

HIDDEN SPRINGS RESORT HOA DESIGN GUIDELINES

I. Introduction

These Design Guidelines are part of the restrictions governing the development of Hidden Springs Resort. These Design Guidelines will serve as the framework of construction and exterior modifications with structures within Hidden Springs Resort. These Design Guidelines also set forth procedures to insure performance and implement quality standards. Re-evaluation and updating of the criteria will occur as deemed necessary.

These Design Guidelines deal with both site and development concepts. As necessary, certain details of construction are discussed to enhance the architectural quality and aesthetic value of Hidden Springs Resort. To insure compliance with the concepts and standards outlined in these Design Guidelines, a review process has been formulated and included to guide the development of Hidden Springs Resort. It has been the policy that all cabins in Hidden Springs Resort should blend with nature and with each other and not “stick out” even as a showpiece.

These Design Guidelines do not create rights in any third party or bind Hidden Springs Resort Homeowners Association, Inc., (the “Homeowners Association”). The Homeowners Association expressly reserves the right to modify or amend these Design Guidelines or to waive the application of any particular provision of them.

In the event of any conflict between the terms of these Design Guidelines and the terms of the Master Declaration of Protective Covenants, Conditions and Restrictions for Hidden Springs Resort as amended or supplemented from time to time (the “Declaration”), the terms of the Declaration shall control.

II. Design Review Procedure

A. The Design Review Committee. The Design Review Committee (“DRC”) has been formed to promulgate these Design Guidelines and the application and review procedures for new construction and modifications to existing structures. The DRC shall consist of three (3) members appointed by the Board of Directors. Each member of the DRC shall have an equal vote, and the majority of all members of the DRC shall constitute a decision for approval or denial of an application. The DRC shall meet to review applications as needed. The DRC will be controlled by the Board of Directors of the Homeowners Association.

B. Purpose of the DRC. The purpose of the DRC is to assure the protection of the covenants, the environment, and individual property values through the establishment of high standards of architectural and design review. Each application is evaluated on its own merits. The DRC will use published standards and guidelines for purposes of review, but may individually consider the merits of any design due to special conditions that in the opinion of the DRC, provide benefits to the adjacent lots, the specific lot, or to the community as a whole. The DRC may also consider the lack of conformity of a design as objectionable to the Hidden Springs Resort community as a whole. The DRC does not seek to restrict individual creativity or preferences, but rather to maintain within the overall Hidden Springs Resort, the aesthetic relationship between homes and natural amenities.

C. Design Review Process. The following is an outline of the design review process, its conferences, approvals and submittal requirements. The sequence of submittals may be altered subject to approval

by the DRC. If necessary, intermediate reviews and meetings may be requested at the discretion of the DRC. All conferences, approvals and submittal requirements set out below are requirements to be complied with before any clearing, grading, cutting, landscaping, or cutting of trees, underbrush or understory takes place, unless waived by the DRC, as the case may be, in its sole discretion. The DRC will, at the request of the owner, meet with the owner and/or his representative to discuss the schedule and design review process.

1. **Application for Cabin Construction.** Each lot owner desiring to build a new cabin within Hidden Springs Resort must submit to the DRC, a fully completed Application for Cabin Construction (Attachment A).
2. **Application for Additions, Improvements, Alterations or Modification.** Each owner of a cabin who plans to add to or modify in any manner or respect any structure, the exterior of any structure or the grading, excavating, tree removal, landscaping or other change, including re-staining or painting, to the property must first submit an Application for Addition, Improvement, Alteration or Modification (Attachment B) to the DRC, as the case may be prior to making any such addition or change. The primary goal of this design review procedures is to determine whether the proposed addition or modification conforms to the development standards and architectural criteria adopted by the DRC and is in harmony with the overall design of the Hidden Springs Resort community. Planting of plants, trees, bushes and/or flowers will not require written permission from the DRC if these plantings are not a nuisance to the neighbors, neighborhood or are of a “jungle configuration”.
3. **Commencement of Construction.** An approved Builder must begin construction within ninety (90) days after the date of the approval of the Builder’s application or forfeit all approvals, in which event, a new application must be submitted and approval obtained before commencement of construction. For purposes hereof, the phrase “commencement of construction” shall mean the pouring of the footers, or in the event of an addition, improvement, alteration or modification such event as may be determined by the DRC. In addition, construction must be completed and a Certificate of Occupancy obtained within 240 days of commencement of construction as defined as above.
4. **Variiances.** All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.
5. **Construction Reviews.** The DRC shall have the right to review the construction process in order to insure to conformance with the approved application and the standards set forth in these design guidelines.

III. Development and Construction Standards and Guidelines

The following standards and guidelines shall apply to any and all construction, improvement, alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family homesite (lot) within the Hidden Springs Resort community.

A. Start of Construction. No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the DRC has been granted.

B. Construction Hours. Construction working hours shall be from 6:30 am to 6:00 pm, Monday

through Saturday, except on certain holidays. Additional hours may be provided upon approval of the DRC.

