



Architectural Design Guidelines
September 27, 1996

Disclaimer

The Board of Directors, the Architectural Review Committee, each director and each officer of the Association, each member of the Architectural Review Committee and the Association and, if applicable, the Declarant shall not be liable to any Owner or to any other Person on account of any claim, liability or expense suffered, incurred or paid by or threatened against such Owner or other Person arising or resulting from or in any way relating to the subject matter of any reviews, acceptances, inspections, permissions, consents or required approvals which must be obtained from the Architectural Review Committee or public authorities, whether given, granted or withheld. No approval of Plans and no publication of architectural standards or bulletins shall be construed either to represent, guarantee or imply that such Plans or architectural standards will result in a properly designed Dwelling or other improvement, or to represent, guarantee or imply that any Dwelling or other structure or improvement will be built or constructed in a good, workmanlike manner. Approval of any particular Plans shall no be construed as a waiver of the right of the Architectural Review Committee to disapprove all or any portion of the Plans if such Plans are subsequently submitted for use in any other instance.

The owner may not rely on any verbal statement or representation of any party or agent of Baycastle Properties, L.P., the Whisper Lake or Annandale Property Owners Associations, Inc., or the Annandale ARC except to the extent that such statement or representation is set forth herein.

THE NEW PLANNED COMMUNITIES OF ANNANDALE
ARCHITECTURAL GUIDELINES

Annandale is designed to be unique communities of single family homes, villas and patio homes. The Architectural Review Committee has the responsibility of approving individual building plans. The committee does not seek to restrict individual creativity or preferences, but rather to maintain total continuity throughout the community. As the community matures, the aesthetic relationships will become increasingly important aspects requiring resolution through the design process. Prior to the commencement of any construction activity of any type on any residential lot, plans for approval must be submitted to the Architectural Review Committee. Details/Documents to be included for approval that are requested by the committee are listed on the following pages as well as specific restrictions and or requirements. Approval by the committee must be received prior to the start of grading or construction.

All owners/builders expressly acknowledge and affirm that the Annandale has full authority and control over all matters relating to the approval of building plans. This authority and control extends to the review, modification, approval and disapproval of all building plans and the required implementation thereof.

It is the owner's and/or his builder's responsibility to verify the correctness of all plans and at all times to insure that the plans conform with the requirements and guidelines set forth herein as imposed and regulated by the Annandale ARC. Further, the owner and/or builder must verify that the plans comply with any local rules, regulations or ordinances.

The following items are required to be submitted for approval to the Architectural Review Committee:

PLOT PLAN:

1. Drawn to scale including all proposed structures, sidewalks, improvements, utility and drainage easements, setbacks, existing trees over 6" in diameter.
2. North arrow and scale (1" = 10' or 1" = 20').
3. Owner's name, present address and telephone number.
4. Architect's/Designer's name or Owner's representative's present address and telephone number.

ARCHITECTURAL PLANS:

1. Showing overall dimensions and area of structure - 1/4" scale.
2. Building elevations (front, rear, 2 sides) at 1/4" scale with overall height dimensions.
3. Description of all exterior materials, roof materials and colors. Samples should be provided.

DESIGN CONSIDERATIONS

Landscape:

Landscape plans should be submitted to Architectural Review Committee prior to installation of landscaping, and must be in place prior to the final building inspection.

Each individual residence must install the following:

1. Front Yard: A minimum of 2 shade trees (preferably a hardwood species such as oak) min. 2" cal. 10-12' height. (In circumstances of existing hardwoods this may be waived.)
2. Front Yard: 3 gal. plants for medium to large shrub types (Medium size being defined as a plant whose eventual height will be at least 36")
3. Front yards must receive solid sod. No sprigging or "checker board" sodding will be accepted. The committee may postpone or approve a substitute in rare or unusual occasions.

Any deviation from any of the above guidelines must obtain approval from the Architectural Review Committee.

Drainage:

Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. No structure or improvements can alter the natural drainage of the site to the degree that it negatively impacts the surrounding homesites. Drainage shall be handled by builder, owner, and respective county inspector.

Siting:

Care must be taken to locate each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures and natural amenities of the area.

Golf Course Lots:

Any lot adjoining a golf course, before any construction and/or grading can begin, must have a **silt fence installed**, to prevent any siltation or drainage from construction site on to golf course. No construction workers or materials will be allowed on any part of the Golf Course. Builders should pay close attention so as to not allow trash or debris to be placed or blown on to the Golf Course.

Building Setbacks:

	Single Family	Patio Homes
Front setback	30'	15'
Side setback	5'	7.5' / 0'
Rear setback	20'	10'
Corner side street	20'	

House sizes (sq. ft.)

Annandale Estates: 2400 sq.ft. off golf course, 2800 sq. ft. on lake/golf course.
Eastpointe: 2400 sq.ft. on golf course, 2200 sq.ft. on interior lots.
Eastpointe Villas: 1800 sq. ft.
Whisper Lake Estates: 2400 sq.ft. on golf course, 2200 sq.ft. on interior lots.
Whisper Lake Villas: 1800 sq. ft.
Woodland Hills: 2000 sq.ft. on golf course, 1800 sq. ft. on interior lots.
Brentwood: 1800 sq.ft. on golf course, 1600 sq.ft. on interior lots.

Walls and Fences:

Wall/fence installation may be optional; however, lots 29 - 34 in Woodland Hills are required to have a brick/cedar fence and all lots abutting Highway 463 must have a cedar "good neighbor" fence. Other than those lots, should you choose to fence, Golf Course Lots require a brick/wrought iron fence, and Interior Lots require a cedar "good neighbor" fence. Please see attached sheets for specific requirements.

Garages:

All garages must have doors, only carports located at rear of house and out of view from the front may be allowed with Architectural Review approval.

Exterior Lighting:

Exterior pool and landscape lighting must not infringe upon adjacent neighbors.

Mail Boxes:

Specific mailboxes are established for each community. These mailboxes are available for purchase through the manufacturer at such price as determined by manufacturer plus installation charges. See attached sheet for details on each specific community. **TO ORDER MAILBOX** please come by the Annandale Sales Office.

Pools, Therapy Pools, Spas:

All criteria concerning aesthetics, site location, size, shape, decking, landscaping, etc. will be of significant concern to Architectural Review Committee and must be submitted for approval.

Sidewalks:

Sidewalks are required in all communities except for Annandale Estates. See attached sheets for details on each specific community.

Brentwood: Flush with back of curb 42" wide broom finish concrete
Eastpointe: 24" from back of curb 42" wide broom finish concrete
Eastpointe Villas: 24" from back of curb 42" wide broom finish concrete
Woodland Hills: 24" from back of curb 42" wide broom finish concrete
Whisper Lake Estates: 24" from back of curb 42" wide broom finish concrete
Whisper Lake Villas: 24" from back of curb 42" wide broom finish concrete

Roofs:

All lots adjoining the golf course shall have roofs of like kind and color. Acceptable products: Architectural shingles by - Atlas Briarglass Weathered shake, Owens Corning Driftwood, Firehalt GS Weatherwood, or GAF Timberline Weatherwood.

