



OAKHURST

DESIGN GUIDELINES

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OAKHURST

DESIGN GUIDELINES

1 GENERAL

1.1 INTRODUCTION

The Oakhurst planned community is comprised of several planned land uses including residential, open space and recreational areas and an eighteen-hole championship caliber golf course. Residential development is the primary land use in Oakhurst with opportunities for several different housing types and densities ranging from single-family detached homes to townhomes and condominiums.

The site consists of rolling terraces, upland agriculture land and wooded wetlands. Its topographic relief presents the opportunity for several strategic vistas. The presence of mature wooded lots and fencerows play an important part in establishing the visual backdrop for the community of Oakhurst.

These features, combined with the Arthur Hills designed golf course, and other amenities, will make Oakhurst one of the finest residential, golf, country club communities in Southeastern Michigan.

1.2 INTENT OF GUIDELINES

The intent of these Guidelines is to establish minimum standards of design consistent with the level of development, character and quality desired for Oakhurst. The requirements are intended to assist developers, builders and homeowners in the planning, design and construction of site improvements; and to establish and maintain a community image that enhances the natural and man-made environment consistent with the Declaration of Covenants, Conditions and Restrictions in place for Oakhurst.

The Design Guidelines are not a "building code", but rather recommendations for quality design. They are the criteria by which development plans will be reviewed and approved or disapproved and, therefore, will be carefully followed. It should be noted, however, that there are certain requirements, which may not be deviated from.

These Guidelines apply to all properties within Oakhurst and are in addition to the requirements of government jurisdictions. They will be the basis for review of projects by the Architectural Control Committee (ACC) (and the Modification Committee (MC), if one is established) as defined by the Declaration of Covenants, Conditions and Restrictions. All standards set forth herein are subject

to the criteria established in current Federal, State, or local regulations whichever is most restrictive. These guidelines shall not impose any requirements in violation of applicable Federal, State, or Local regulations.

If created, the MC shall review plans of all proposed modifications, additions or alterations made to existing units, structures, or open space areas. Until such time as the Oakhurst Community Association Board of Directors creates the MC with the powers and duties described in the Declaration of Covenants, Conditions & Restrictions, the ACC will review all design and construction plans.

These Guidelines are intended to serve for the life of the project and accordingly may be amended by the ACC from time to time. Such amendments will be promulgated as addenda to this document. The ACC reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion for good cause shown. As an example, it may consider individually the merits of any project due to special site conditions. Any project reviewed for special consideration must be shown to benefit the specific site, adjacent areas, or the community as a whole and any such waiver must be in writing.

By encouraging quality and attention to detail throughout the community, the aesthetic harmony, natural tranquillity and overall community standards at Oakhurst will be enhanced and preserved through the ACC and Design Guidelines.

1.3 CONCEPT

Oakhurst will have a community image and identity in harmony with the physical characteristics of the area, and a visual frame of reference. This visual framework consists of the streetscape; design treatment of public and private spaces (residences, open spaces, trails, etc.); and the expression of architecture and the built environment.

All of these elements are viewed from one common denominator: the streetscape.

In responding to the Oakhurst site, development of a community identity focuses upon two aspects of the site: 1) the intrinsic site values, and 2) the program or guidelines intended to be utilized and applied to the site.

"The Site" - Intrinsic Values

It is imperative to recognize the character of the site and the region. This site personality of topography, soils, vegetation and climate expresses a unique visual character. The resulting development must respond to existing vegetation, terrain, and landform. It is the intent in evaluating this aspect to produce design concepts that visually reinforce and enhance exciting site character.

The Design Guidelines

The Design Guidelines play a vital role in theme development by indicating those conditions where design opportunities and potentials exist. In addition, the elements of sequence, hierarchy, and their application through design treatment are influencing factors that contribute to the clarity of destination, arrival, and decision making for the traveler of roads and streets.

1.3.1 Master Plan

Great care has been taken in the planning, design and construction phases to insure aesthetic harmony within Oakhurst. To this end it is of the utmost importance that this special character not be compromised by development and housing designs which are improperly conceived, unresolved or poorly executed.

The planning process for Oakhurst emphasized the highest and best use of each developable area or parcel within the community, and how best to interrelate the golf course, other recreational amenities, roadway, thoroughfares, and preserved natural areas.

The Land Use Master Plan (Exhibit A) exploits various strategic vistas in establishing numerous development areas or parcels, to create the atmosphere of an exclusive neighborhood within each parcel while maintaining a unifying identity throughout the total community. The focal point of the master plan is the construction of a championship caliber eighteen-hole golf course. The golf course layout takes advantage of the natural features of the site. The development areas have been sited on higher ground to provide residents and visitors optimum views to open spaces, golf course, or both.

Oakhurst contains developable areas for small, standard, and large lot single-family homesites strategically sited around the golf course. The mixture of residential units will be submitted to and subject to approval by the Township based upon the Concept Development Plan and the Zoning Ordinance. Oakhurst will attempt to respond to the demands of the market. Development parcels will be modified to reflect the lower density in one area and increase the density in another development parcel, while still restricting the entire project to 495 units in the Independence Township, and thirty-five (35) in Orion Township. The Development Guidelines will establish the parameters for the overall project and the individual parcels. The developer will preserve a large natural wetland area creating vistas for the resident and the golfer.

The entrances to Oakhurst are complete with a guard house and security gate.

1.3.2 Community Goals

Oakhurst will become a planned community, which enhances property owners' quality of life. The following goals are used in guiding development:

FLEXIBILITY in site design.

CREATIVE SOLUTIONS to project design.

INNOVATIONS in land use that result in the availability of attractive development opportunities.

EFFICIENT use of land and energy.

SMOOTH TRANSITIONS between land uses.

1.3.3 Community Objectives

Site Planning Objective The siting of a house is a critical and important design decision. The site plan concept developed for each homeowner should reflect functional needs but also be sensitive to the individual site's unique characteristics, as well as, the surrounding community. Elements of each site plan, including building, circulation system, and open space areas, shall be designed and arranged to produce an efficient, functionally organized, and cohesive development. In addition, each site plan should utilize natural site features, such as topography and existing vegetation, to their best advantage and further enhance these elements to create the desired quality living environment.

Grading & Drainage Objective The topographic character of the site should be respected and enhanced. Grading should produce graceful contours respecting natural landform and accommodate storm drainage flows by utilizing the natural drainage system.

Landscape Objective Oakhurst has been planned utilizing the natural elements as much as possible and it is the intent of the ACC to maintain this landscape integrity. A fundamental portion of the design criteria is the need for gardens and lawns to harmonize with the vegetation, terrain and natural beauty of the community.

Architectural Objective The desired objective is to encourage a community of individual outstanding architectural statements that when viewed together produces an equally outstanding community environment. The architectural designs should be customized for each lot to maximize the natural existing features. Architectural elements such as

fencing, signage, lighting, etc., that repeats and supplement building style and design should be used.

2 APPLICATION PROCEDURES

2.1 INTRODUCTION

The application procedure of the ACC is intended to provide qualitative reviews in a timely manner. [Submittal requirements for specific development parcels will be prescribed by the ACC and promulgated as addenda to these guidelines.]

The application process consists generally of 1) a design review phase, 2) a construction document review phase and 3) a construction period site review phase. In the interest of expediting construction activity, the ACC may combine or alter the above phases of the review process at its discretion. The ACC possesses the authority to pre-approve a set of home or building plans where appropriate for a project involving a limited number of building styles, elevations, materials, etc. An appeals process has been established by the ACC.

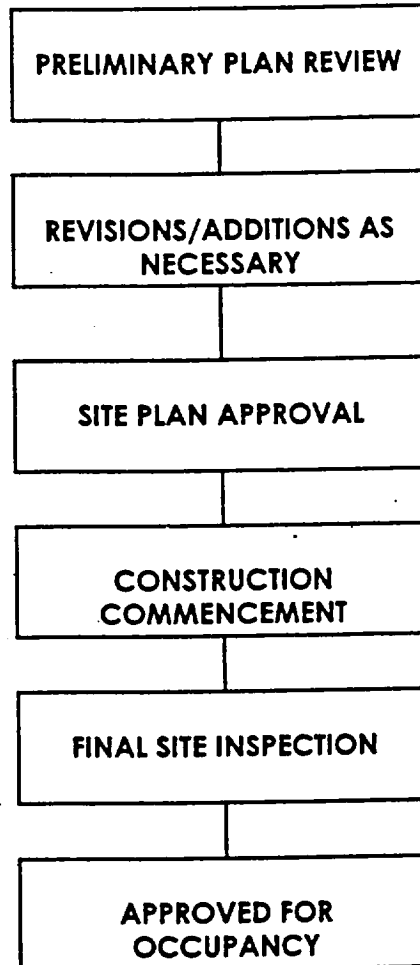
2.2 REVIEW PROCEDURES

In general, any improvement within Oakhurst will require approval of the ACC. Approval of plans by the ACC does not release the Applicant from compliance with local, state and federal permit processes. The ACC may approve the submittal outright, may provide conditional approval with a list of items to be addressed during later stages of design, or may request resubmittal with a list of specific items to be addressed.

2.3 SCHEDULE

Prior to preparation of a design submittal package, it is suggested that the Applicant, and/or his consultants, meet with a representative of the ACC to review and clarify these Design Guidelines, the characteristics of the particular building site, and the technical issues related to review procedures. Four (4) complete sets of plans shall be submitted for review. One set shall be retained for the ACC's files and the remaining three sets shall be returned to the applicant. Of these three sets, one will be required by the sanitary sewer utility in order to obtain a sewer connection permit and one will be required by the applicable building permit agency. The Applicant should submit required design review information to the ACC at least three (3) business days prior to the next scheduled ACC meeting. A schedule of these meeting dates will be made available.

OAKHURST REVIEW PROCEDURES



The ACC will strive to take action on design review submittals within SEVEN (7) business days of the ACC meeting but may take up to 30 days in accordance with the Declaration of Covenants, Conditions and Restrictions. If, in the opinion of the ACC, the submittal complies with the Design Guidelines, written approval shall be granted. If the submittal is found not to be in compliance with the Design Guidelines, the ACC shall provide the Applicant with a written description of the aspects in which the Submittal does not comply. The Applicant must then present required revisions to the ACC and follow the same review procedures. However, the ACC may issue a conditional approval in writing noting that certain aspects of the plans submitted will still require ACC review and approval.

2.4 DESIGN REVIEW FEES

The ACC reserves the right to establish and collect fees for the review of plans. Such fees, if any, will be posted through an addendum to these Design Guidelines.

2.5 SUBMITTAL REQUIREMENTS

Submission shall include the following information; however, the ACC will determine on a parcel by parcel basis if the actual submittal requirements should vary.

2.5.1 Property Survey Plan (at scale of no less than 1"=20') indicating:

- Name of owner and owner's consultant(s), date of submittal, and lot designation
- Scale and north arrow
- Property boundaries and easements
- Adjacent lot designations and ownership, existing topography, and maximum 2' contour intervals
- Existing utilities
- Location of existing structures or other improvements
- Location, size, and type of all existing plant material
- Location of trunks and outer edge of canopy on all trees in excess of 4" caliper (measured one foot above grade)

2.5.2 Site Development Plan (at no less than 1"=20') indicating:

- All information included on Property Survey Plan
- Building location(s) with related setbacks
- Driveway, and parking layout with related setbacks
- Site grading (2' maximum contour intervals) with building finish floor elevations and other spot elevations which are necessary to adequately represent grading concepts
- Retaining wall locations, heights, and materials
- Exterior lighting types and locations, including yard lights
- Proposed utilities locations
- Designation of existing vegetation and other prominent natural features which are to be removed or otherwise altered
- Phasing notations, if applicable

2.5.3 Architectural Plans
(at no less than 1/8"=1'0") including:

- Roof plan/pitch
- Floor plans
- All exterior building elevations, with indication of materials and colors.

Architectural plans shall include the square footage of finished living space for each floor of the resident in order to determine if minimum square footage requirements have been met. Unfinished, future, or garage space does not factor into whether minimum requirements have been met.

2.5.4 Elevation Drawings, include all four (4) sides of building and to illustrate and specify all exterior materials to be used.

2.5.5 Landscape Plan(s) (at no less than 1"=20') will be required within ninety (90) days of closing with the homebuyer. The Buyer shall submit the landscaping plan and then complete said plans within nine (9) months of closing. The Builder must provide homebuyer signature of recognition from closing of all requirements. The landscape plan will indicate:

- All information included on Site Development Plan
- Location, size, and botanical name of all trees, shrubs, and ground covers
- Location of all annual and perennial flower bed areas
- Delineation of seed/sod areas and description of specific types of seed/sod to be used
- Street trees required by Township ordinance and developer

2.5.6 Color/Sample Board

Indication of all exterior materials and colors. For model homes or a tract of similarly styled homes being reviewed by the ACC, indicate all potential color and material variations on a particular model home.

2.5.7 Environmental Protection Plan

An environmental protection plan is required for all developments and should address the following three topics: 1) erosion control; 2) protection of existing -vegetation; and 3) revegetation.

The environmental protection plan shall contain measures designed to minimize erosion both during and after construction. Identification of vegetated areas to be preserved and methods of protecting existing

vegetation during the construction phase shall also be described in the environmental protection plan. The plan shall include details for the revegetation of land disturbed by development and construction activity.

2.5.8 Additional Information

The ACC may require the submittal of additional plans, drawings, specifications, samples or other material if deemed necessary to determine whether a project will comply with these guidelines. This could include perspective drawings or scale model of the building and site.

2.6 CONSTRUCTION PERIOD AND PROJECT COMPLETION REVIEW

An ongoing periodic review of the construction of the Project will be undertaken by the ACC staff representative(s) with the purpose of monitoring progress of the Project and engage its conformity to the design and construction documents previously approved by the ACC. Any deviations, which are significant, in the opinion of the ACC, will be brought to the Applicant's attention by written notification along with the measures that the ACC requires to mitigate or eliminate the deviation.