C. Site Clean-Up. All construction sites must be maintained in a neat and orderly fashion. Trash from construction work will be contained in a trash dumpster or suitable method that will assure constant containment and stockpiling of the trash until removal from the site. The Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by the Association and billed to the responsible contractor or sub-contractor. Contractors will use only the utilities provided on the immediate site on which they are working.

D. Clearing of Site. All vegetation on the site shall be preserved where at all possible. Plants, vegetation and trees directly within the planned structure, roof overhangs, or driveway shall be removed only after prior written approval of the DRC. Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from the Hidden Springs Resort community as soon as is practicable but no later than five working days.

E. Builder's Signage. During construction, one standard sign approved by the Developer shall be allowed within the front set-back of the lot to help sub-contractors and others locate the particular lot within the development. This sign must be removed upon issuance of the Certificate of Occupancy.

F. Construction Damage. Any damage to streets and curbs, drainage inlets, sidewalks, street lights, street markers, walls, etc., may, at the Association's election, be repaired by the Association and billed to the responsible contractor.

G. Construction Spillages. Operators of vehicles are requested to see that they do not spill any damaging material while within the Hidden Springs Resort community. If spillage of a load occurs, operators are responsible for cleaning up. Clean-ups done by the Association will be billed to the responsible party. Please report any spills as soon as possible.

H. Telephone/Cable TV Lines. If any telephone, cable television, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to the Association within 30 minutes.

I. Construction Site Appearance. All personnel working in the Hidden Springs Resort community are to keep all areas in which they work free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.

J. Loud Noises Levels. Loud radios or noise will not be allowed within the Hidden Springs Resort community. This is distracting and discomforting to property owners and guests. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of cabins under construction.

K. Personnel. No children will be permitted on the property unless they are bona fide workers. No alcoholic beverages are permitted on the property. Contractor personnel will not be permitted to bring pets on the property.

IV. Design and Development Guidelines

The Following guidelines shall apply to any and all single family construction, improvement, or alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a lot within the Hidden Springs Resort community.

A. Architectural Design. Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding cabins and styles.

B. Construction Methods. The following specific provisions apply:

1. There shall be no exposed block and all finishes must be of buff colored stucco or brick.
2. There shall be no exterior sheet type siding such as T-111 or reverse board and batten. Masonite siding is prohibited in any form. Vertical or horizontal board siding will be allowed as long as it is cedar, white pine, hemlock or fir. No vinyl or aluminum siding is allowed, however soffits and guttering may be created using these materials.
3. During construction any owner/builder must take proper steps to prevent erosion, mud or silt slides into the streets or common areas. Silt fences are to be erected if necessary to prevent erosion. Driveway construction and site preparation shall be performed by an individual or company approved by the DRC.
4. Upon completion of construction, the owner/builder shall have ten (10) days to complete grading, landscaping and/or seeding of disturbed grounds.
5. All home shall have dimensional shingles or factory colored metal roof with colors consistent with those already in use in the resort.
6. All homes shall be constructed of logs, provided that the gable ends may be framed, but must be sided with cedar, cypress, or other approved siding. All homes shall have “dovetail” corners unless approved in advance by the DRC.
7. All homes shall have logs and siding treated with an approved stain and applied according to guidelines established by the DRC. In the event a home needs to be restrained, then the Owner shall be given sixty (60) days written notice that the home must be restrained. If the Owner does not complete the restraining within said sixty (60) days, then the Association may perform the work at the Owner's expense.
8. No wood fireplaces shall be allowed. Gas fireplaces are allowed.
9. No gas cooking stoves are allowed.
10. All fireplaces shall have real stone on the living room side of the fireplace.
11. All homes shall have hot tubs, which shall be approved in advance by the DRC.
12. No parquet or imitation wood floors are allowed.
13. All refrigerators must have operating ice makers.
14. Every home must contain at least seven hundred (700) square feet of heated living space and at least one (1) bedroom.
15. The following paint colors (not for stains) are approved for use on the exterior of cabins as appropriate. Please see the color chart on the HOA web site. Note that the following color references are to the color itself rather than the name which may vary by brand:

Metal Roofing

Brown, Burnished Slate, Charcoal, Brown Charcoal, Green, Hunter Green, Burgundy, Buckskin

Metal Doors and Windows

Brown, Green, Dark Red (Black or White accent trim)

Wood Trim, Shutters, etc.

Brown, Burnished Slate, Charcoal, Brown Charcoal, Burgundy, Buckskin

ATTACHMENT A

REVIEW PROCEDURE FOR HOMESITE CONSTRUCTION

1. Phase One: Preliminary Review

The purpose of the Preliminary Review phase is to determine if the proposed structure meets the general criteria of acceptable design, size, setback, placement, and elevation. Approval by the DRC indicates acceptance of the preliminary plans and design, and allows the Builder to proceed to Phase Two where more specific information, final plans, material specifications, and colors are required. It does not, however, allow the Builder to commence construction.