Remodeling & Additions:

Remodeling and additions to existing improvements are required to meet the same criteria as new construction. An approval from the Committee is required for this work just as it is for new construction.

Guideline Revisions:

Architectural Review Committee reserves the right to alter, modify or change any or all of the above guidelines at anytime. It shall be the applicant's responsibility to check with the Architectural Review Committee before plan submittal for updated guidelines.

Special Provisions:

Home Owners Assessments: Whisper Lake : \$15.00 a month Estates: \$20.00 a month
Annandale Estates Monitoring fee: \$50.00 a month. This fee only applies to Annandale Estates
Lots. The monitoring fee shall begin at the time the lot owner begins construction of the dwelling.
Management Company for both: The Lane Company - Clarence Evans, Manager - 355-3002

Eastpointe Villas and Whisper Lake Villas design guidelines:

Roofs shall have like kind and color, Acceptable products: Owens Corning - Driftwood, and Atlas Briarglass - Weathered shake.

If brick is chosen, Acceptable product - Old South Brick Company - "Old Jackson" Brick.

If stucco is chosen, Acceptable colors - Any light or pastel color.

If fencing is chosen for courtyard or golf course, brick and wrought iron are suggested.

There shall be no windows on the zero lot line side of any villa unless stained and bottle glass is used.

Noncompliance:

If after receiving approval from the ARC, any owner/builder fails to comply with the approved plans or with the other rules and regulations of the ARC, the ARC shall have the right to cause the owner/builder to cease construction to remove or replace any noncomplying item so that the construction shall thereafter be in compliance with these guidelines.

**** All plans and materials are subject to the Architectural Review Committee's approval.**

Submit Plans to Architectural Review Committee:

Annandale Sales Office
80 Annandale Parkway
Madison, MS 39110
601-856-1986

#365-00

Mr John Clark

IMPERIAL INC.
ARCHITECTURAL METALS
 3901 Norris Dr. • Millbrook, AL 36054
 1-800-647-0777 • Fax (205) 285-6601

111 Mail
 Box
 System

Annandale Estates

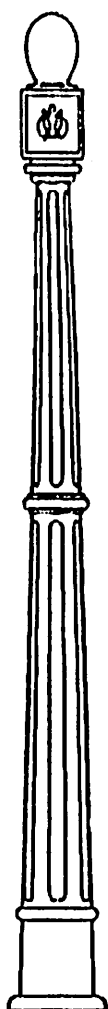
Mailbox Posts



Post 1



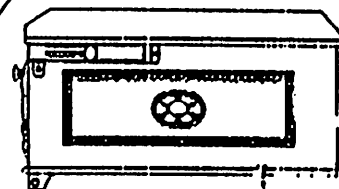
Post 2



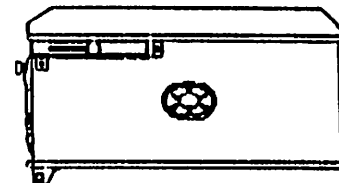
Post 3

Mailboxes

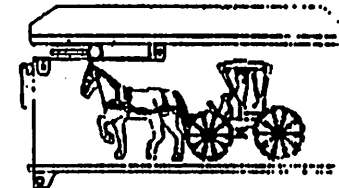
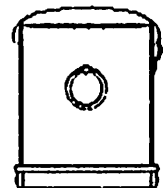
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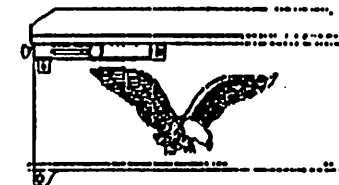
Box 6



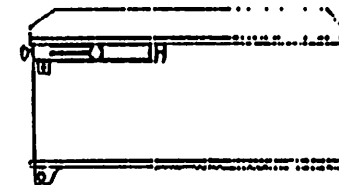
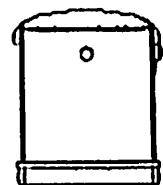
Box 7