At least ten (10) days prior to construction completion and proposed occupancy, the Applicant shall notify the ACC. The ACC will notify the Applicant and the appropriate building department in writing of whether or not the product complies with these guidelines and with plans approved by the ACC.

The Applicant shall not obtain a Certificate of Occupancy until a letter from the ACC recommending such issuance is completed and forwarded to the Applicant. This letter will not be issued until submission of a Certificate of Compliance (Exhibit M).

2.7 APPEAL PROCEDURES

If the Applicant wishes to appeal any decision of the ACC, he may do so by first submitting a written appeal to the ACC. The ACC will provide the Applicant with reasonable notice of the meeting at which the Applicant's appeal will be reviewed. The Applicant will have an opportunity to be heard prior to the ACC rendering a decision. Within seven (7) days of the decision on the appeal request, the ACC shall give notice in writing of its decision to both the Applicant and the Oakhurst Community Association.

The Applicant may further appeal the decision of the ACC (within seven (7) days following the date of notice of the ACC appeal decision) as follows: The Applicant's appeal is next made to the Oakhurst Community Association Board of Directors. Reasonable notice will be given to the Applicant of the meeting at which the appeal will be reviewed. The Applicant will have an opportunity to

be heard prior to the Board rendering a decision. The Board will review the Applicant's appeal at their next regularly scheduled meeting following the filing of the appeal. Failure of the Board to act with forty-five (45) days from the date of appeal filing will constitute approval. The Board will document in writing reasons for not granting approval if that is the outcome of their review.

3 GENERAL GUIDELINES

3.1 INTRODUCTION

The general guidelines apply to all development and/or improvements within Oakhurst and are divided into seven major divisions.

Planning areas and building projects are important elements of the total community. As such, it is critical that each project interacts well with the others in order to produce a cohesive environment. To accomplish this goal, all builders and homeowners will be required to comply with the following design criteria.

3.2 SITE PLANNING GUIDELINES

3.2.1 General

Individual parcels shall be designed around a neighborhood focus/theme reinforcing the overall identity and character of the community.

Building placement, heights, size, mass and setbacks should vary for interest. The use of unifying elements such as fencing, signage, lighting, and landscaping should allow stylized neighborhood development within the overall community identity/image.

Site planning should respect the relationship to existing landforms and features. Natural vegetation should be maintained and enhanced wherever possible. To that end, no trees shall be removed, except for diseased or dead trees, and trees needing to be removed to promote the growth of other trees or for safety reasons, unless specifically approved in writing by the ACC. All development should be designed to conform to and complement existing site features to the maximum extent possible. Therefore, wherever necessary, clustering is encouraged.

Aggregation of open space and common areas is encouraged in all areas through creative grouping of buildings. Distant and close-in view corridors should be preserved wherever possible. Also, vista corridors looking in to and out of a desirable site should be maintained and may be supported through the use of vista easements.

3.2.2 Site Utilities

All permanent utility lines shall be underground, except as may otherwise be approved by the ACC. Utility appurtenances including utility meters and irrigation system backflow control devices shall be grouped where possible and screened with landscaping or located so as not to be visible from adjacent properties, parking areas, public streets and pedestrian walkways.

3.2.3 Accessory Structures

Objects such as, storage tanks, cooling towers, communication towers, vents and any other accessory structures, equipment service areas or storage areas shall be compatible with the building architecture or screened from view. Screening methods shall be approved, in writing, by the ACC before construction or erection of said structures or equipment.

3.3 CIRCULATION

The circulation system in Oakhurst is designed to create a street hierarchy that is responsive to development and traffic needs, and to communicate community image and identity. The recurrence of visual characteristics of the streetscape is necessary to create visual unity and project identity.

3.3.1 General

Roadway alignment should be varied and informal rather than rigidly geometric. Roadways should be scenic, creating views and conforming to the natural topography. Street design that is compatible with neighborhood and community needs, including safety for pedestrians and children should be promoted.

The integrity of residential neighborhoods should be protected by limiting traffic volume, traffic speed, and through traffic. The internal street system should be designed to encourage local traffic only and minimize through traffic.

3.3.2 Streets

Street corridors provide a physical connection and also visual continuity between project entries, neighborhoods, and individual homesites. The design criterion encourages continuity and avoids excessive variations in the street scene.

The Oakhurst Development Guidelines, as approved by the Township Planning Commission for the Oakhurst Planned Unit Development, contain recommendations on standards and cross sections for the roadways. The

intent of these is to convey design parameters for the roadways and adjacent land development. The concepts call for landscape easements beyond the right-of-way, to establish an open landscape character with broad berming and gentle grade transitions, and establish recommended building setbacks to provide for the high quality, upscale development envisioned for Oakhurst. For specifics, refer to the Oakhurst Development Guidelines.

Intersections and Entries

Points of entry into Oakhurst and into communities within Oakhurst occur within the circulation system and represent a hierarchy of juncture and of entry. This concept is illustrated in Exhibit B that portrays design concepts for major and minor intersections.

3.3.3 Drainage and Utility Easements

Drainage and utility easements should be incorporated into proposed road right-of-way and landscape easements wherever possible.

3.3.4 Pedestrian/Bicycle Circulation

Pedestrian walk areas should be located within collector streetscapes, and where feasible, separated from the street by landscape areas.

Trail easements should be limited in area. The level of improvements for trails should be minimal and fit with the natural terrain. Trails in open space areas need to be interesting and safe for users, adults and children alike. Exhibit C depicts key aspects to be considered in the design of these facilities.

3.4 LANDSCAPE DESIGN GUIDELINES

The predominant landscape design theme for Oakhurst is that of formal, traditional streetscape with more informal "park like" groupings in community open space areas and as background. A palette of hardy indigenous and naturalized plant material is preferred. Deciduous trees, rather than conifers, is the more dominant tree type. Exhibit D conceptually depicts the Landscape Master Plan for Phase I Oakhurst. Landscape plans for other phases of the project will be finalized in advance of construction in those areas.

3.4.1 General

Plant materials, irrigation systems and maintenance practices should be designed to conserve water. Selection of plant material and turf - varieties that require nominal or no supplemental irrigation is strongly

encouraged. All landscaping shall be maintained in a neat and attractive condition.

All areas not paved or under structures must be landscaped with trees with trees or shrubs and ground cover plantings. Large areas of gravel or bark mulch or bare soil are prohibited.

Where irrigation is needed, the use of innovative, water efficient irrigation systems is strongly encouraged and recommended. All irrigation systems are to be below ground, fully automated systems in compliance with all applicable building code requirements. All backflow control devices are to be located or screened so that they are not visible from public streets or parking lots. Establishment of temporary irrigation programs will be considered by the ACC on a site specific basis, i.e., "naturalized" landscape areas adjacent to wetlands, etc. Landscaping and irrigation plans, including an installation schedule, as approved by the ACC or MC, must be completed before building occupancy except where seasonal limitations prohibit or the installation schedule allows. Erosion control measures must be implemented to the satisfaction of the ACC.

At a minimum, undeveloped areas should be seeded to hold down weed growth and minimize wind and water erosion and must be mowed and maintained.

3.4.2 Circulation

This section deals with the overall landscape image desired for each part of the circulation system.

All lots/parcels should adhere to the Landscape Master Plan. Owners are responsible for landscaping of all landscape areas within the right-of-ways adjacent to their property.

Parkway medians shall be landscaped in accordance with ACC approvals. The desired effect is uniformity of community image.

Parking Lots Where expanses of asphalt exist for parking, landscaping shall be installed to screen parked cars from view wherever possible. Service entrances located in parking lots should also be similarly screened. Landscaped islands should be provided at the ends of all rows of parking. Landscaped islands should break parking areas into sections. A minimum of two trees should be installed in each landscaped island. Where possible, berming should be provided in order to screen parked cars.

Other requirements for landscaping and screening of parking lots may be instituted by the ACC. Specific plans which vary from these requirements for parking lot screening and landscaping may be approved at the Discretion of the ACC.

Intersections & Entries Landscape treatments should enhance the design and identification of Oakhurst and its development projects. Concepts for project entry improvements are depicted in Exhibit E.

3.4.3 Community Open Space

Well landscaped and maintained open space presents a quality living environment from both a functional and aesthetic viewpoint. Visibility between streets and open space areas is important for security. Adequate lighting is essential as well.

Existing vegetation should be preserved wherever possible. The use of indigenous or naturalized plant materials is encouraged. The enhancement of the wetlands and preservation areas is likewise encouraged through the use of indigenous plant materials.

Existing vegetation should also be preserved in parks, playgrounds and recreation centers with exceptions made where active recreation facilities such as ball fields are developed. New landscaping shall be installed to enhance aesthetics and define use areas.

The edge of golf courses as they interface with residential areas and other non-golf-course areas should be designed to enhance the atmosphere of the golf course and present a cohesive link between areas. Accordingly, an effort should be made to minimize any landscape differentiation between the golf course and adjacent properties.

3.4.4 Fencing and Walls

All fencing and walls are subject to ACC approval. Fencing exceeding six (6) feet in height is not encouraged but may be allowed by the ACC in unique circumstances.

Primary fencing and walls may be incorporated with site development along all collector streets and around the perimeter of Oakhurst. Walls and fences should be considered as an extension of the architecture of the residence or primary building and a transition of the architectural mass to the natural forms of the site. They should be designed to be compatible with the total surrounding environment and not block views of natural areas. Special consideration should be given to the design, placement, impact and views of the wall or fence from neighboring homesites. These structures should be considered as design elements to

enclose and define courtyards, pools and other private spaces, provide security and relate building forms to the landscape.

Whenever possible, the open fence is preferable to a privacy fence because it provides a transparent look while creating a sense of enclosure. When used, the privacy fence should be built in conjunction with a landscaping scheme, which softens the solid appearance of the fence. It is recommended that walls be constructed of solid masonry or wrought iron or aluminum with columns, using the same materials found in the architecture of the residence. No chain link or welded wire fencing will be permitted within the community unless specifically approved in special circumstances such as surrounding tennis courts.

No solid privacy fencing which is intended to obstruct visibility through it shall be erected beyond the rear building line or side yard setback lines (see Exhibit F). Such fencing shall not exceed six (6) feet in height and shall be constructed of materials used in the exterior of the residence.

No fencing of any type is allowed in the front yards of homes between the front property line and a line represented by the front edge of the main building mass, not including porches, steps, landscaping areas and the like.

No fence may be erected along property lines, landscape, utility, or golf course easements, abutting or adjacent the golf course. If a lot owner desires additional security to contain pets, use of "invisible" electronic fence to supplement open vision aluminum or galvanized steel fence is strongly encouraged.

Only fences erected along property lines or between property lines and building setback lines must be open vision aluminum fence as shown in Exhibit G and must be finished on all surfaces in accordance with the specifications set forth in the applicable Exhibit. If open vision fence is to be installed along a landscape easement, it must be erected on the inside of the landscape easement as defined by the edge of the landscape easement that is farthest from the adjoining street and nearest the residence; provided, however, that, if the developer of Oakhurst has erected a fence within or on the outside of the landscape easement, then the lot owner may erect its fence up to fence erected by the developer, thereby incorporating all or a portion of the landscape easement into the lot owner's usable yard area, in which case the lot owner will be and become responsible for maintenance of the portion of the landscape easement so incorporated.

3.5 ARCHITECTURAL DESIGN GUIDELINES

The intent of this section is to define architectural style and materials where possible in order to produce a cohesive development through repetition and hierarchy within Oakhurst.

3.5.1 General

All plans for constructing of buildings and other architectural features must be submitted to the ACC for approval. Traditional architectural styles are encouraged in all architectural elements.

Buildings and other architectural elements should be sited to encourage preservation of existing vegetation. Buildings should be designed within the constraints of topography for a particular site. Using structures to accommodate slopes is encouraged in lieu of extreme cut/fill slopes and retaining walls.

Building construction and design shall consider all facades of a structure, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the remaining elevations. Any accessory buildings and enclosures, whether attached or detached from the main building shall be of similar compatible design and materials.

The approval of exterior materials, including types, color, texture and durability, as well as, the extent of use of any single material or combination of materials shall be solely at the discretion of the ACC.

3.5.2 Rooftops

All rooftop surfaces, equipment and accessories shall be reviewed and approved by the ACC.

Rooftop mechanical equipment, vents and ducts shall be screened, covered and installed in a manner which prevents obstruction or distraction of views from other sites and structures. Such equipment will be well organized and not scattered in its rooftop location.

Satellite dishes, rooftop radio, TV, microwave and towers are prohibited unless specifically approved by the ACC. Small (DSS-type) dishes, eighteen (18") inches or less may be installed on "non-principal" facades of the building.

Roof form should be greatly influenced by the angle and height from which the building will be viewed. Major rooftop elements such as dormers, chimneys, or skylights should enhance the roof form and be an

integral part of it. Exposed metal flashing vents and flues should match or coordinate with the color of roofing materials.

3.5.3 Inappropriate Materials

Materials chosen must be appropriate for the scale of the building and compatible with its location within Oakhurst.

The use of the following materials is prohibited without express written consent of the ACC:

- Metal as a building skin.
- Multi-colored masonry.
- Painted concrete.
- Mirrored or very dark glass.
- Man-made or synthetic stone or rock.
- Exposed cinder block.

Energy conservation techniques are encouraged when appropriate. Site planning and landscape design for energy conservation are both encouraged.

Solar collection panels are generally not allowed, except where they are integral and harmonious parts of the structure's architectural design and the ACC approves their installation.

3.5.4 Lighting

All landscape and exterior lighting must be approved by the ACC prior to installation. Lighting has a visual impact upon the environment not only from the light itself, but also from the fixtures and their placement as architectural elements. Lighting defines circulation, both auto and pedestrian. Lighting is a repetitive element along streets, corridors and pedestrian ways, which provides interest and variety at project and neighborhood entries and open spaces.

