Review Committee must approve any deviation of the garage doors as shown on the plans. All garage doors shall be painted to match the exterior paint color theme of the house.

EXTERIOR PAINT COLORS

The Developer or Architectural Review Committee must approve all exterior paint colors prior to application.

SHUTTERS

All exterior shutters must be made of wood, an approved wood substitute, or vinyl as approved by the Developer or Architectural Review Committee.

DRAINAGE AND UTILITY EASEMENTS

The Snowden Place Homeowner's Association shall maintain all drainage and utility easements, and the lake. If a Lot owner chooses to enclose any portion of these areas with a structure or fence approved by the Developer or Architectural Review Committee, the Lot owner must provide access for the Snowden Place Homeowner's Association or any authorized utility provider to maintain that easement or the Lot owner assumes responsibility for maintenance of the easement on that Lot. Neither the Developer nor the Homeowner's Association assumes any liability for any damage to any Lot or portion thereof which has to be removed in order to maintain the easement area.

DRIVEWAYS

All driveways and parking areas shall be surfaced with concrete, brick pavers, or similarly approved material. Surface material shall begin at the street and be provided on the entire drive. No driveways shall be located closer than two (2') feet from any side property line.

LANDSCAPING AND IRRIGATION

Each lot shall be landscaped and irrigated so that all property areas not covered by buildings or driveways are landscaped and irrigated. Landscaping and irrigation plans must be submitted for approval to the Architectural Review Committee and Developer or Architectural Review Committee prior to completion, and completed before occupancy. Any changes after approval of initial submittal will require approval by the Architectural Review Committee and Developer or Architectural Review Committee. If landscaping and irrigation cannot be completed prior to occupancy, a refundable deposit in the amount of One Thousand (\$1,000.00) Dollars shall be paid to the Developer prior to occupancy. Upon completion in accordance with the approved landscape and irrigation plan, the deposit shall be refunded.

TREES AND TREE PRESERVATION

Each property owner will be required to plant one (1) live oak tree, having a caliper of a minimum of three (3") inches at a height of four (4') feet, in the front of the house. The conservation of as many existing trees as possible is desired. Where necessary to raise the grade around an existing tree, soil should be prevented from coming in contact with the bark. If filling is required within the dripline, rock or drywall walling should be installed adjacent to the tree trunk. Additionally, vertically placed stacks of rock extending to the final grade for 2/3 of the diameter of the dripline should be installed. If a tree is to survive, its roots, bark and leaves must be largely under aged. Preserving trees necessitates preserving existing grade. Cutting within the driplines of the trees should be minimized. When it is necessary to lower the grade adjacent to a tree or group of trees, the cut should occur outside of the dripline.

LIGHTING

Outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from the view of bright light sources. Illumination necessary for evening activities must be directed downward and only bright enough to provide for the safe traverse of steps and paths. Whenever possible, functionally required lighting should be integrated into such features as steps, handrails, posts and curbs. No floodlights, bug lights, or spotlights are allowed that create a noise or sight nuisance to adjacent property owners

Pleasant accent effects can also be achieved through the use of landscape lighting. Accent spotlight fixtures directed upwards into tree foliage can provide low intensity but often dramatic illumination of nearby pedestrian areas.

Landscape "up-lighting" should be unobtrusive in appearance or hidden from view. Lighting along driveways and paths must have a mounting height no greater than three (3') feet and use no more than sixty (60) watt incandescent lamps. Exterior light fixtures on homes must be of a baffled design and not create a nuisance for adjoining property owners. All landscape fixtures must be shielded by planting and concealed in daytime. No color lens or lamps will be allowed. No floodlights of any type will be allowed. Exterior pole mounted lighting must be architecturally compatible with the house and surrounding area and will be approved in advance by the Developer or Architectural Review Committee on an individual basis. If approved, all exterior pole mounted lighting must be located in a five (5') feet square area, located directly adjacent to both the street and the driveway. The Developer or Architectural Review Committee must approve any other location in advance.