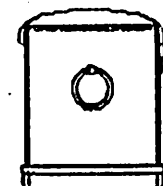
Box 4



Box 0

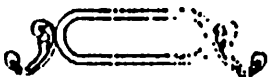


Logo
Box

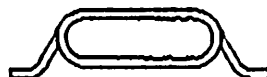


Mailbox Accessories

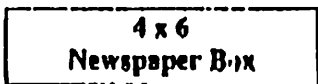
Number Plate 1



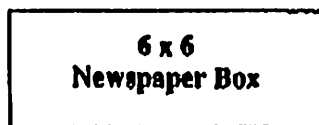
Number Plate 2



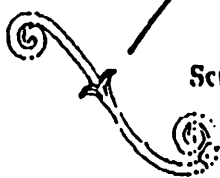
4 x 6
Newspaper Box



6 x 6
Newspaper Box



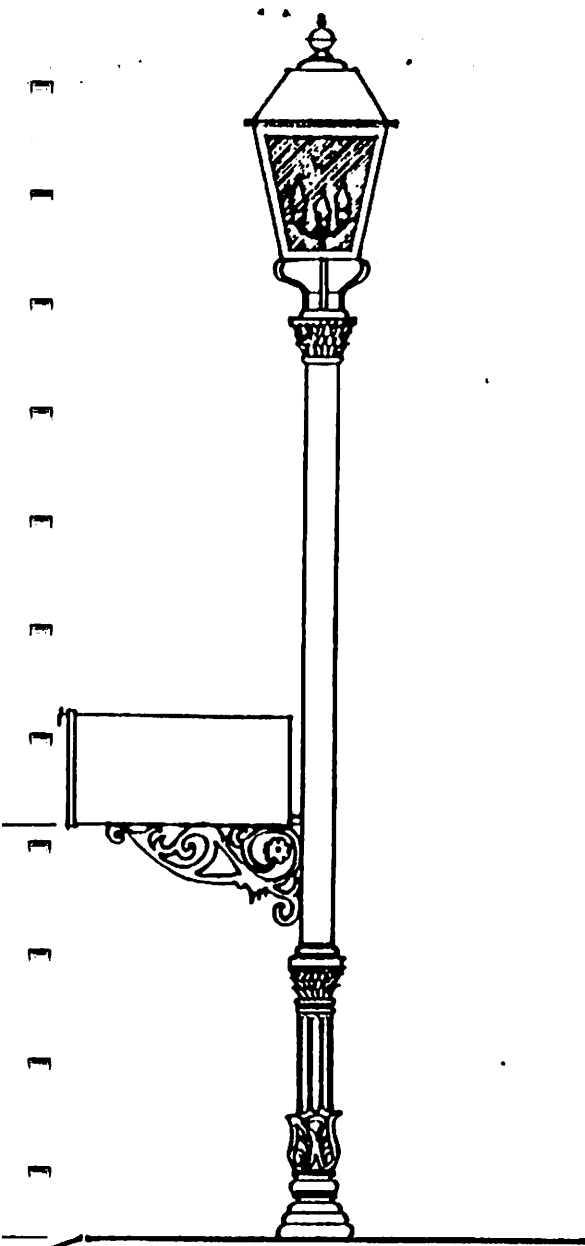
Scroll Support
Brace



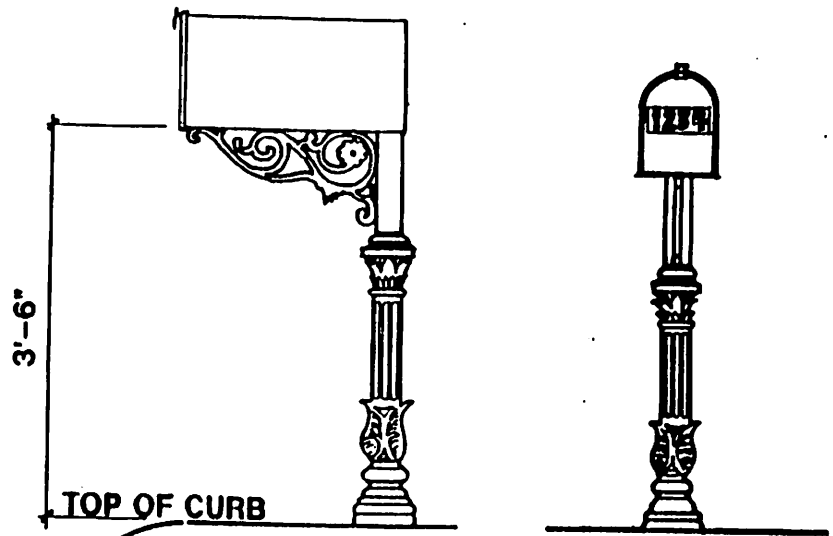
**Cast Aluminum
 Mailbox**

**Custom Design and Paint
 is Our Speciality!**

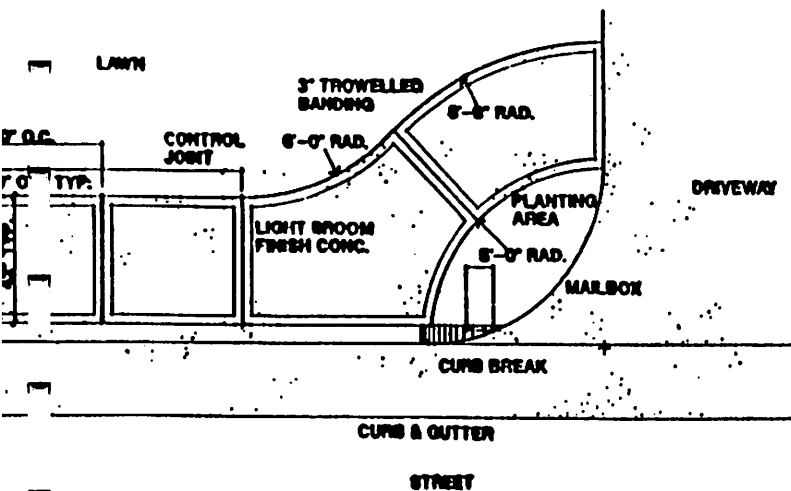
