

Declaration of Covenants, Conditions and Restrictions (page 73)

The Covenants, Conditions and Restrictions adopted for the various development phases shall be designed so as to perpetuate future construction which shall be consistent with and compatible to the architectural style and exterior appearance of existing residential structures located within Phase I of the Pebble Creek Community. Specifically, the restrictive covenants for all future development phases will require minimal disruption of existing topography, maximum preservation of existing tree cover, and use of exterior construction materials and colors harmonious with the surrounding natural environments. In addition to the foregoing, such restrictive covenants as may be adopted shall address at least the following matters: architectural control committee, prohibited activities, building setbacks, minimum floor area, natural vegetation, signs and mailboxes, easement and utilities, carports, garages and driveways, vehicle parking, temporary structures and design standards.

Architectural Control Committee (page 74):

The Design Standards of all future development phases shall be consistent with the existing "Design Review Standards for Phase I", a copy of which is contained herein and made a part hereof.

Beautification Elements (page 74)

A minimum forty (40) foot buffer strip (open space) of natural or planted undisturbed vegetation shall be established and maintained along those property lines of Phase I lot numbers 161, 200, 201, and 202 which are adjacent to a townhouse or cluster home development phase.

A minimum one hundred (100) foot buffer strip (open space) natural or planted vegetation shall be established and maintained along the rear property lines of Phase I lot numbers 213, 214, and 215 which property lines are adjacent to a townhouse or cluster home development phase. Residential structure located in the attached single family area of development zone 4 (located along the west side of Stallings Road, north of Roberts Road) shall be limited to two (2) stories above grade.

## PHASING SUMMARY

Bonding commitments (page 72)

As each phase is planned and approved, the necessary bonds (including bonds for any and all planned and approved recreational improvements) will be taken out to guarantee execution of that phase as approved.