Security shall be considered in the placement and design of lighting systems within open space areas.

Indirect lighting is encouraged at entry and neighborhood monumentation and to accent landscaping or features within open space areas.

The style of fixtures, location, placement and direction of lighting should enhance the landscape and residence and not infringe upon adjacent property owners.

3.6 GRADING AND DRAINAGE

3.6.1 General

Excessive grading should not be necessary and is not desirable for sensitive siting of improvements. Grading should produce graceful contours, not sharp angles, and should respect and blend with the natural landforms. Contoured swales and berms can be used to soften the impact of structures within development areas.

The degree of long slopes should be varied to avoid the unnatural look of broad flat surfaces. Broad, natural berming should be utilized to define space, create privacy, separate use areas, direct views, create variety and present features.

3.6.2 Grading

Terracing should be provided utilizing retaining walls where the space cannot accommodate the maximum slope. Retaining walls should be of a material compatible with the building architecture.

No cut and fill slopes of any type shall be steeper than 4:1 slope.

All grading should be designed to meet the following standards:

	Minimum Slope	Maximum Slope
Parking Lot	1.5%	5%
Driveways, Access Drive	1.0%	8%
Pedestrian Plaza	1.0%	2%
Pedestrian Walks	1.0%	8%
Landscape Areas	2.0%	25%

Slopes greater than indicated may be allowed based on specific site conditions.

Extensive cut/fill slopes are discouraged. Grading may extend beyond rights-of-way to allow for more gradual contouring of slopes. Grading for roadways should be coordinated with grading for adjacent development parcels, golf course or open space areas.

At project entries and other intersections, grading of both roadways and adjacent landscape areas should consider safety and visibility as well as aesthetics.

Retaining walls or other slope retention solutions should be considered in lieu of extensive cut/fill slopes for preservation of existing vegetation.

3.6.3 Drainage

Each Planning Area and every site within a Planning Area is expected to collect all storm water and release it at points consistent with established drainage patterns. Drainage from adjoining lots or onto adjoining lots should be accommodated in such a manner that it does not cause soil erosion, impede drainage flows or result in excessive drainage onto adjacent lots. Natural drainage patterns should be maintained, enhanced or restored wherever possible.

The amount of impervious surface should be limited through reduced pavement sections on streets and the use of grassed drainage channels and detention facilities.

Concentration of stormwater runoff and point discharges should be controlled by the judicious use of channels and underground structures and piping. Sheet flow over landscape areas is encouraged wherever feasible.

Existing vegetation should be preserved to reduce runoff velocities and encourage percolation of storm water wherever possible.

The ends of culverts shall have headwalls and should be treated with rock or stone riprap, brick or stone retaining walls to prevent erosion of the slope and channel. Riprap and retaining wall materials should be consistent with the material and design incorporated in the primary structure's architecture.

The sump or foundation drain discharge for each home shall tie into the subsurface drain lateral provided by the developer. For downspouts, splash blocks are required at minimum. If PVC piping is used, it must be buried and tie into the drainage system for the home.

3.6.4 Construction Drainage

Temporary erosion control should be provided during the construction period. Temporary barriers such as hay bales and silt fencing should be utilized as needed. Temporary fencing at the dripline of existing vegetation will help prevent damage to branches and foliage by equipment during construction. The Oakland County Drainage Commission has detailed information on the subject of soil erosion control.

An environmental protection plan will be required for all construction.

3.6.5 Wetlands

Wetlands are to be preserved for stormwater management, water quality control and retention of critical wildlife habitat. Grading within these areas is strictly prohibited without the approval of the ACC and all appropriate governmental agencies.

Any grading and drainage of areas adjacent to wetlands should be performed in a manner to enhance the existing natural systems.

Construction of sediment basins is encouraged. Basins can be incorporated into turf areas or can be in the form of man-made wetland areas. Exhibit H depicts preferred treatments for sediment control basins, which may be required for accommodating the drainage from development sites.

3.7 COMMUNITY OPEN SPACE

3.7.1 General

The open space system provides for activity, enjoyment, design integrity, public safety and leisure needs, and reinforces the community image and identity. Natural topography and native vegetation should be retained in community open space areas wherever possible.

Interfacing between community open space areas and development areas should be gradual rather than an abrupt delineation. An effort should be made to minimize any landscape differentiation between community open space and adjacent properties.

3.7.2 Minimum Open Space Setbacks

Building and Parking Setbacks:

- 10 feet to open space
- 30 feet to golf course boundary or golf course easements.

All other improvements: as approved by ACC.

3.7.3 Hike/Bike Trail Easements

Pedestrian linkages between neighborhoods and community facilities are encouraged. Major easements should be 30' wide minimum. Secondary and minor easements shall range from 10'-40'. Variation of easement widths is encouraged to meet specific site conditions.

3.7.4 Wetland/Preservation Areas

Oakhurst possesses existing amenity areas preserved for stormwater management, water quality control, and wildlife habitats, including: natural areas, classified wetlands and minor drainage channels.

Any development must obtain review and approval by the appropriate federal, state, or local agencies including, but not limited to, the State of Michigan DEQ, Charter Township of Independence, and Charter Township of Orion prior to submission of planned improvements to ACC.

Protection of water and habitat quality in these areas is encouraged through the use of sediment basins, artificial wetlands, and the like.

3.7.5 Parks, Playgrounds, Recreation Centers

Parks, playgrounds and recreational facilities should:

- Provide trail system linkages.
- Be designed with materials and standards set for Oakhurst.
- Provide for emergency access and service such as trash pickup.
- Be designed for visibility from streets for security.
- Possess adequate lighting for security.

3.7.6 Golf Course Edges

The edge of golf courses as they interface with both nonresidential and residential areas should enhance the atmosphere of the golf course. The visual impact of buildings along golf course edges should be carefully considered during design. Attractive, well-articulated facades are encouraged. Unbroken blank facades, unfinished foundations, garage doors visible from the course, and the like are strongly discouraged. Patios, decks, etc. will be setback from the golf course and be screened appropriately.

3.8 SIGNAGE

All signage is subject to applicable local and state regulations and must be approved by the ACC prior to submission to such agencies. Notwithstanding any other requirements of this section, the Declarant may install signs of a certain type and in certain locations as may be approved by the appropriate governmental agencies for identification, directional, or informational purposes. Exhibit I depicts the site signage which is hereby pre-approved and must be utilized.

3.8.1 General

All signage should be constructed of consistent materials utilizing a consistent typeface and complementary colors. The number, type and location of signs shall be submitted for each project.

All sign should be designed proportioned and positioned as an integral element of the design of the buildings and site.

Property owners are responsible for maintenance of all signage within their site(s). Repair must be completed within ten days of damage or the ACC may repair and charge the owner, according to the procedures established in the Declaration of Covenants, Conditions and Restrictions.

No sign shall be located in such a way as to create a traffic or other hazard, obstruct any other sign, or restrict visibility for vehicular or pedestrian circulation or views of the surrounding buildings and environment.

Identification signage is not allowed within the right-of-way of a dedicated public street, nor any other areas not approved by the ACC.

All electrical conduit and wiring must be concealed from view and/or placed underground.

3.8.2 Temporary Signage

The site, placement and appearance of temporary signs shall be approved by the ACC, subject to any applicable local or state sign regulations. All "For Sale" or "Lot Available" signage shall be of a consistent design approved by the ACC.

3.8.3 Prohibited Signs

The following sign types are prohibited:

- Signs advertising goods or services including home occupation signs.
- Signs announcing special events, with the exception of golf course/club events, as approved by the ACC and the Oakhurst Community Association.
- Any sign bordering the golf course intended to be read from the golf course except signs established by the club with ACC approval.
- Pennants, banners, portable signage.

RESIDENTIAL

4.1 INTRODUCTION

This section applies to all residential development.

4.2 SITE PLANNING

4.2.1 General

See Oakhurst Development Guidelines for land use/density criteria on specific development parcels.

The ACC seeks to insure that each residence works with the natural site features and existing terrain of the homesite in the best possible manner. Architecture should compliment and enhance this asset.

To ensure compliance with this philosophy, a grading plan is required as part of the approval process. Absolutely no grading whatsoever shall be permitted without first obtaining authorization.

Drainage considerations for individual homesites play an important part in the ecological balance of the community. Water runoff and control is the responsibility of each lot owner. By creatively incorporating the drainage plan into the site plan and proposed landscaping, what once might have been a site problem or constraint could possibly become an amenity.

4.2.2 Site Layout/Organization

The site plan concept developed for each homeowner should reflect functional needs but also be sensitive to the individual site's unique characteristics as well as the surrounding community. The orientation of lots and open vistas of the community and golf course mean that residences will be seen from many different angles and viewpoints. It is therefore important that the siting and three-dimensional character of each home be carefully studied.

The ACC shall consider each site independently but shall give extensive consideration to each individual plan's impact upon adjacent homesites and view corridors. Care must be taken to locate each structure, whenever possible, so as not to infringe upon adjacent structures and homesites, view corridors and natural amenities of the area. Consideration in this regard includes the following:

- Topography of the site and surrounding home sites.
- Distant and intimate views from the homesite.
- Distant and intimate views of the homesite from adjacent lots and the golf course, if applicable.
- Existing vegetation type and quality.
- Existing water and drainage patterns.
- Existing rock outcroppings.
- Driveway access.
- Height of proposed and adjacent structures.

4.2.3 Accessory Structures

4.2.3.1 Dog runs or pet enclosures

Dog runs or pet enclosures shall be installed only after ACC approval of their design and location is obtained. Materials for such enclosures should be consistent with materials of the primary structure on the property. Dog runs should be located within yards in such a way that they are not eyesores and/or nuisances to neighbors or, in the case of yards which back onto the golf course or onto community open space, to golfers or the general public.

4.2.3.2 Mailbox

The custom mailbox unit specified for all residential development within Oakhurst is depicted in Exhibit J.

4.2.3.3 Pools

The size, shape and siting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of pools and spas should consider the following:

- Indoor/outdoor relationships
- Setbacks
- Views both to and from the pool area
- Wind
- Sun
- Terrain (grading and excavation)
- Fencing and privacy screening

Pool decks may encroach into the setback area if at or within two feet (2') of grade and no closer than ten feet (10') to any property line other than along the golf course. No encroachment is permitted into a golf course easement or natural features setbacks as established by governing agencies. Pool and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail, as well as, screened or

treated so as not to distract adjoining property owners because of noise or view.

4.2.3.4 Tennis Courts

Tennis courts will be permitted only when they can be constructed so as not to infringe upon view corridors and be naturally screened from adjacent homesites. Minimum setback for a tennis court from any property line is twenty-five feet (25'). Design and color of fencing materials should blend naturally into the surrounding area and plant materials added to soften the visual impact. Fencing should be vinyl coated chainlink, dark green or black in color. Windscreens should be kept to moderate heights. Surface colors should be restricted to colors such as soft reds and greens and not be highly reflective. Night lighting of tennis courts is permitted if the light does not intrude on adjacent residences. Lights must be turned off by 10:30 p.m.

4.2.3.5 Basketball Courts

The requirements for basketball courts shall be the same as for tennis courts if such basketball courts are located in the rear yard of a residence. The basketball backboard shall be of clear see-through material such as Plexiglas, fiberglass, acrylic, or the like and shall be mounted on a free standing pole, whether or not the basketball court is in a rear yard or located within the driveway for the residence. In no event shall a basketball backboard or standard be mounted directly on a residence or any accessory structure.

4.2.3.6 Playground Equipment

No permanent, nonmoveable playground equipment or similar structure (a "Playset") will be erected or installed on any lot without prior ACC approval of its design and location. A Playset will be permitted only if it is located in the area bounded by the rear line of the house, the side lines of the house (extended) and the rear setback line (the "Established Rear Yard"), provided, however, that, in the case of a lot that abuts street right-of-way along more than one property line, a Playset may be permitted outside the Established Rear Yard so long as it is not located in an easement, or a required rear or side yard. No playset may exceed a maximum overall height of twelve feet (12') above grade. Playsets must be constructed of natural materials, and use of plastic, metal, painted metal or the like is not permitted except for chains, slides, connectors and similar components. A Playset must be located in a well-defined play area by use of edging, timbers, or the like, and

the area beneath the Playset must be mulched or otherwise protected in order to prevent bare or mud-prone areas from developing through the use of the Playset. A Playset must be landscaped in shrubbery, trees and/or hedge approved by ACC to provide a partial screening of the Playset. No moveable playground equipment including trampolines will be used on any lot without prior ACC approval of its location, nature and size and must be stored indoors when not in use.

4.3 CIRCULATION

No on-street parking is allowed on any of the collector roads. On-street parking is allowed only on the local neighborhood streets where designated and approved by the governing review agencies.

Parking stall requirements (number and size) shall be in compliance with the applicable junction standards and regulations for each unit.

Driveways on single family detached homes should follow these criteria:

- Shared driveway access to residential lots is encouraged where appropriate due to particular design density factors or special site characteristics.
- Side loading or rear loading of garages (not orienting doors directly to streets) is encouraged.
- Staggering of individual drive access is encouraged.

Driveways on single family detached homes should follow these additional criteria:

- Concrete driveways are preferred, although asphalt, exposed aggregate or other hard surface materials may be utilized with ACC approval. In no event will gravel driveways be allowed.
- Sidewalks shall be installed along the entire length of a homesite's street frontage(s) except where the developer is obligated for such installation along common areas or major project entryways. Sidewalks shall be installed in accordance with the specifications on the attached Exhibit K.

4.4 LANDSCAPING

4.4.1 Installation

All landscaping must be installed within the installation schedule approved by the ACC. All landscaping plans as well as sprinklers and irrigation systems and installation schedules are subject to ACC approval.

4.4.2 Non-living Materials

Exterior artificial vegetation shall not be permitted. Exterior sculpture, fountains, flags, and similar items must be approved by the ACC.