Design Alternatives Brentwood



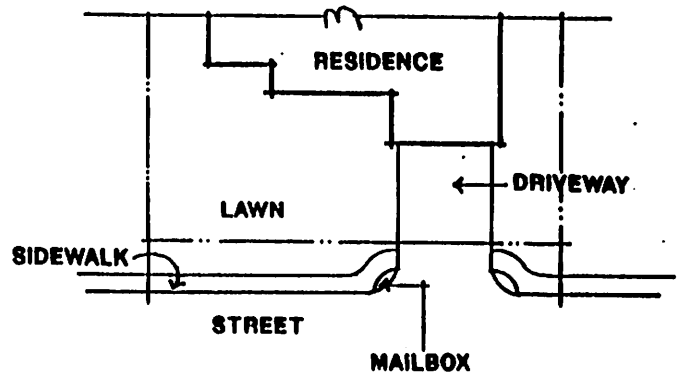
A_BOX B-1



MAILBOX B-2



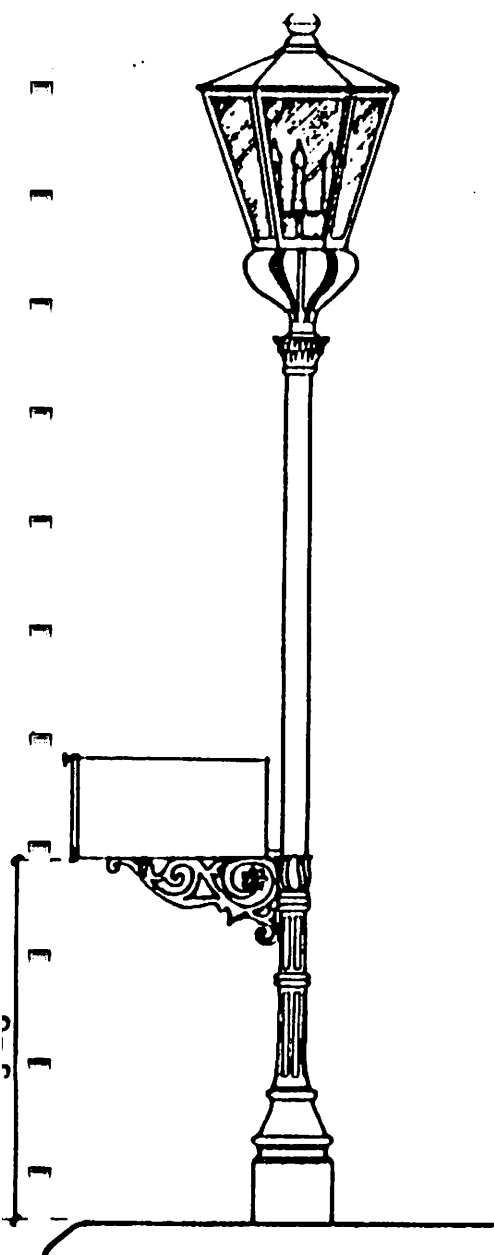
TYPICAL SIDEWALK DETAIL



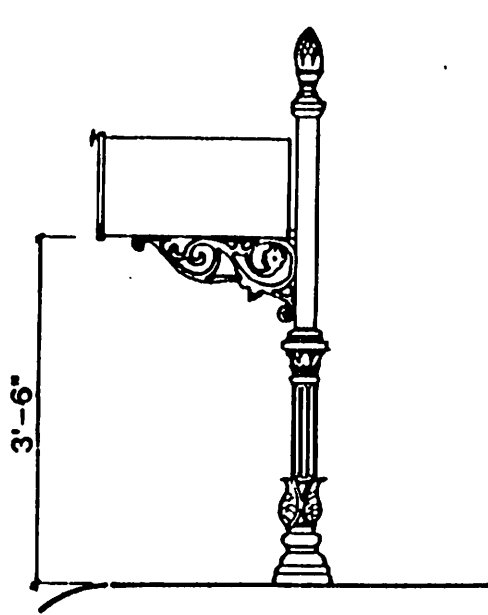
OVERALL VIEW OF
SIDEWALK SYSTEM

Design Alternatives

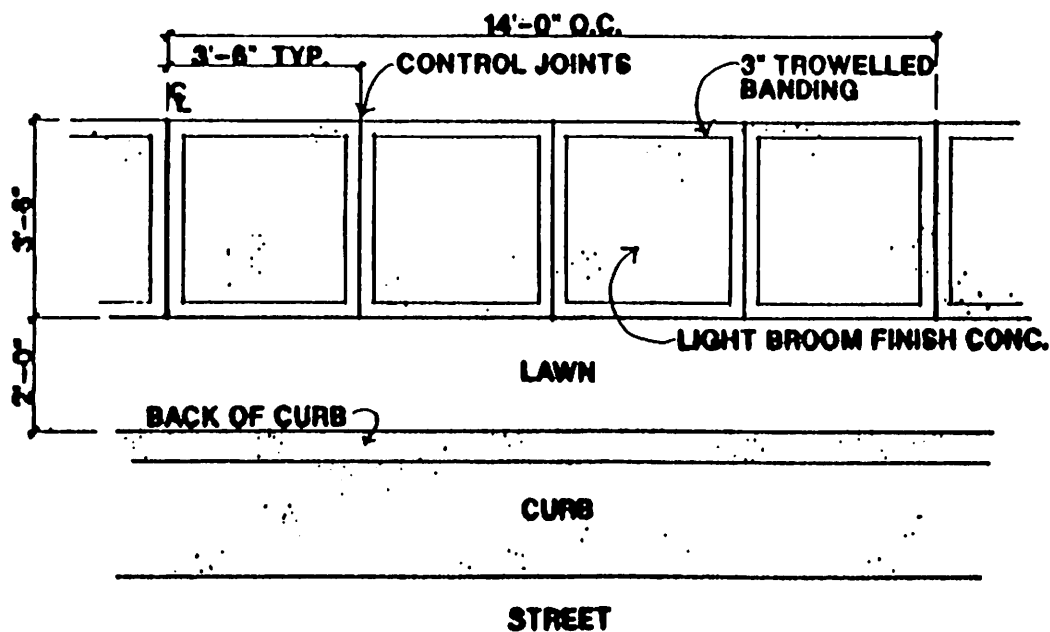
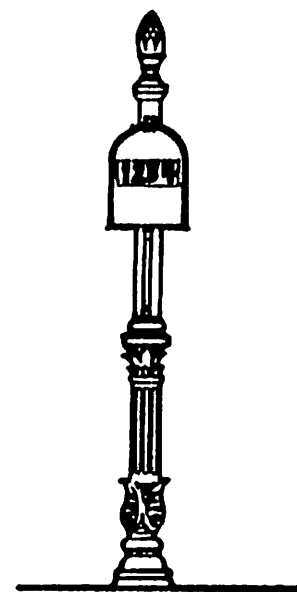
Eastpointe



MAILBOX AE-1



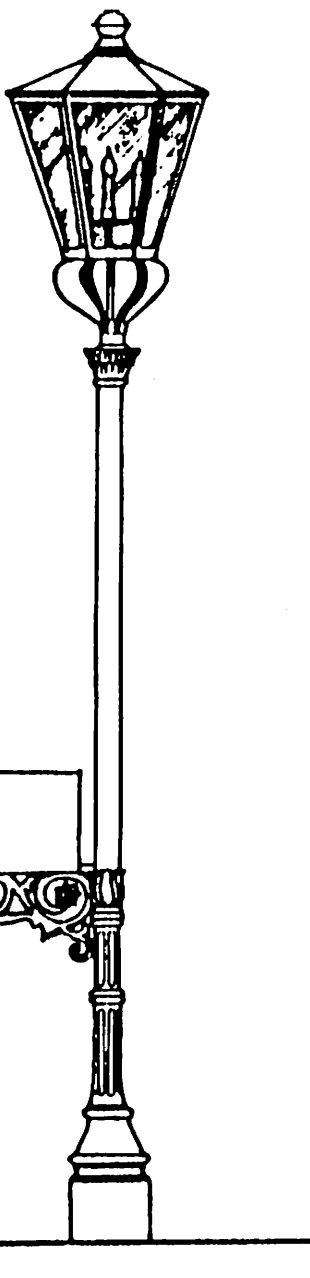
MAILBOX AE-2



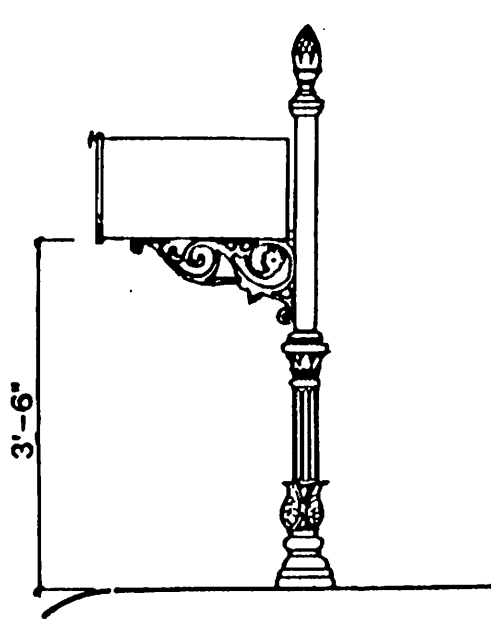
TYPICAL SIDEWALK DETAIL

Design Alternatives

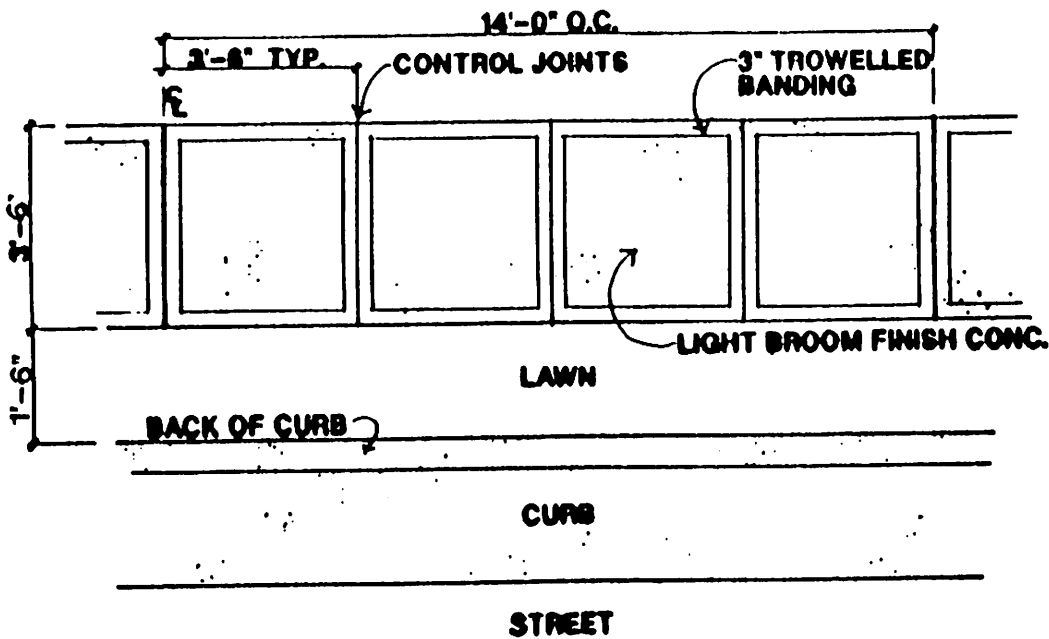
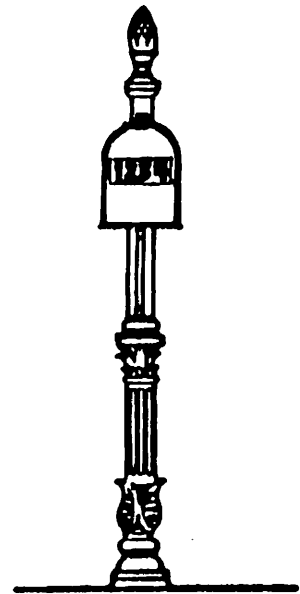
Eastpointe Villas



