

## **EXHIBIT A**

### **ARCHITECTURAL DESIGN STANDARDS AND CONDITIONS**

For the

### **THISTLEDOWN DEVELOPMENT**

Residences at THISTLEDOWN are to be compatibly designed in the style of classic European (prototypes exemplify the design in addition to these standards). Owners and builders may select a prototype house plan or submit a custom design that meets the following standards and conditions. These serve as guidelines for the Architectural Committee (AC) in its review and approval of all plans for the residences, garages, fences and landscaping as well as any future improvements.

#### Composition and Responsibilities of Architectural Committee

The AC is in place to ensure the highest level of quality and compliance with the standards. Membership on the Architectural Committee consists of at least three and a maximum of five persons with experience in construction, design, and landscaping. One or both developers will serve on the AC for the initial two years or until the Association is prepared to assume these responsibilities. The AC reserves the right to grant variances on a case-by-case basis. Interpretations will be made at the request of the owner/builder. The AC does not assume responsibility for the technical, structural, or safety of the design. Nor does it review compliance with local codes or laws. These are the responsibility of the owner, design professional or contractor.

#### General Design Restrictions

- THISTLEDOWN is dedicated to conservation in the design and maintenance of all structures and land whether owned individually or in common. Therefore, every residence must meet Energy Star requirements.

- Single story residences should contain at least 2,100 square feet of heated floor space, and two-story residences contain at least 2,400 square feet with the ground level not having less than 1,600 square feet, exclusive of porches, screened and unscreened, garages, basements and breezeways.
- The preferred finished ceiling height is ten (10) feet for all main floors. In no case should any main floor ceiling height be less than nine (9) feet without the approval of the AC. All exterior doors on the main level shall be no less than 96 inches and be of architectural grade or equal; windows and other openings should be proportionately scaled.
- Courtyard entrances are preferred, with attached garages, which may be built on or near the front setback line. Garage entrances should be side-loaded and not visible to the main road (Thistle Brook Court). The paved driveways should be adequate to accommodate off-street parking for at least two automobiles.
- Porches and decks are encouraged at the rear of the residence to overlook the common area at the back of each Lot.

Exterior treatments:

- Exteriors must be predominately brick or stone on three sides with wood (hardy plank) siding, in which the siding and the brick is painted in an approved color.
- House foundations need to be stone or brick.
- Where shutters are specified, they must be hinged and operable and in correct proportion to the applicable windows and doors.
- Roof slopes should be a minimum of ten to twelve. Excluded from this requirement are small roof areas (i.e., above bay or bow windows), which may have a lesser slope.
- Roof shingles shall be the 25-year, heavy architectural type or equal. No wood shakes or shingles will be acceptable.

- Paved driveways abutting the street should be of a design, type of material and location approved by the AC. Decorative pavers are permitted.
- Mail boxes will be uniformly designed and may, at the discretion of the Developer, be provided in accessible common areas. The homeowners at final closing may be an amount not to exceed \$400 toward that cost. The structure(s) will be maintained by the Association.

Frontage, Side and Rear Setbacks:

- No building shall be erected on any Lot nearer to the front lot line than the Building Setback lines shown on the county-approved survey and layout of plats.
- No residence will be constructed nearer than seven and one-half (7.5) feet to any side lot or constructed on the utility easement at the rear lot line. Garages may be five (5) feet from the side lot lines. The AC may approve minor deviations from the requirements of this paragraph in the event that strict imposition of the provisions would result in a hardship because of the size or topography of any individual lot, provided that such deviations do not violate County of Greenville ordinance requirements.

Fences, Walls and Hedges:

- Any enclosure forward of the main structure's foundation shall not exceed three (3) feet in height.
- No walls or fences shall be constructed forward of the rear corner of the house (except what is approved by the AC as decorative structures). Fences, walls and hedges erected in the rear yard shall not exceed six (6) feet. All fence rails shall be constructed of cast aluminum, wrought iron or wood. Fence columns may be wood, brick or stone. Vinyl and chain link fencing of any kind is prohibited.