4.4.3 Sodding/Seeding/Maintenance

All front and side yards shall be sodded. All rear yards shall be seeded as the minimum requirement. All established lawns shall be fertilized and weeded by the owner as necessary to insure a quality lawn appearance at all times.

Hydroseeding may be allowed upon approval of the ACC and the following requirements shall apply. The area to be hydroseeded shall be irrigated and such irrigation system shall be installed by a reputable licensed irrigation contractor. Hydroseeded areas must be mulched in straw and tacked down. Starter fertilizer must also be utilized. The construction deposit for the homesite shall be retained during the grow-in period to ensure completion of the work and repairs made as needed to produce an attractive lawn.

4.4.4 Trees and Other Vegetative Cover

Each home shall have a minimum planting requirement of the following:

Front and Side Yard

- | | |
|----|--|
| 1 | specimen shade tree, minimum 3-1/4" caliper 1 foot above grade |
| 2 | deciduous shade trees, minimum 2" caliper 1 foot above grade |
| 1 | flowering tree, minimum 1" caliper 1 foot above grade |
| 3 | conifer trees, minimum 8" height |
| 8 | shrubs, minimum 3" height |
| 12 | shrubs, minimum 18" spread |
| 2 | street trees, minimum 3" caliper 1 foot above grade |

Ornamental, fruit, evergreen, and other deciduous trees may be planted elsewhere on the lot, but shall not be planted between the sidewalk and the curb and do not constitute satisfaction of the minimum requirements of this section. Attached, as Exhibit L is the current Oakhurst plant list for assistance in identifying planting materials.

For homes with rear or side yards along Waldon Road, Clintonville Road and Community Drive, the following additional requirements shall apply.

Rear Yard

- 2 Deciduous shade trees, 2.5" minimum caliper 1 foot above grade
- 1 conifer tree, minimum 8' height
- 8 shrubs, minimum 24" height
- 12 shrubs, minimum 18" height

For homes with rear or side yards along the golf course the following requirements shall apply:

- 2 Deciduous shade trees, 2.5" minimum caliper 1 foot above grade
- 1 conifer tree, minimum 8' height
- 8 shrubs, minimum 24" height
- 12 shrubs, minimum 18" height

For all trees planted in excess of the foregoing minimum requirements, the minimum acceptable tree size shall be 1-1 1/2" caliper 1 foot above grade for deciduous trees, and 6' height for conifer and evergreen trees.

All plant material shall conform to the current issues of the American Standard for Nursery published by the American Association of Nurserymen. The landscape plan must be completed and implemented at the time of occupancy of the home. If poor soil conditions exist, the owner shall be responsible for providing topsoil for backfilling of proposed trees and shrubs, and grading of the lot to establish a quality lawn.

4.5 ARCHITECTURAL

4.5.1 General

Good Design It is desirable for the homes of the community to exhibit the individuality of their owners, as well as, adhere to the guidelines of their selected architectural style. However, it is also important that they observe basic design principles inherent in good architecture. The following are some of the questions the property owner and design team should consider when developing the design for the home site:

- Is the residence located on the site in a sensitive manner with minimum disruption to the natural topography, vegetation, and unique site features?
- Is there consistency in the site planning, architecture, and landscaping?
- Is there a sensitive interpretation of the architectural style within the constraints of budget and site?
- Are the specific features of the architectural style well developed and carefully detailed?
- Have the features been researched to resemble a certain degree of authenticity?
- Is there an intelligent selection of details related to a well-designed floor plan?
- Is there a consistent scale used throughout the design of the residence? Each element should be designed in proportion to the other design elements.
- Will the various building materials allow for a pleasing and harmonious exterior appearance to the residence? Are the building materials used logically?
- Are the colors appropriate and used with restraint?

Design Features

- The main entrance should have a sense of prominence that is reflected in the design. The entry should be sheltered on the exterior and include a pair of doors either with or without sidelights. If a single door is preferred, sidelights are then required. The main entry should contain more detail with the other openings but be consistent in styling.
- Consistency of detailing on all elevations should be maintained. Windows and doors should reflect restraint in the number of types, styles, and sizes. All openings should be articulated with the use of shutters, flat or arched lintels, projecting sill or surrounds. If shutters are used, only real shutters are acceptable with the appropriately designed and detailed hardware.
- Bay windows are to be carried down to grade or express visual support of a cantilevered condition. When bay windows are stacked in a two-story condition, the blank panel between all facets should be articulated.
- Masonry or stone facing used as a veneer material on the front of a residence should return around a corner to a logical point of termination such as an inside corner.
- Quoins, when utilized in the design, should be expressed on the front and side elevations and on all elevations when the home site is on the golf course.

- Roof forms should be well organized and demonstrate the same character on all sides of the residence. The main roof should be a minimum 6 vertical to 12 horizontal pitched roof, either gables, hipped, or a combination. Shed roof forms are discouraged. Eave lines should align wherever possible. Eaves and rakes should be articulated by multiple fascia boards, cove and crown molds, or gutters. Gutters and downspouts shall be used at all eave lines unless deemed inappropriate. All roof structures such as attic, dryer and plumbing vents, gutters, etc. should be treated to match the roof color or appropriate material.
- Flu pipes are required to be encased with a chimney enclosure of masonry or stucco and supported by a foundation at grade when located on an exterior wall.
- A raised deck and its supports should incorporate materials, which relate to the residence such as brick, stucco, or stone. Columns 12" x 12" built with the same material as the house are encouraged. If wood posts are used they should be a minimum 6" x 8" with base and cap detailing. The deck railing design should be creative and unique.
- If raised wooden decks are constructed as part of a home, then latticework or other similar decorative treatments shall enclose the underside of the deck. Landscaping of this area to screen views beneath the deck may be substituted. This requirement does not apply if the raised deck is above a grade level patio or other similar outdoor activity area, which serves as an outdoor extension of the living space of the home.
- The use of glass is not encouraged in the garage doors. Please indicate on the building elevations and the application form the intended garage door material, color, and finish.
- At minimum, the entire home front elevation shall be masonry as well as the entire first floor on all other elevations, including any exposed areas below the level of the first floor such as in the case of walkout basements. The use of stone and stucco material may be approved on a case-by-case basis.
- Chimneys shall be masonry, stone or other material, which predominates on the home.
- Within a specific section, there shall be no two homes approved which have identical elevations and colors as viewed from the street frontage. All homes shall be unique and possess significant differences in their design.
- Siding shall only be cedar or other similar wood materials, and no composite, recycled, pressed-board, aluminum, or T-

111, may be used under any certain circumstances. The ACC may approve vinyl siding.

5 NON-RESIDENTIAL

5.1 INTRODUCTION

This section applies to non-residential development.

5.2 SITE PLANNING

5.2.1 General Open Space

See the Amended and Restated Permit Conditions Planned Residential Development adopted by Independence Township Board June 21, 1994 for land use criteria on specific development parcels.

5.3 CIRCULATION

5.3.1 Parking Requirements

No parking shall be permitted on any street or at any place other than on the paved parking spaces provided for such activity. The location and size of parking areas shall be subject to the approval of the ACC. Compliance with applicable public agency standards and regimens with regard to parking shall be the responsibility of the owner/builder.

The location and width of access points allowed to a site will be evaluated by the ACC in view of the size of the site, the adjacent building sites, engineering considerations, existing circulation patterns, landscaped areas and drainage requirements.

5.3.2 Loading and Service Areas

Loading and servicing areas shall be screened from public streets and adjoining properties and designed as an integral part of the building architecture. All loading and servicing operations must be conducted within the confines of such service area. In addition, service area access roads should not intersect with collector roads.

5.3.3 Pedestrian and Bicycle Circulation

Access Requirements. Pedestrian access should be provided from public streets and parking lots to building entries. Linkage to existing or planned bikeways and pedestrian walks should be

considered. A path system to link buildings to greenbelts, common amenities and other buildings should be considered.

Sidewalk and Bikeway Dimensions All sidewalks should have a width and be of materials in conformance with applicable local regulations. Bikeways should have a minimum width of five feet (5'). Additional width should be considered at high traffic and potential conflict areas.

Bicycle Parking Bicycle parking should be provided for each building and screened from the building entry in a manner approved by the ACC. Security and ease of use should be considered in determining bicycle-parking locations.

5.4 LANDSCAPING

5.4.1 Temporary Facilities

Sites, which are used for temporary buildings, shall be landscaped in accordance with these Design Guidelines.

5.5 ARCHITECTURAL

5.5.1 Surface Mounted Equipment

Items such as skylights, solar panels, vents, mechanical equipment, access ladders, electric and gas meters, etc., should not give the appearance of being simply mounted on the exterior surface of the building(s) with no relationship to the surrounding elements. The location of these items shall be indicated on all drawings submitted during the ACC review and approval process.

5.5.2 Mechanical Equipment

Where mechanical or service equipment is located on the roof, it shall be grouped into concentrated areas. If it is not possible to install this equipment in a well, it shall be behind a screen wall or in an enclosure that is an integral part of that building design. Metal flashing, the flues and any other exposed roof top mechanical equipment should be non-reflective. The effect of such screening on roofs shall not impact roof designs/forms in any significant way. The materials used on such screens or enclosures shall be the same quality as, and compatible with, the materials of the building.

CONSTRUCTION ACTIVITY AND CONTRACTOR STANDARDS

6.1 INTRODUCTION

The following standards apply to construction activity. The purpose is to promote the sense of community and interests of the owners, and protect the safety, health and welfare of the residents and contractors.

6.2 CONSTRUCTION PLANS

6.2.1 Commencement of Construction

Construction shall not begin until approval has been issued by the ACC. Permits from applicable governmental agencies must be obtained prior to commencement of construction. Once started, construction must be completed with expedition strictly in accordance with the approved plans. No structure may be occupied until a Certificate of Compliance and the final Survey have been accepted by the ACC and a Certificate of Occupancy has been issued by the local building department having jurisdiction over the project.

6.2.2 Construction Plan

Buyer will be responsible to not place storage, excavation material dumpsters, etc. that adversely affects the wetland, woodland, and/or marketing of the Development.

6.2.3 Compliance with Plans

Contractors are responsible for complying with the approved construction plans and these standards.

Failure to comply could result in the exclusion of the contractor from further work in Oakhurst. If trash, debris, or a spillage are not cleaned up, or damage to protected or improved areas is not repaired, then the cleanup or repair may be done by the ACC and related costs charged to the contractor and/or owner. Contractors and owners are encouraged to notify the ACC of any problems.

6.2.4 Construction Deposit

In order to ensure compliance by Builder with provisions hereof, Builder shall deposit with the ACC the sum of Five Hundred Dollars (\$500.00) (the "Construction Deposit"). The Construction Deposit shall be held by the ACC in a non-interest bearing account until construction of the Home and all required improvements, including

landscaping and drainage are completed. The ACC may draw upon the Construction Deposit as it deems necessary in its sole discretion to cover, among other things, the cost of repair to property and subdivision improvements caused by the builder, or its agents, employees, contractors, subcontractors, or material suppliers; the cost of trash removal and routine maintenance if not performed by Builder as required hereby; and the cost of correcting deficiencies in landscaping or drainage; street cleaning. The ACC shall not draw on the Construction Deposit unless the Builder has failed to make correction within seven (7) days after written notice from the ACC. If any part of the Construction Deposit is applied by the ACC, the Builder shall, immediately upon demand, deposit with ACC a sum equal to the amount so applied in order to restore the Construction Deposit to its original sum.

6.2.5 Construction Office

A small job office may be maintained on a construction site with ACC approval. The job office shall be removed within 30 days after completion of the project. Temporary living quarters for workmen or the owner will not be permitted.

6.3 PROTECTION/REMOVAL OF MATERIALS

6.3.1 Natural Materials

Builders are advised the lots and open spaces contain valuable native plants and other natural landscaping materials that shall be absolutely protected during construction, including topsoil, rock outcroppings and boulders, and plant materials.

Damage and scarring to other property, including, but not limited to, open space, other lots, roads, driveways and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the party responsible for the damage. Upon completion of construction, each builder shall clean his construction site and repair all property which was damaged, including but not limited to, restoring grades, planting shrubs and trees as approved or required by the ACC and repairing streets, driveways, pathways, culverts, ditches, signs, lighting, and fencing, etc.

Materials that will not be allowed to be removed should be marked and protected by flagging, fencing, or barriers. The ACC shall have the right to flag major terrain for plants, which are to be fenced off for protection. Any trees or branches removed during

construction must be promptly cleaned up and removed immediately from the construction site.

6.3.2 Tree Removal

No trees over 3" inches in diameter, one foot above grade will be removed without prior approval by the ACC and Local Township authorities. After staking of the homesite, driveway, parking areas, patios, etc., and prior to construction commencement, it is the obligation of the contractor to notify the ACC for an appointment to inspect the site.

6.3.3 Excavation Materials

Builders should locate all excavation material on site in accordance with plans approved by the ACC or the developer. Clean fill dirt and certain other excess excavation materials should be retained within Oakhurst and deposited in areas designated by the ACC or the developer until such time as the developer determines these materials are no longer needed within Oakhurst.

If blasting is to occur, the ACC must be informed far enough in advance to allow it to make such investigation as it deems appropriate to confirm that all appropriate measures, including protective actions, have been taken prior to the blasting. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the ACC. Applicable governmental regulations should also be reviewed prior to any blasting activity and must be followed.

6.3.4 Erosion

Proper erosion control is the responsibility of the builder or contractor and must be performed in compliance with the environmental protection plan for the site. Adequate silt fencing and gravel at the entry drive must be properly installed and maintained. The streets should be kept free of mud, silt and debris from erosion and construction traffic. A procedure for ensuring compliance will be included in all purchase agreements.

6.4 OPERATIONS

6.4.1 Sanitary Facilities

The builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar

temporary toilet facilities shall be located on the site only if approved by the ACC.

6.4.2 Dust

Contractors shall be responsible for controlling dust from the construction site.