MAILBOX AEV-1

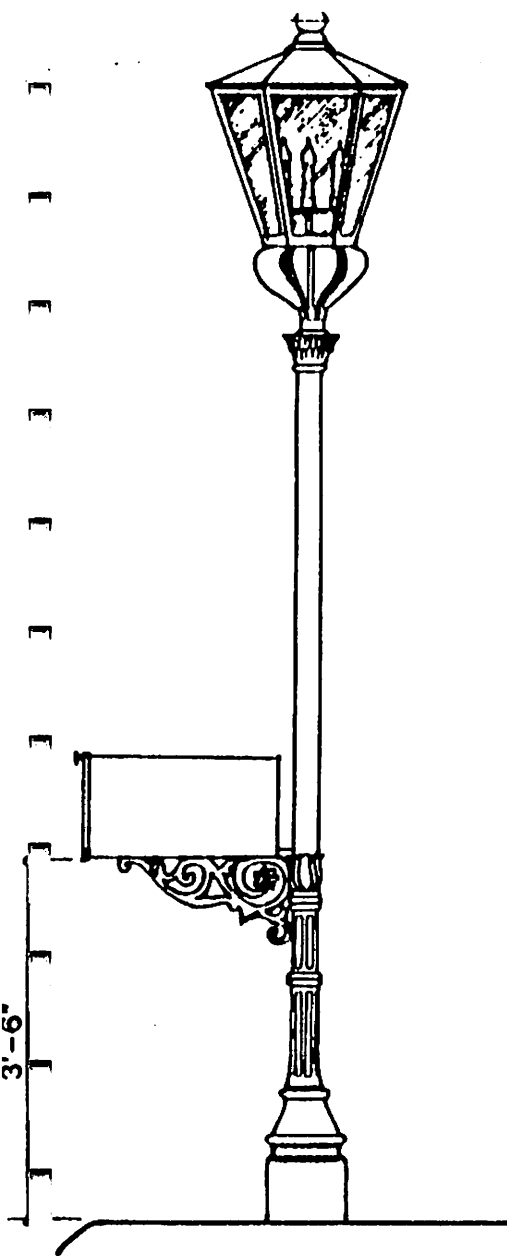


MAILBOX AEV-2

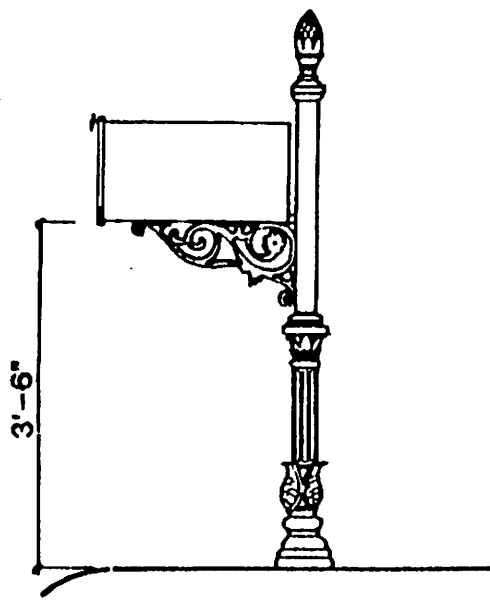


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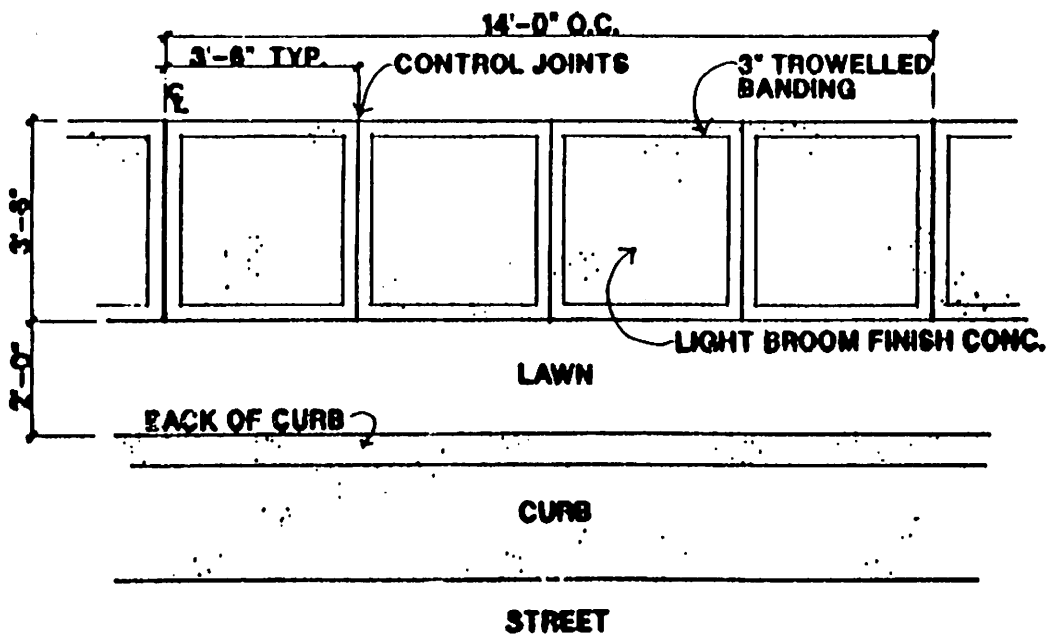
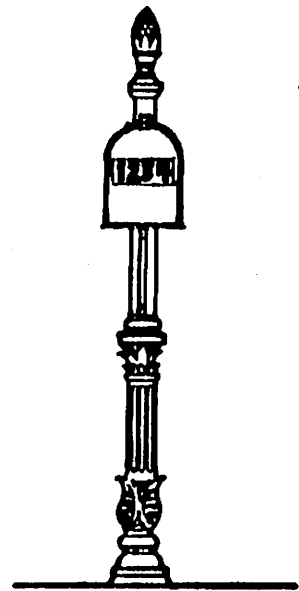
Design Alternatives Whisper Lake Estates



