

-Phase II Minimum Floor Area - the minimum floor area required on all houses in Phase II are as follows:

- a. one story residence.....1,700 sq ft
- b. two story residence.....1,900 sq ft
(at least 1,000 sq ft of heated area shall be on the main level)
- c. one and one-half story residence.....1,900 sq ft
(at least 1,000 sq ft of heated area shall be on the main level)
- d. split-level residence.....1,900 sq ft
(at least 1,000 sq ft of heated area shall be on the main and upper level)

III. EXISTING VEGETATION AND NEW LANDSCAPING

-Preservation of Existing Tree Cover - all trees (greater than 6 inches in diameter at ground level) not located within 10 feet of the house site location, nor within the driveway and parking areas will be flagged for preservation prior to the initial homesite inspection. At this time the determination is made by the Committee that there is a valid reason for removal (i.e. disease, poor appearance, proposed new landscaping, etc.). Smaller trees which are particularly attractive (i.e. dogwoods, oaks, etc.) should also be flagged and preserved. Whenever possible, clusters of trees should be flagged with a single, continuous strand of flagging.

-Homesite Inspection - in accordance with the foregoing Homesite Inspection Procedure, all homesites will be inspected prior to the commencement of any site work or building construction. One of the main purposes of this initial inspection is to determine the extent to and manner by which the homesite will be cleared of existing vegetation.

-Protection of Existing Tree Cover - individual trees and clusters of trees to be preserved must be protected from encroachment by heavy equipment, building materials, grading, filling, burning, misdirected drainage, etc. Barriers should be located as to provide protection to trunks, branches and root systems of all trees to be preserved. Barriers must be maintained during the construction process.

-Restorative and New Landscaping - in those instances in which the committee approves the removal of existing tree cover (beyond the 10 foot building perimeter and driveway and parking area locations) and those instances in which the respective existing homesite is considered "unwooded," the submission of a restorative and/or proposed new landscaping plan will be encouraged.