6.4.3 Trash

Builders shall clean up all trash and debris on their construction site at the end of each day. Trash and debris shall be removed from each construction site at least once a week to a dumping site located outside of Oakhurst. Lightweight material, packaging, and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Builders are prohibited from dumping, burying, or burning trash anywhere within Oakhurst except in areas, if any, expressly designated by the ACC. During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, or affecting other lots and any open space.

6.4.4 Noise

Loud radios or excessive noise from music or sound systems will not be allowed during construction. This is distracting to property owners and golfers alike. Normal radio levels are acceptable. Do not mount speakers, radios, portable sound equipment, etc., on vehicles or outside of homes under construction.

6.4.5 Street Cleaning

Contractors are required to keep all interior streets clean of material, refuse, sediment, mud, etc., from the lot upon which they are working, as per Section 6.2.4.

6.4.6 Temporary Signs

Temporary construction signs shall be limited to one sign per site. The sign shall be free standing and the design and location of such a sign shall first be approved by the ACC. Compliance with local and state sign regulations will also be required.

6.4.7 Vehicles and Access

Construction access is by those routes recommended by the ACC.

Washing of construction or other vehicles on the streets within Oakhurst is not permitted.

Construction crews will not park on, or otherwise use, other lots or open space. No parking or access is allowed on the golf course or any open space. Private and construction vehicles and machinery shall be parked only in areas designated on the approved construction plans. All vehicles shall be parked so as not to inhibit traffic, and within the designated areas so as not to damage the natural landscape.

All construction traffic is limited to 25 miles per hour.

6.4.8 Pets

Contractors, their subcontractors and their respective employees may not bring pets on site during the construction period.

6.4.9 Utility Disruption

If any telephone, cable TV, electrical, water, or other utility lines are cut, it is the responsible party's obligation to report such an accident to the ACC and the affected utility.

APPENDIX - A

DEFINITIONS

APPLICANT - The owner or owner's representative who is responsible for the development of property or parcels within Oakhurst.

ARCHITECTURAL CONTROL COMMITTEE (ACC) - as defined in the Declaration of Covenants Conditions & Restrictions.

DECLARATION - The Declaration of Covenants, Conditions and Restrictions for Oakhurst recorded or to be recorded in the land records of Oakland County, Michigan.

DESIGN REVIEW - Process for evaluation of development plans to determine compliance with the Design Guidelines.

DEVELOPMENT GUIDELINES - Description of the planning areas shown on the Land Use Master Plan. The Development Guidelines establish density and land use for each planning area and represent the approved zoning.

DEVELOPMENT PLAN - The overall plan for Oakhurst as approved and as may be amended.

MODIFICATIONS COMMITTEE (MC) - as defined in the Declaration of Covenants, Conditions & Restrictions.

OAKHURST ASSOCIATION - The association for owners of property in Oakhurst as defined in the Declaration of Covenants, Conditions & Restrictions.

OPEN SPACE - Public or private land and aquatic areas which are managed to protect the natural environment; provide recreational opportunities; shape the pattern of development; or any combination thereof, including yards, common areas and elements, but excluding therefrom buildings.

PLANNING AREA - Refers to the parcels identified on the Land Use Master Plan.

Approved:

ARCHITECTURAL CONTROL COMMITTEE
OAKHURST COMMUNITY ASSOCIATION, INC.

By: _____
Cornelius M. Alig, Member

By: _____
Charles R. Cagann, Member

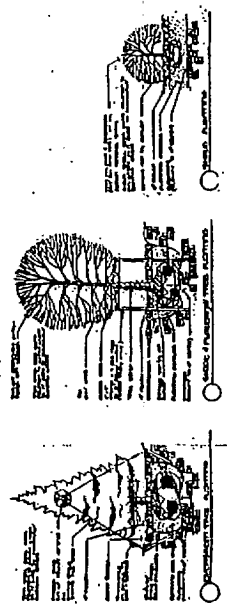
By: _____
Robert A. Dine,

By: _____
D. Craig Valassis

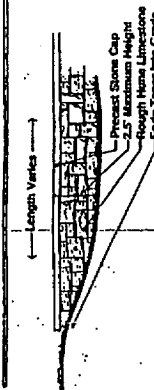
Plant List

Plant	Quantity	Notes	Plant	Quantity	Notes
1. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"	1. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"
2. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"	2. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"
3. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"	3. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"
4. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"	4. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"
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6. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"	6. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"
7. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"	7. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"
8. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"	8. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"
9. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"	9. 1" x 1" x 1" x 1" x 1" x 1"	100	1" x 1" x 1" x 1" x 1" x 1"
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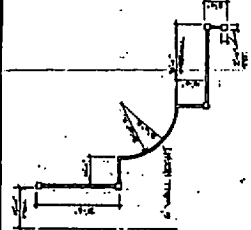
Street Tree and Buffer Plantings may be Adjusted in the Future When Exact Utility and Drive Locations are Known.



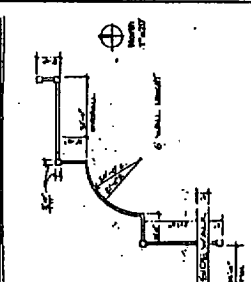
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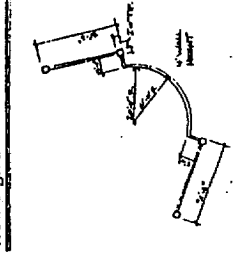
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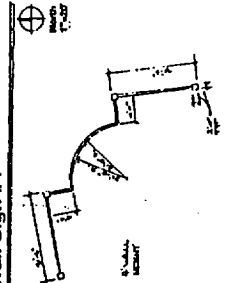
Wall Sign #2



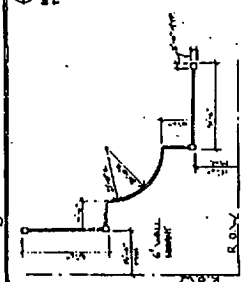
Wall Sign #3



Wall Sign #4



Wall Sign #5



February 1, 1996
January 11, 1996
December 2, 1995
November 15, 1995
ROBERT LEIGHTON
Land Design

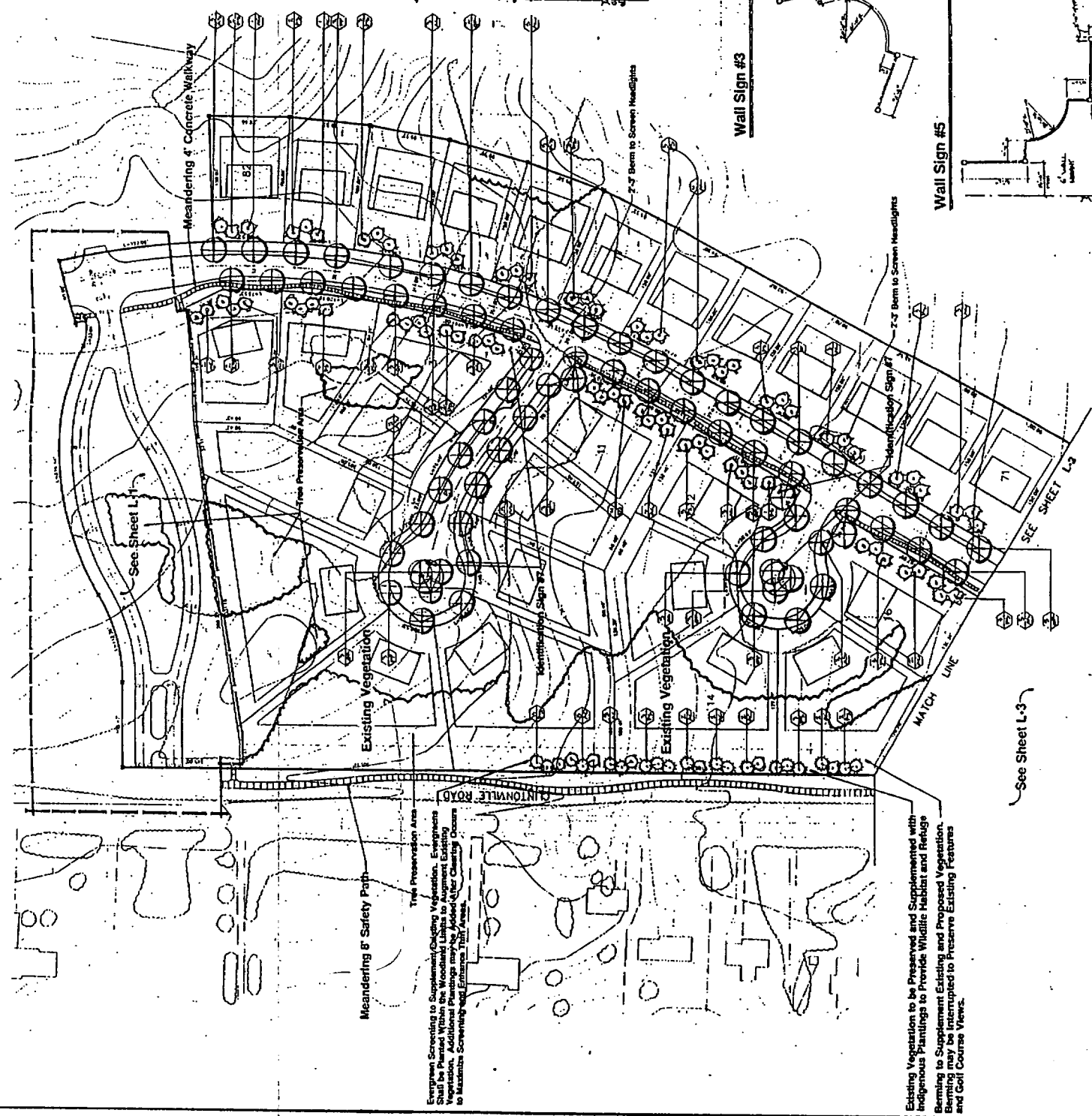


PROFESSIONAL
ENGINEERING
ASSOCIATES

MANSUR DEVELOPMENT GROUP

Street Tree & Buffer Plan

700 MARKET STREET
SACRAMENTO, CALIF. 95811



Evergreen Screening to Supplement Existing Vegetation. Evergreens will be Planted Within the Woodland Limits to Augment Existing Vegetation. Large trees may be Added After Clearing Occurs to Maximum Screening and Erosion Control.

Existing Vegetation to be Preserved and Supplemented with Indigenous Plantings to Provide Wildlife Habitat and Refuge. Screening to Supplement Existing and Proposed Vegetation. Berming to be Completed to Preserve Existing Features and Golf Course Views.

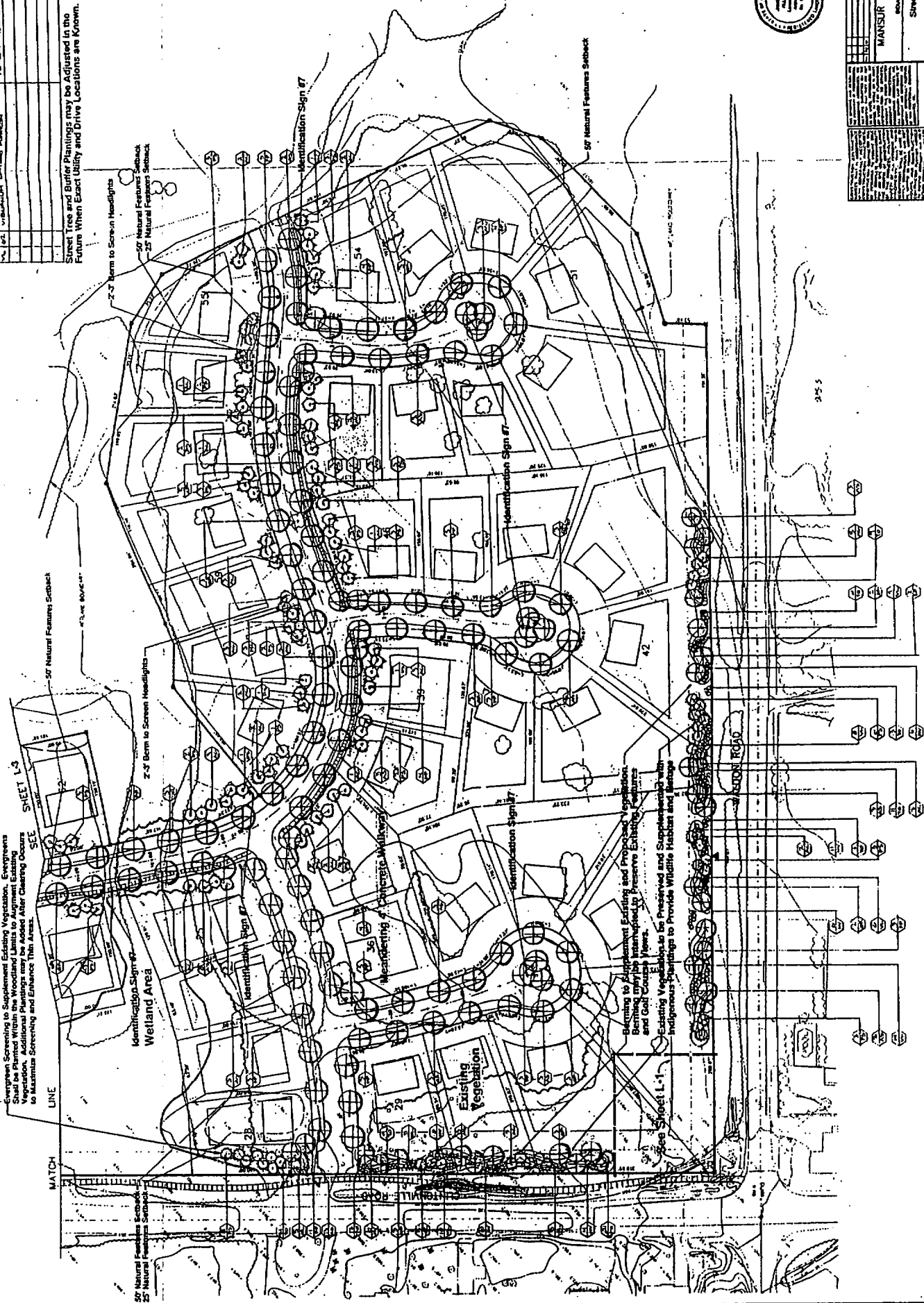
Lot Identification Signs #7 will be Located on Each Lot
See Supplemental Submission for Sign #6 & #7 Details

Plant List

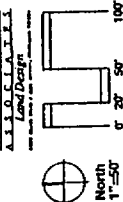
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Street Tree and Buffer Plantings may be Adjusted in the Future When Exact Utility and Drive Locations are Known.