MAILBOX AWLE-1

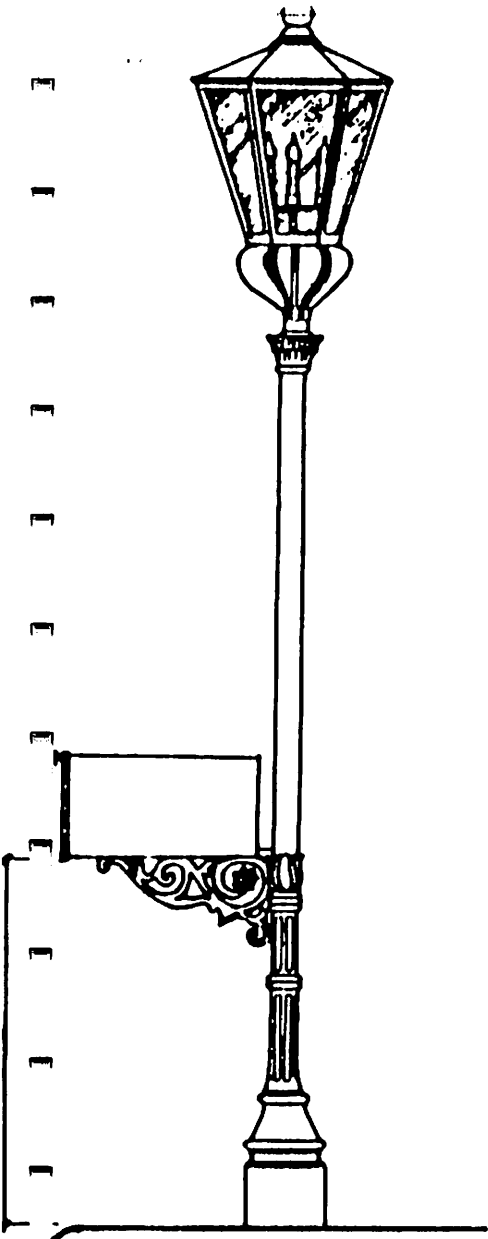


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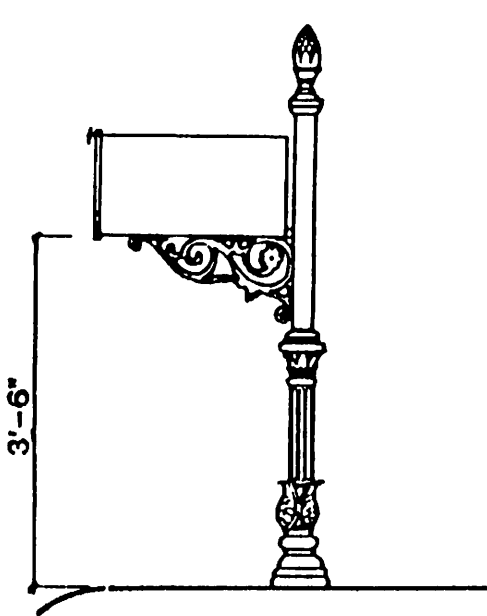


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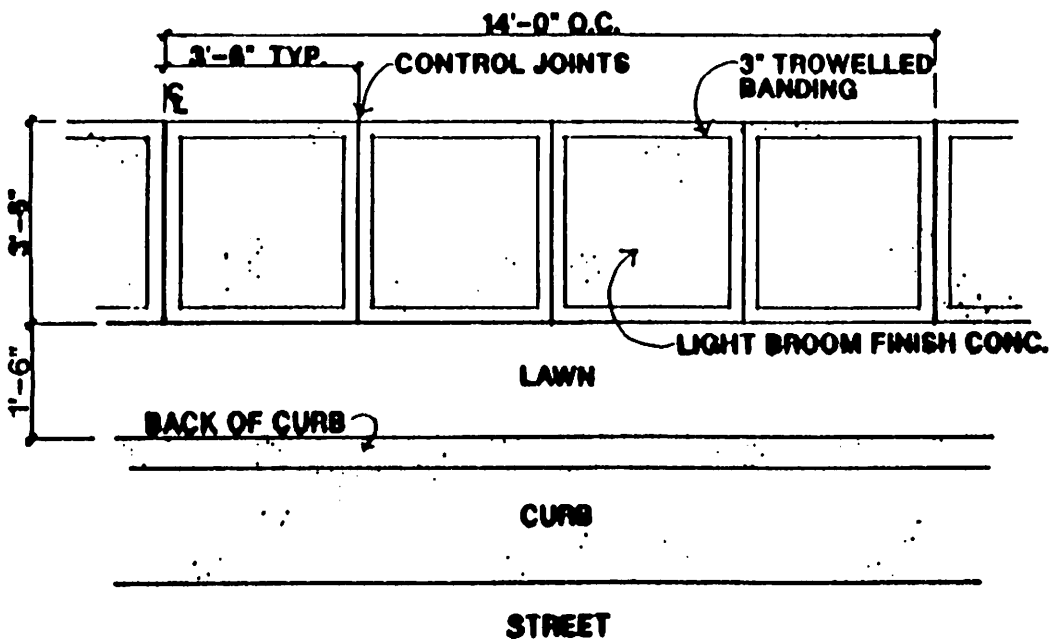
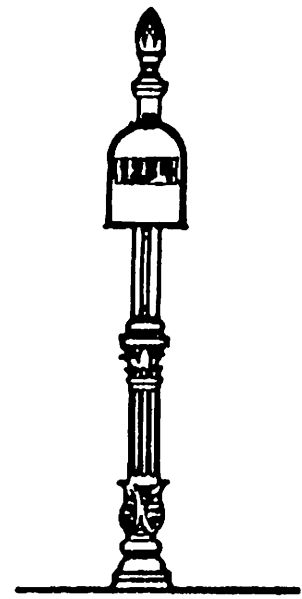
Design Alternatives Whisper Lake Villas



