

**EXHIBIT A REVISED AUGUST 19, 2014**

**CONSTRUCTION STANDARDS AND REQUIREMENTS**

**Introduction**

These **Construction Standards and Requirements** (the "**Standards**") apply to the exterior design, construction, reconstruction, and alteration of the homes, additions and other improvements (including but not limited to decks, patios and porches) on the Lots within the Wedgewood Subdivision.

**Purpose:** The purpose of these Standards is to secure an attractive, harmonious residential development having continued appeal with an emphasis on the preservation of the natural beauty of the property.

**Architectural Design Criteria**

**A. Monotony Standards:**

No home shall be built within the Wedgewood Subdivision which is of the same model or similar design as another home already built or approved ("**Compared Residences**"), and

- a. located on the same side of the street on the first or second platted lots on both sides of the subject home; or
- b. located directly across the street from the subject home with the same elevation style.

The words "directly across the street" include any lot ("**Covered Lot**") or portion thereof that falls within the lot lines, as extended, of the subject home and the first or second lots on both sides of the Covered Lot.

- B. Front/Exterior Materials:** Primary architectural elements and materials that are part of the front elevation of a structure shall be included on all other elevations (sides and rear elevations) whenever practical at a ratio of approximately two to one. For example: if a front elevation is 100% brick, then the side and rear elevation should be a minimum of approximately 50% brick whenever practical on an aggregate basis (with the chimney alone not fully satisfying this requirement). Likewise, if a front elevation has pediments above the windows on a front elevation, then the side and rear windows shall have coordinating pediments or surrounds (appropriately diminished in detail and scope). Certain front elevation materials such as stone are excluded from this requirement.

A home with a "shirt front" of brick will not be acceptable. If brick is on the front elevation, then brick must be continued on the side elevations with the brick either

continuing on all elevations or having a logical termination of the brick material (in general, brick should terminate at inside corners or at a change in plane—such as an angled projection for a bay). All sides of the structure shall be designed with inclusion and balance of architectural elements: trim detailing, appointments, windows and/or doors. A façade unrelated to the rest of the structure is not in keeping with the desired design criteria.

**C. Minimum Construction Requirements:**

1. **Living Area:** Minimum square footage shall be 2,500 square feet for single-story homes, and 3,500 square feet for two-story homes.
2. **Exterior Materials:** Aluminum or vinyl siding will not be approved.
3. **Garage:** The garage for each home shall be designed, built and maintained for the storage of a minimum of three (3) vehicles. Garages shall be side loaded when feasible
4. **Garage Doors:** Raised panel garage doors, carriage doors and wood or wood composite doors (which may be painted to complement the house) are approved.
5. **Roof:** The minimum feature gables roof pitch is 6 ½. Dimensional heavy textured architectural asphalt shingles, wood shakes, or slate are approved roofing materials. Tile roofs will be considered.
6. **Chimneys:** The chimney shall fully coordinate with the architectural style and materials of the home. All chimneys must be masonry. The caps, corbels, soldier courses, flared bands, etc. should be of similar or complementary materials as the chimney.
7. **Screening.** Air conditioners and other equipment shall be screened from view from the street fronting the lot. Said screening is subject to approval.
8. **Swimming Pools and Spas:** Free standing above-ground pools are not permitted. In-ground pools or in-deck spas shall be included in the Landscape Plan with detailing regarding screening, fencing and any pool house.
9. **Driveways:** Concrete, asphalt or brick or masonry pavers are approved materials.

The Association reserves the right to amend these Standards from time to time, by a vote of the majority of the members at a meeting with a quorum or proper action in lieu of a meeting, and the Board shall have the right to grant exceptions in its specific approval of an application.