Evergreen Screening to Supplement Existing Vegetation. Evergreens shall be planted in the areas indicated on this plan to provide additional screening and enhance the landscape. Additional plantings may be added after clearing occurs to maintain screening and enhance the landscape.



February 1, 1996
January 11, 1996
December 2, 1995
November 15, 1995
ROBERT LEIGHTON
A.E.C. CONSULTANTS
Land Design



P&E

PROFESSIONAL ENGINEERING ASSOCIATES

700 MARKET STREET
ROCKFORD, ILLINOIS 61101
TEL: 815/398-8311
FAX: 815/398-8312

MANSOUR DEVELOPMENT GROUP

700 MARKET STREET
ROCKFORD, ILLINOIS 61101

Street Tree & Buffer Plan

ROCKFORD, ILLINOIS
MANSOUR DEVELOPMENT GROUP
700 MARKET STREET
ROCKFORD, ILLINOIS 61101
TEL: 815/398-8311
FAX: 815/398-8312

Lot Identification Signs #7 will be Located on Each Lot
See Supplemental Submission for Sign #6 & #7 Details

Clintonville Road

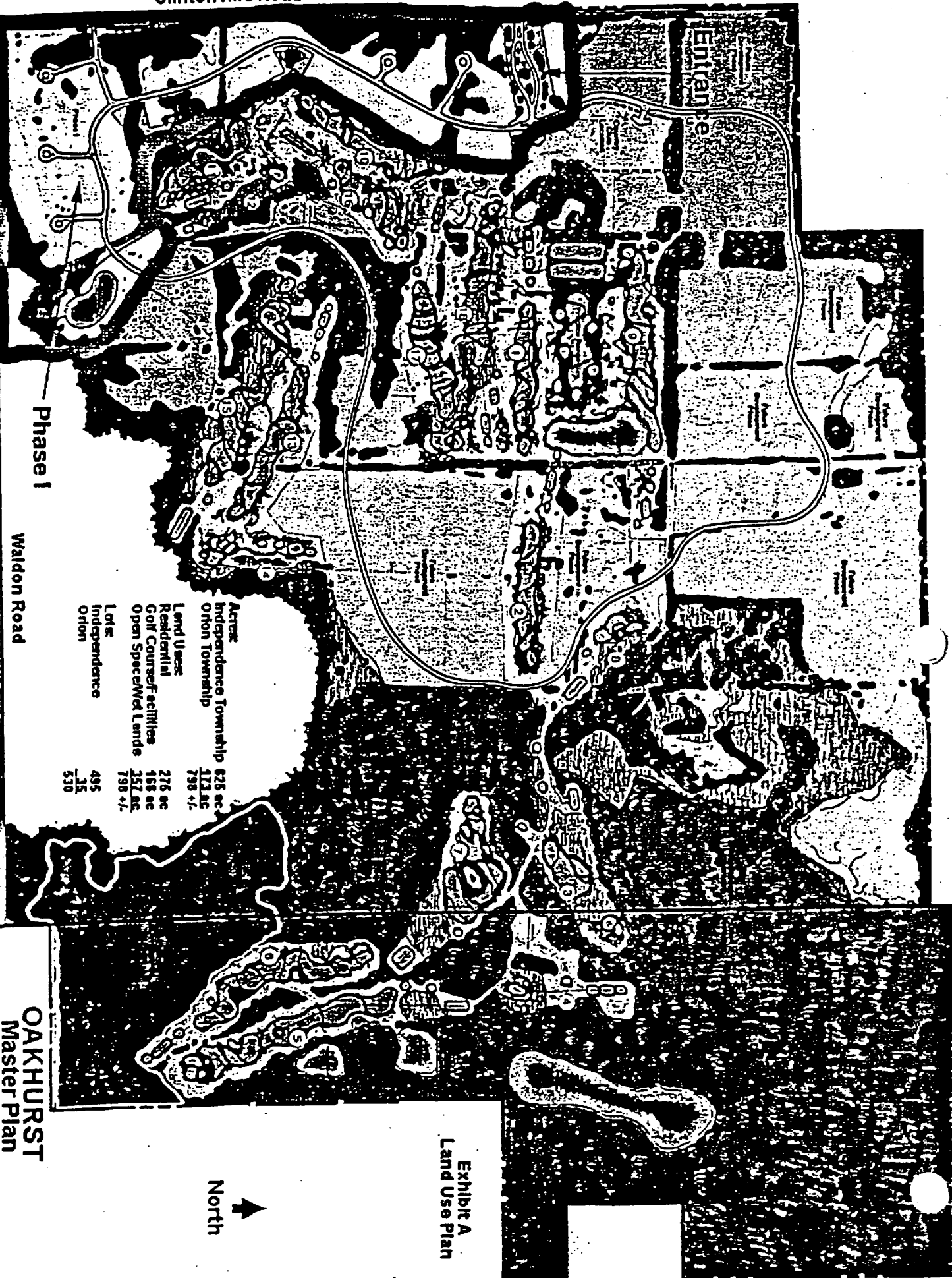


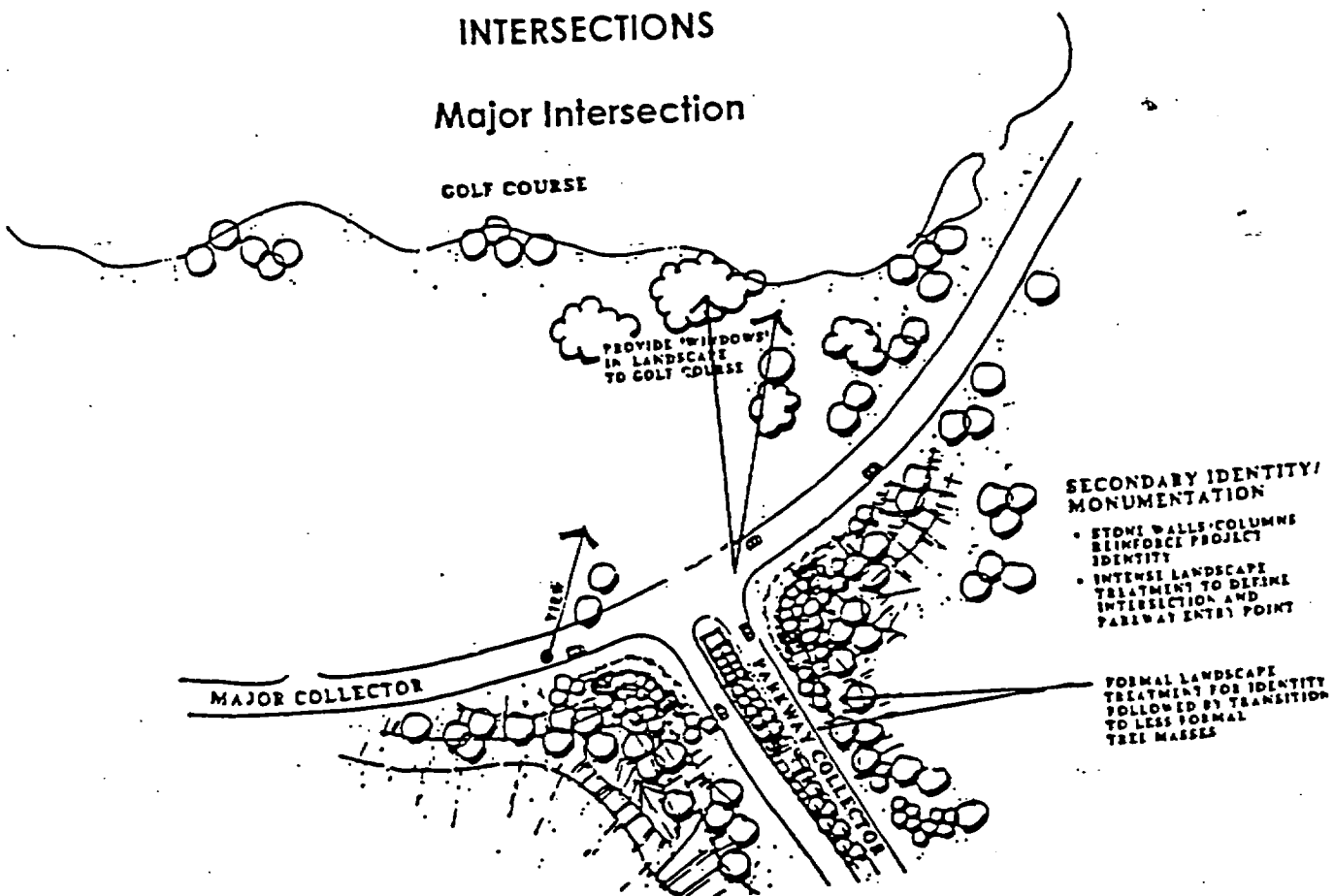
Exhibit A
Land Use Plan

North

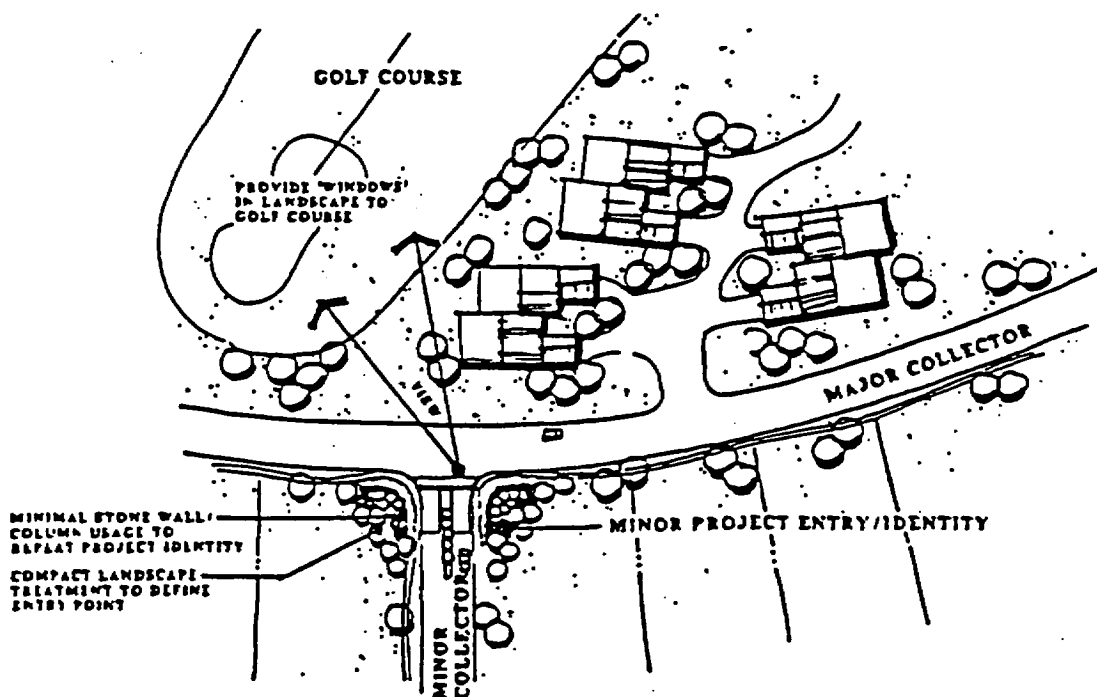
OAKHURST
Master Plan

INTERSECTIONS

Major Intersection



Minor Intersection

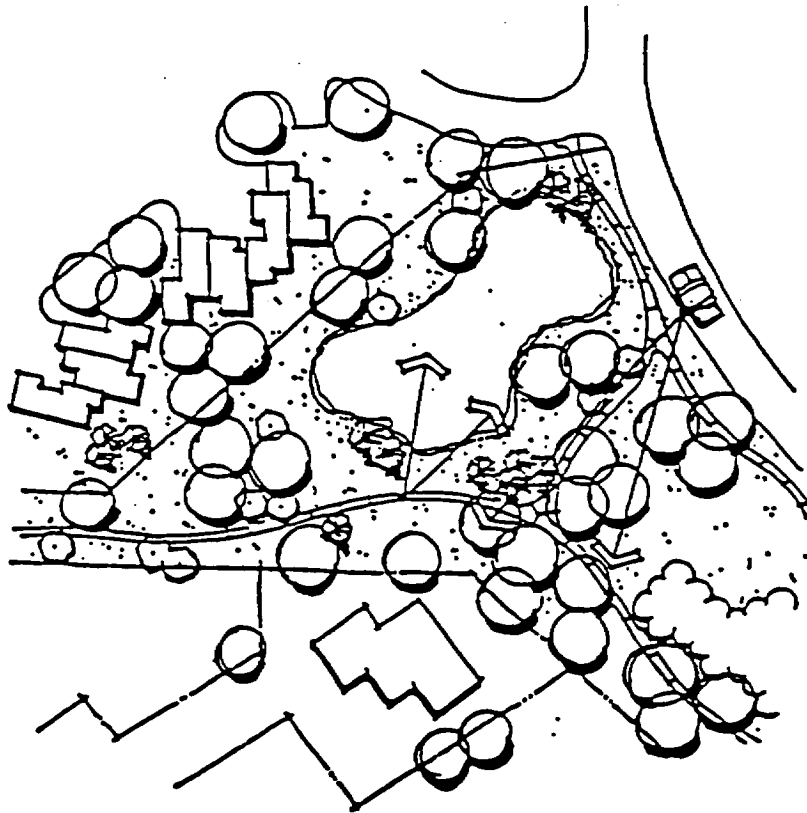


ALL INFORMATION CONTAINED ON THIS DRAWING IS SUBJECT TO CHANGE WITHOUT NOTICE TO ANYONE INCLUDING, WITHOUT LIMITATION, CHANGE OF LOCATION, SIZE AND CONFIGURATION OF LOTS, STRUCTURES, ROADS, AND LAND USES.
S:\MRES\OAKHURST\EXHIBITB.DOC