MAILBOX AWLV-1



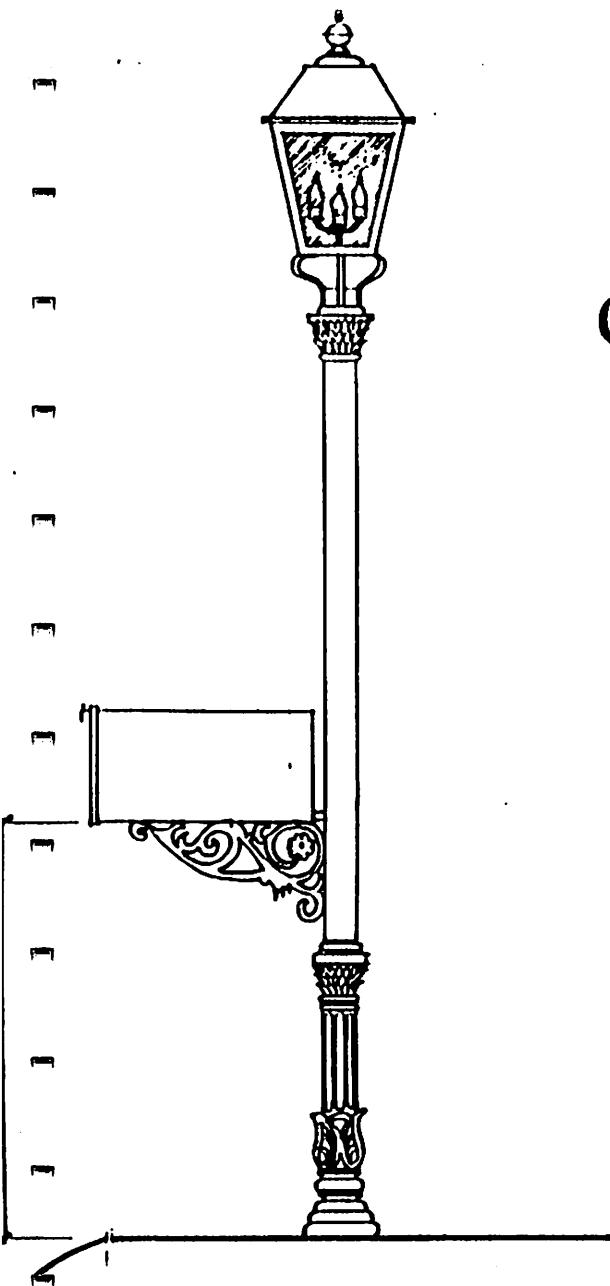
MAILBOX AWLV-2



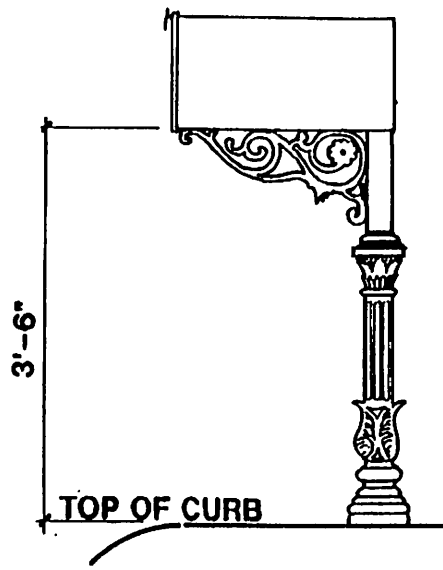
TYPICAL SIDEWALK DETAIL

Design Alternatives

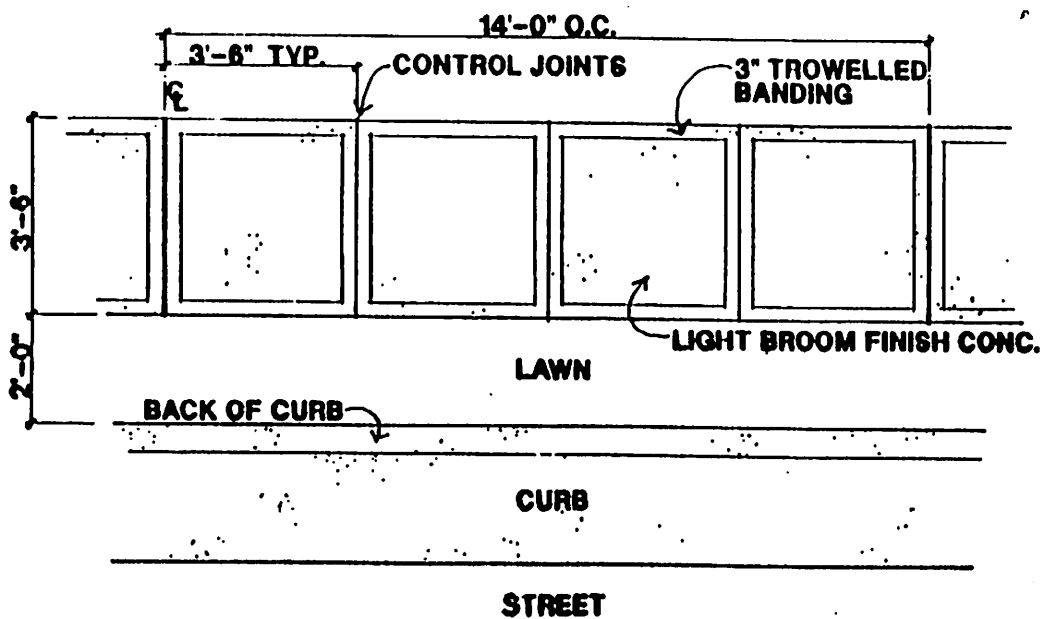
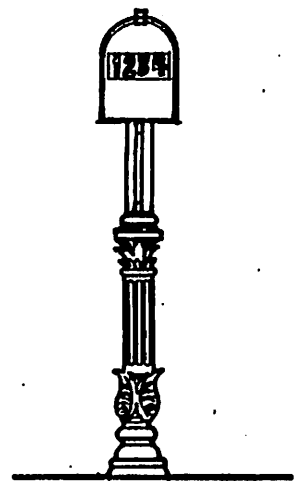
Woodland Hills



MAILBOX WH-1



MAILBOX WH-2



TYPICAL SIDEWALK DETAIL

MAILBOXES

Eastpointe, Eastpointe Villas, Whisper Lake Estates, Whisper Lake Villas:

Lamp Post with Mailbox

Post	LP2-66-40
Lantern	N2ST-Gas
Mailbox	MB1.5 with Copper Address Plate
TOTAL:	<u>\$580.00</u>

Alternative

Post	MP1 with Large Pineapple
Mailbox	MB1.5 with Copper Address Plate
TOTAL:	<u>\$240.00</u>

Woodland Hills, Brentwood

Lamp Post with Mailbox

Post	LP2-66-40
Lantern	N2ST-Gas
Mailbox	MB1.5 with Copper Address Plate
TOTAL:	<u>\$580.00</u>

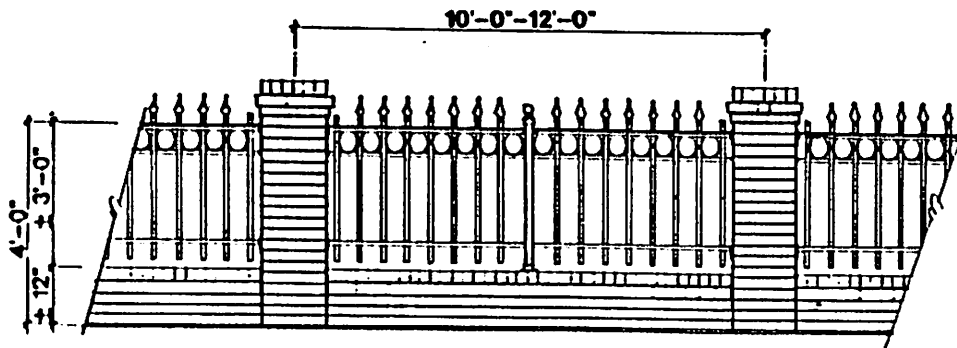
Alternative

Post	MP3 with #40 Bracket
Mailbox	MB1.5 with Copper Address Plate
TOTAL:	<u>\$165.00</u>

Please add \$20.00 per post to plumb with gas line and \$40.00 unit for installation.