DECKS, PATIOS AND PORCHES

Yards and terraces should be designed to be an extension of the architecture. A well-planned patio/deck adds living area to your property.

In order to decide the location of your patio/deck, it is important to know the physical assets of your property as well as the requirements of deck design and construction, setbacks, and deed restrictions.

The paving materials used should be consistent with or complement the architecture of your house. Brick, stone, tile, wood or concrete are recommended.

The area under decks, patios and porches shall not be open to view. The approved exterior finished building material of the house or painted lattice work shall be used to enclose the underside of all decks, patios and porches. Written approval from the Developer or Architectural Review Committee is required before other screening material is used. Landscaping alone will not provide the amount of screening required.

SWIMMING POOLS AND FOUNTAINS

Due to the small size of the lots in Snowden Place, only a few lots are large enough or are positioned within the development such that a fence enclosure would not lend itself to the “open, community nature” of Snowden Place. Therefore, swimming pools will be permitted with their design, finish and site-placement to be approved in advance by the Developer or Architectural Review Committee on the following lots: Phase 1 - Lots 1, 2 and 15; and, Phase III – Lots 6, 7, 8, 9, and 10. Fountains add character to patios and will be permitted but must be approved by the Developer or Architectural Review Committee. Hot tubs and spas will also be permitted but must be approved in advance by the Developer or Architectural Review Committee.

GAZEBOS, ARBORS, AND TRELLISES

Gazebos, arbors and trellises can also be very pleasing landscape elements that will be in harmony with the Snowden Place theme. It is important to view these as permanent structures and to design them accordingly. All gazebos, arbors, and trellises must be approved in advance by the Developer or Architectural Review Committee prior to construction.

LAWN ITEMS

No bird baths, frog ponds, flag poles, lawn sculpture, artificial plants, birdhouses, rock gardens or similar types of accessories and lawn furnishings are permitted in any front or side yard. However, any such item may be placed in the rear yard provided it is placed a minimum of fifteen (15') feet from the rear property line.

GAMES & PLAY STRUCTURES

All basketball backboards and any other fixed and play structures are subject to approval by the Developer or Architectural Review Committee and shall be located at the side or rear of the building. Tree houses or platforms of a like kind or nature shall not be constructed without prior written approval of the Developer or Architectural Review Committee. Swing sets may not be placed in any front or side yard, but may be placed in the rear yard provided they are placed a minimum of fifteen (15') from the rear property line.

GARBAGE RECEPTACLES

A private company contracted for by the homeowner's association will provide garbage service for each home within Snowden Place. The Developer or Architectural Review Committee will specify the type of garbage receptacle. All garbage containers shall be kept in a clean and sanitary condition, and shall be so placed or screened by shrubbery or other appropriate material approved by the Developer or Architectural Review Committee so as not to be visible from any road within sight distance of the Lot at any time except during refuse collection. No exceptions whatsoever will be permitted at any time.

MAIL BOXES AND HOUSE NUMBERS

All mailboxes and house numbering graphics will be a standard design throughout the

community. The Developer or Architectural Review Committee will provide design and location.

CHANGES TO ORIGINAL PLANS

The Developer or Architectural Review Committee or the Architectural Review Committee must approve any changes to the original plans prior to beginning of construction.

ENFORCEMENT OF THESE GUIDELINES

These guidelines shall be enforced according to and in the same manner as provided for in Section 15.02 of the Covenants.

IN WITNESS WHEREOF, the parties hereto have executed these presents and on this ____ day of _____, ____.

PAPILLON ENTERPRISES, LLC

By: _____
James L. Busby, Managing Member

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES L. BUSBY, whose name as MANAGING MEMBER of PAPILLON ENTERPRISES, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the ____ day of _____, ____.

Notary Public
My Commission Expires: _____