The following must be submitted for this phase:

- (a) Application for Homesite Construction with the appropriate application fee.
- (b) Site Plan 91/8" = 1') showing property lines, easements, setbacks, placement of structure including driveways, sidewalks, patios, pool, walls appurtenant to the structure, existing grade, fill, finished elevation, and proposed drainage.
- (c) Floor Plans, Elevations, and Building Sections (1/4" = 1') showing elevations (all sides), detail wall sections, detail roof sections, pitch, material type, minimum first floor elevation.

Two sets of the above materials must be submitted to the DRC. The DRC will review the application and return one set of plans to the Builder with the appropriate comments within ten (10) business days.

2. Phase Two: Pre-Construction Review

The following must be submitted for this phase:

- (a) Final construction plans (two sets).
- (b) Material specification and sample board, for all exterior surfaces, showing type and sample of roofs, walls, facia and trim, windows, doors and garage doors, patios, decks, enclosures and driveways.
- (c) Exterior color plan, showing color samples and textures of all exterior surfaces. If a color board is not available at the time of submission, the minimum requirement is submission within 30 days after permitting; provided, however, in no event may any colors be applied prior to approval by the DRC.
- (d) Mechanical equipment, solar panels, trash containers, etc. location and screening details.

*Builder may, if he desires, submit all of the materials required for Phase 1 and Phase II simultaneously.

The DRC will review all above materials and return one set of plans to the Builder with the appropriate comments within ten (10) business days. The official date of receipt of all necessary submittals will be determined by the date entered on the "Receipt for Required Submittals" form. Approval by the DRC of the pre-construction phase submittal will allow the Builder to apply for the necessary permits and commence construction.

APPLICATION FOR HOMESITE CONSTRUCTION

TO: Chairman, Design Review Committee
Hidden Springs Resort

As required by the Declaration of Restrictions for Hidden Springs Resort, this application for homesite construction is hereby submitted for review by the Design Review Committee.

I understand that no construction shall commence in any manner or respect until approval by the Design Review Committee has been granted.

Applicant

Date

Signature

Lot _____ Builder _____

Owner _____ Address _____

Address _____

Phone _____

Phone _____

Architect _____

Address _____

Phone _____

Anticipated Start Date _____ Project Completion Date _____

REQUIRED SUBMITTALS

Required for Application Review Phase (Check all items submitted):

Engineer Report for Stabilization of Lot

Architect drawing s of proposed cabin to include list of materials and colors used on the exterior of the cabin and type and color of roof.

Complete list of contractors and subcontractors to work on the project to include copies of business licenses, and certificates of insurance including workers compensation. The Association must be listed as additional insured on each certificate.

Copy of all building permits required by law.

Copy of Certificate of Occupancy once completed.

GENERAL INFORMATION

Number of Stories: _____

Number of Bedrooms: _____

Number of of Baths: _____

Has this floor plan been previously approved for another lot? _____

If yes, which lot(s)? _____

Is the elevation substantially different in appearance? _____

Square Footage: _____

ATTACHMENT B

DESIGN REVIEW PROCEDURE FOR ADDITIONS, IMPROVEMENTS OR MODIFICATIONS

Application by a property owner for an addition, improvement, alteration, modification, or change, including re-staining or painting, to the existing property is a two-phase process as follows:

Phase One: Application and Review

Phase Two: Final Inspection

1. Phase One: Application and Review. The purpose of this phase is to determine if the proposed alteration conforms to the development standards and architectural criteria established by the DRC and that there will be no adverse effect to neighboring properties.

The applicant will be required to submit the following:

A. Application letter

B. Detailed, thorough explanation of the proposed change, including plans, drawing, and any other pertinent information helpful to the DRC in its review.

Depending on the nature of the proposal, the DRC may also require specifications, material samples, color charts, spot surveys, or any other information deemed necessary for its review process, including approvals in writing from abutting property owners.

Once all required materials and information have been submitted, the DRC will review the application and forward a decision to the Applicant within ten (10) working days.

2. Phase Two: Final Inspection Immediately upon completion of the alteration, the Applicant shall notify the DRC who shall conduct a final inspection. Upon receipt of all required materials, and compliance with prior submittals, the DRC will grant final approval.

APPLICATION FOR ADDITION, IMPROVEMENT OR MODIFICATION

TO: Chairman, Design Review Committee
Hidden Springs Resort Homeowners Association

As required by the Declaration of Restrictions for Hidden Springs Resort, this application for an addition, improvement or modification are hereby submitted for review by the Design Review Committee.

I understand that no construction shall commence in any manner or respect until approval by the Design Review Committee has been granted.

Applicant

Date _____

Signature _____

Lot _____ Address _____

Owner _____

Address _____ Builder _____

_____ Address _____

Phone _____

Architect _____ Phone _____

Address _____

Phone _____

Anticipated Start Date _____