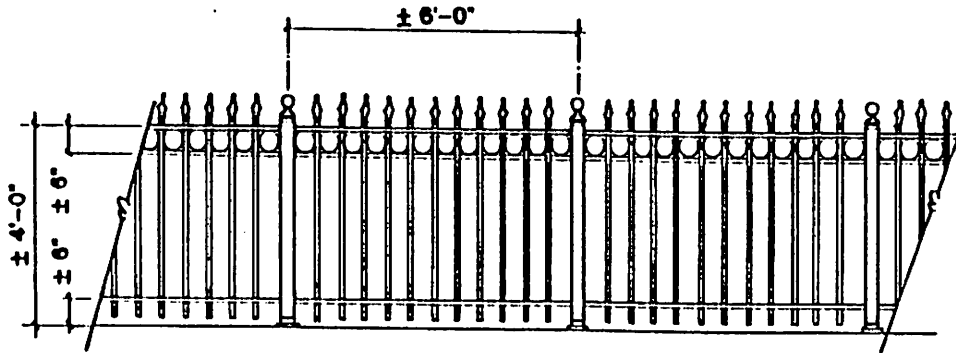
TO ORDER MAILBOX
Please come by the Annandale Sales Office at
80 Annandale Parkway

Golf Course Fencing



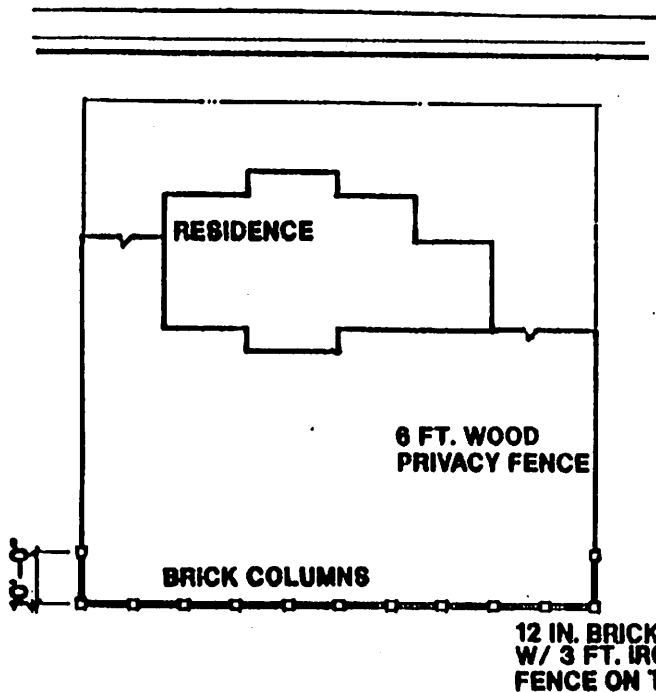
NOT TO SCALE

TYPICAL FENCE



NOT TO SCALE

ALTERNATE FENCE



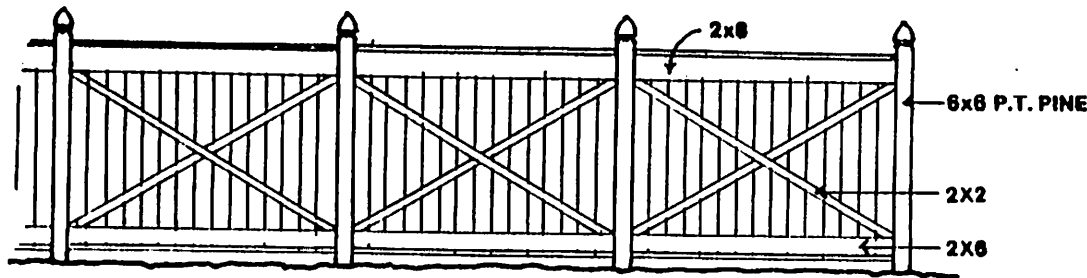
NOTE:

30' SETBACK FROM REAR PROPERTY LINE REQUIRED FOR ALL FENCES ON ANNANDALE GOLF COURSE

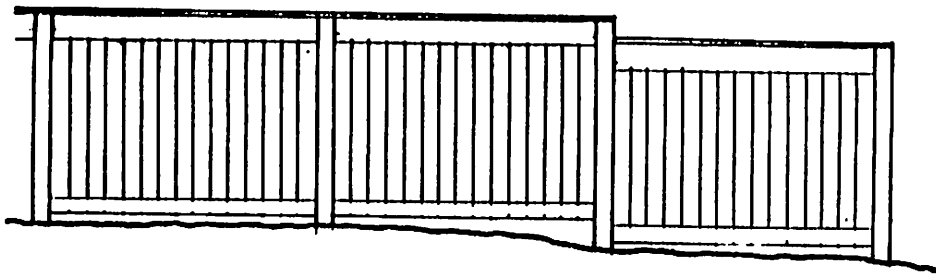
GOLF COURSE

Design Alternatives

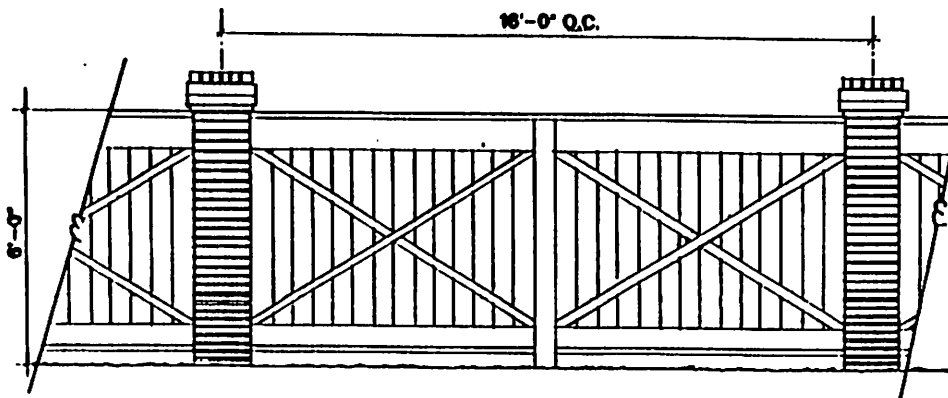
Typical Fence Design



TYPICAL 6 FT. WOOD PRIVACY FENCE



ALT. 1 STEPPED WOODEN FENCE



ALT.2 BRICK COLUMNS W/ WOOD FENCE
(REQUIRED FOR LOTS 29-34 IN WOODLAND HILLS)