EXHIBIT B

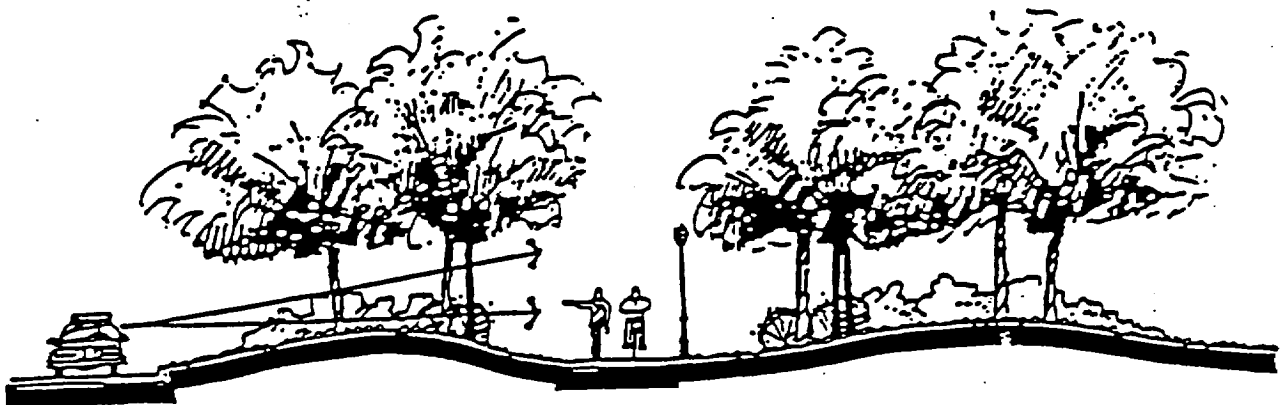
HIKE/BIKE TRAILS

HIKE/BIKE TRAIL AT OPEN SPACE AREAS



- VARY ALIGNMENT FOR INTEREST
- PROVIDE VIEWS/ACCESS TO AMENITIES
- PROVIDE VISIBILITY FORM STREETS FOR SECURITY

HIKE/BIKE TRAILS THROUGH OPEN SPACE AREA



- SUBTLE BERMING TO ENHANCE EXISTING LANDFORM AND IMPROVE DRAINAGE
- PRESERVE EXISTING VEGETATION AND ENHANCE WITH NEW PLANTING
- PROVIDE LIGHTING AND VISIBILITY FORM STREETS FOR SECURITY

ALL INFORMATION CONTAINED ON THIS DRAWING IS SUBJECT TO CHANGE WITHOUT NOTICE TO ANYONE INCLUDING, WITHOUT LIMITATION, CHANGE OF LOCATION, SIZE AND CONFIGURATION OF LOTS, STRUCTURES, ROADS, AND LAND USES.

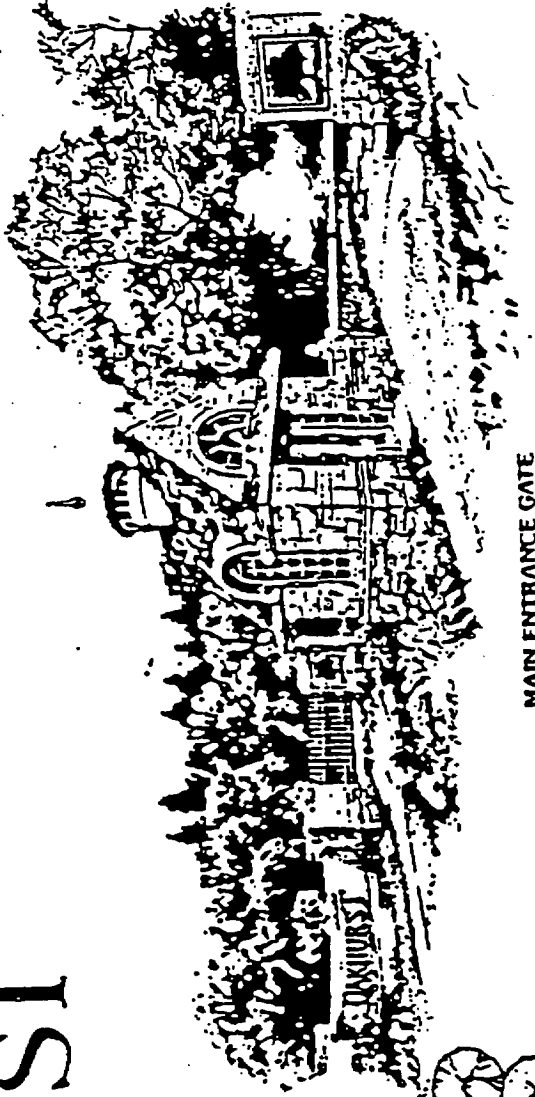
Oakhurst

Development

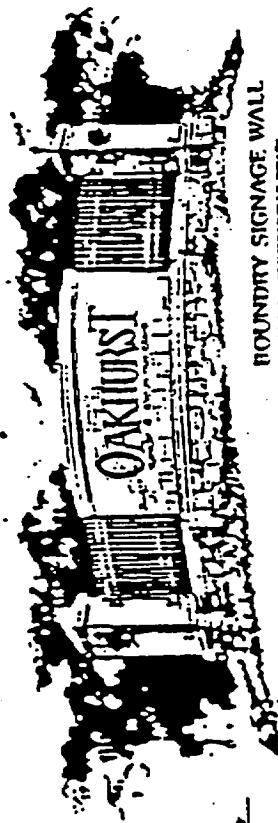
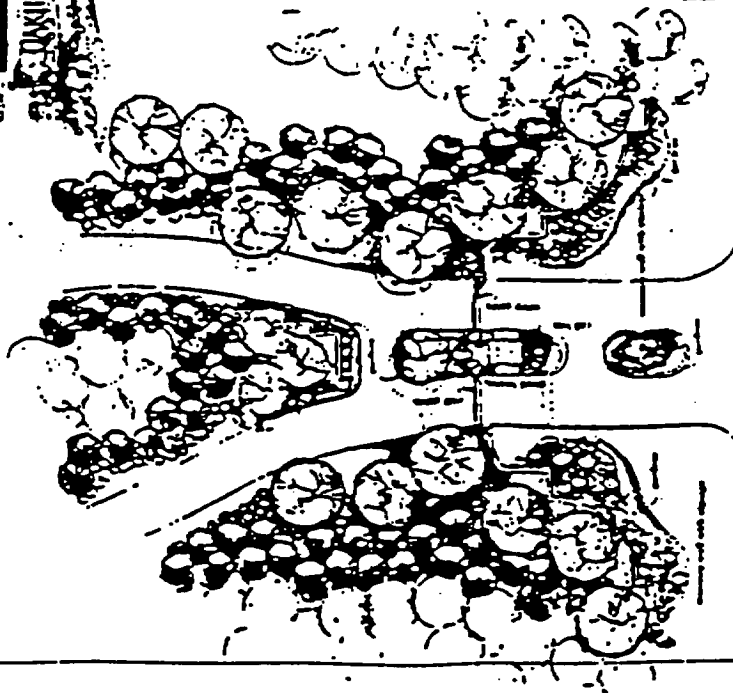
DesRosiers
Architects
1000 ...
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...

DEVELOPER: OAKHURST LAND LLC
MANSUR COMMUNITIES
PLANNER: BOB LEIGHTON
ARCHITECT: DESROSIERS ARCHITECTS

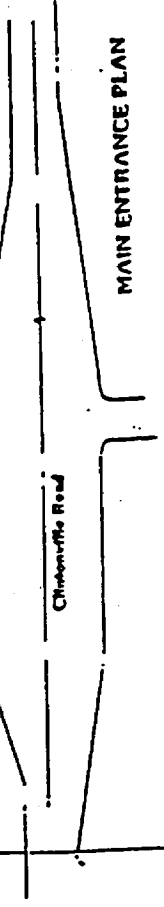
9522



MAIN ENTRANCE GATE

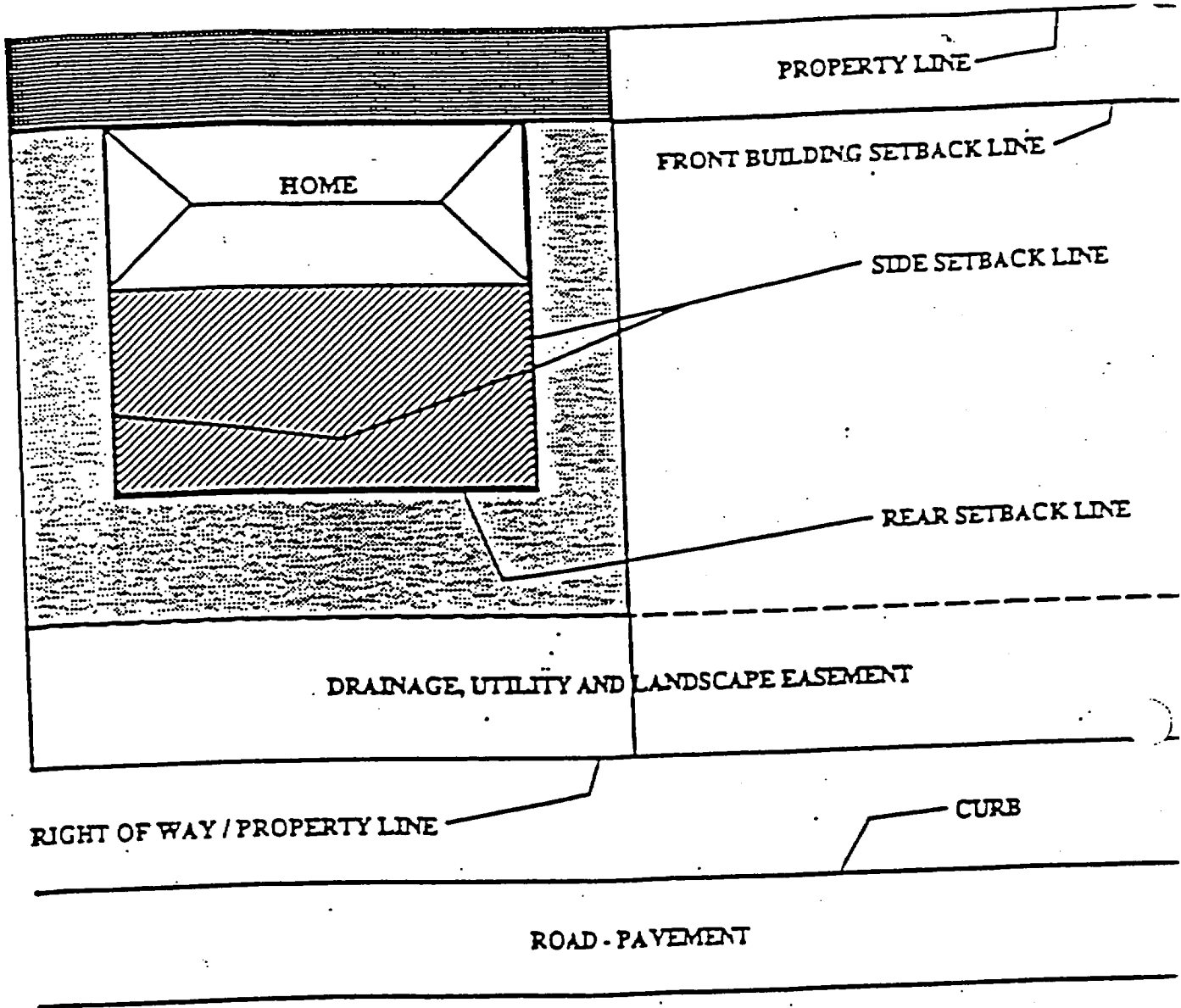


BOUNDARY SIGNAGE WALL
VIEW FROM S. CLINTONVILLE RD.



MAIN ENTRANCE PLAN

FENCING RESTRICTIONS



NO FENCING
PERMITTED

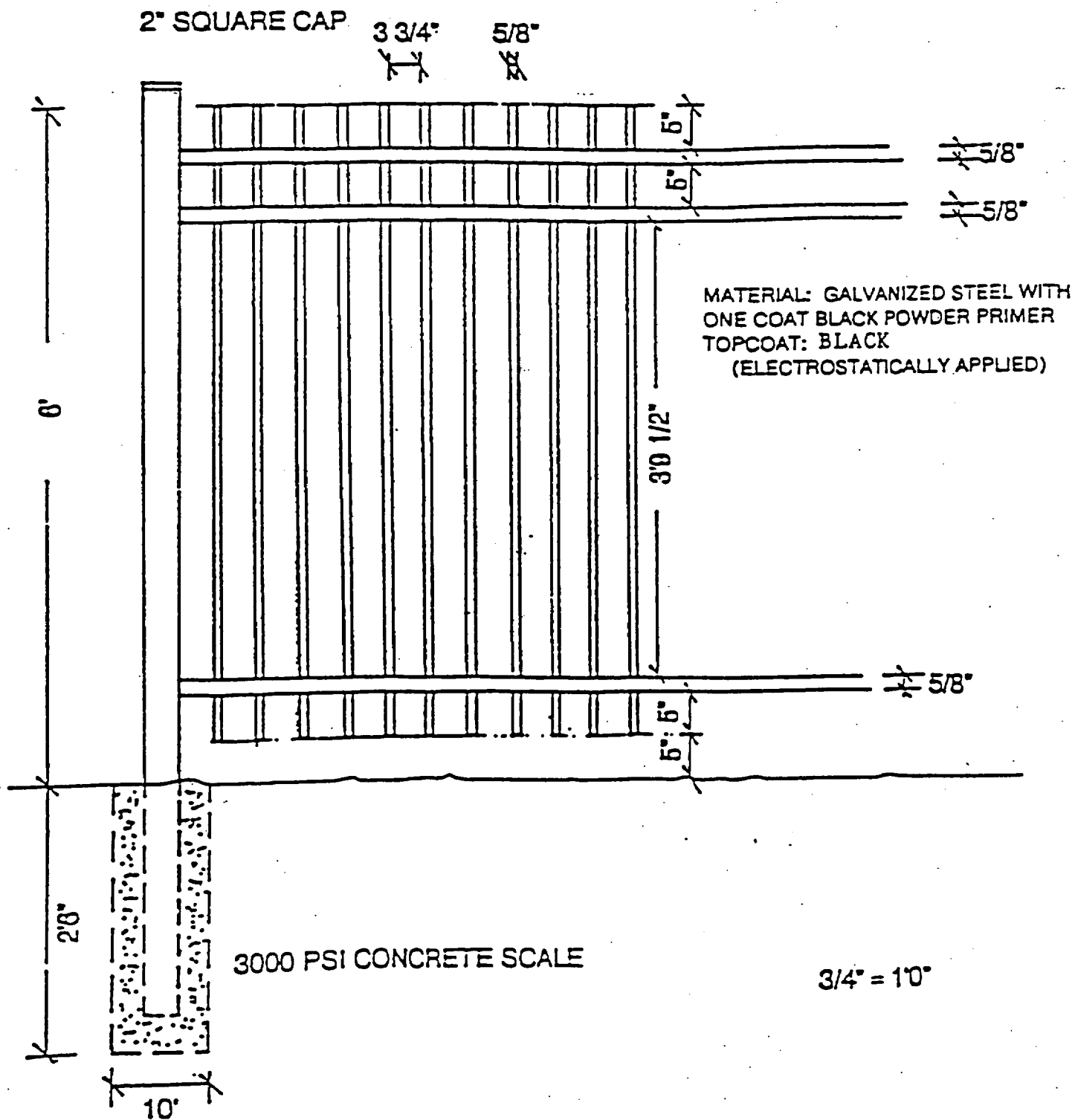


ONLY SOLID
FENCING
PERMITTED



ONLY APPROVED
VISION FENCING
PERMITTED

CLASSIC PREMIER™ ORNAMENTAL FENCE

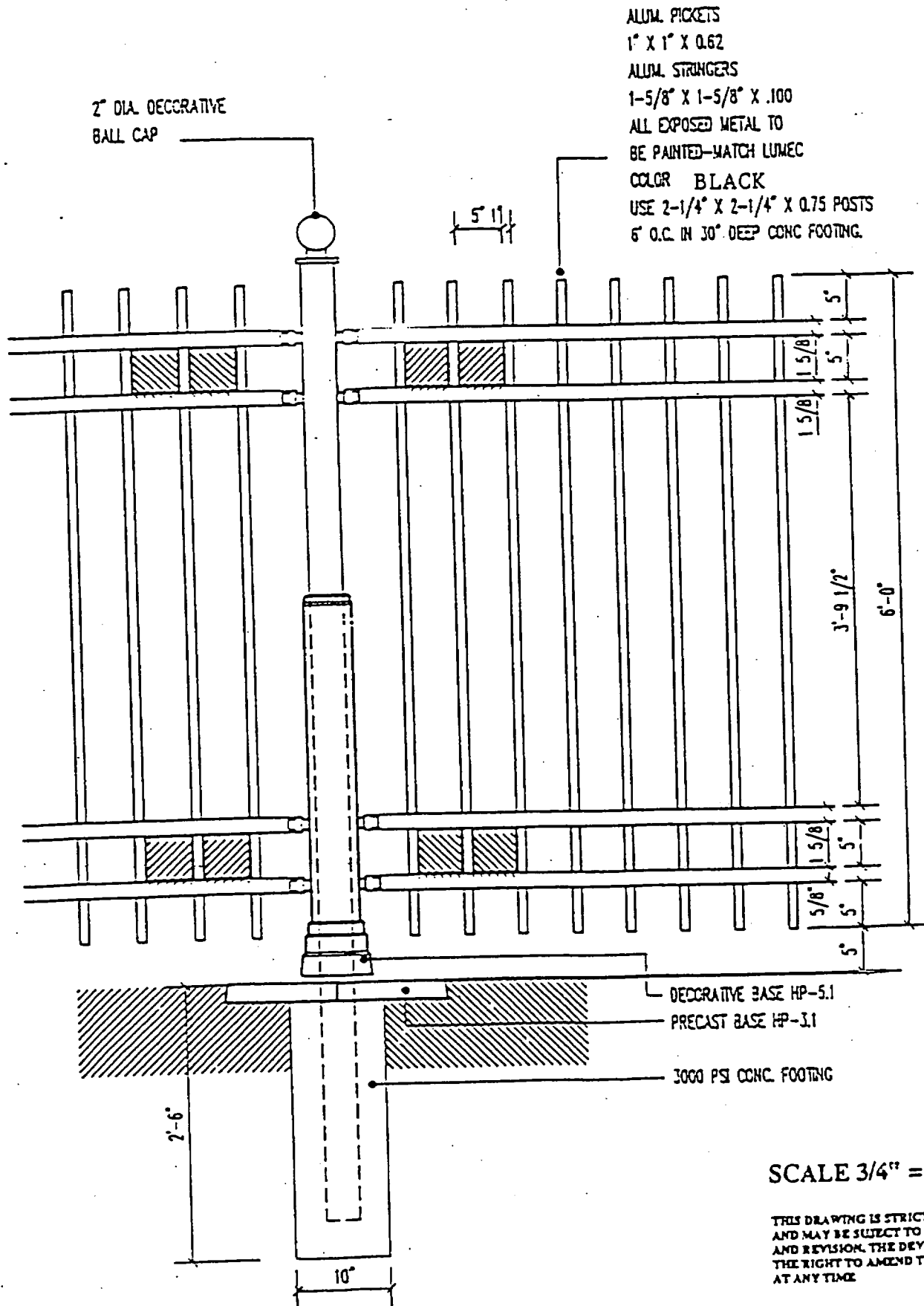


THIS DRAWING IS STRICTLY CONCEPTUAL AND MAY BE SUBJECT TO FUTURE CHANGE AND REVISION. THE DEVELOPER RESERVES THE RIGHT TO AMEND THIS DESIGN PLAN AT ANY TIME.

Exhibit G

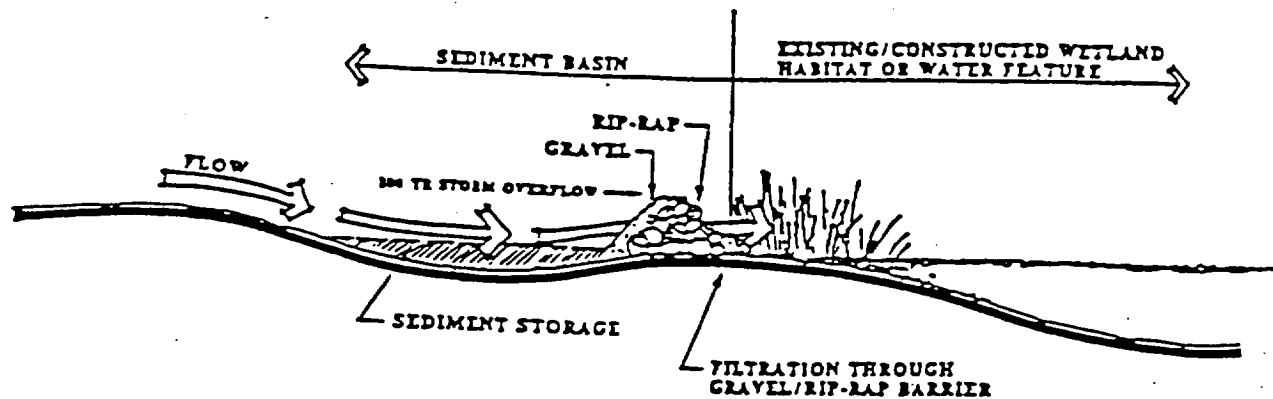
REQUIRED FENCING

LOT LINE POST - HP-5.7

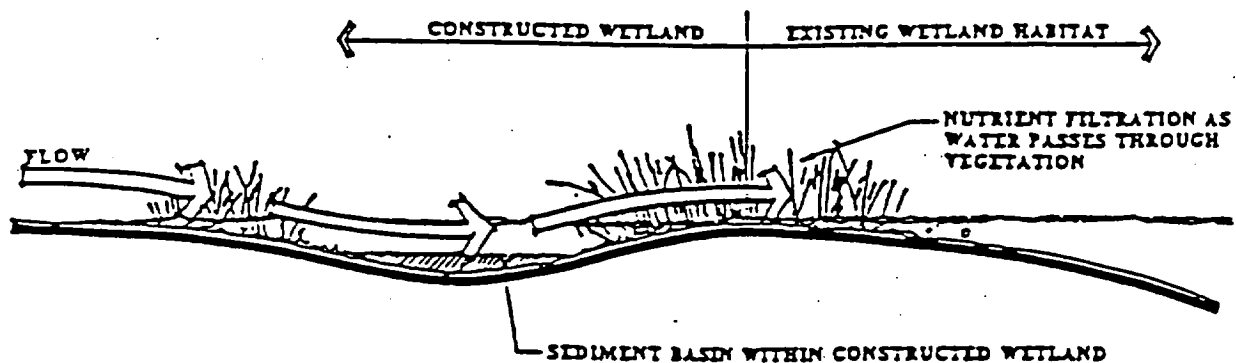


SEDIMENT CONTROL BASINS

DRY BASIN



WET BASIN



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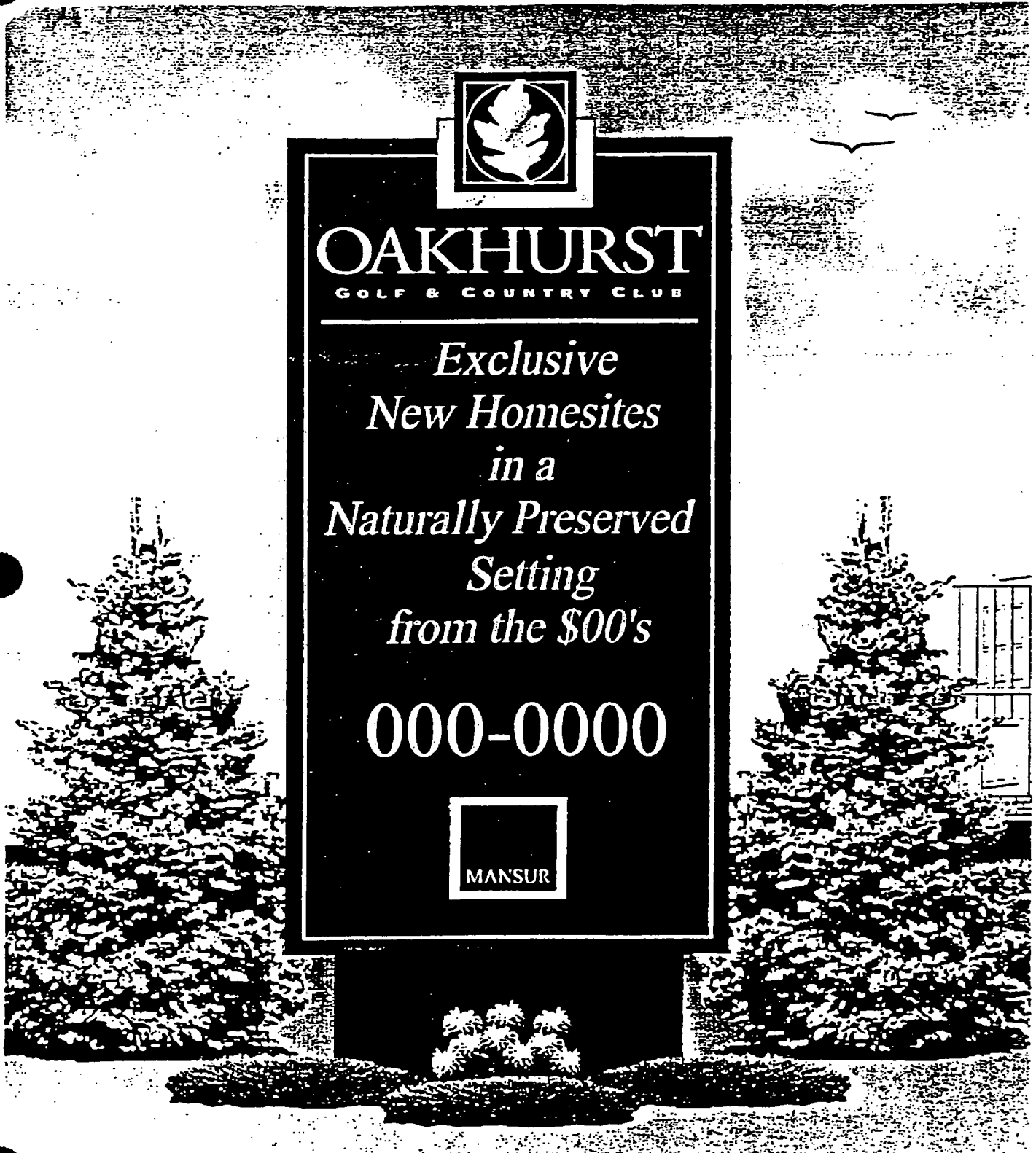
SIGN GUIDELINES

(See accompanying Sign Designs)

1. Entry identification at the entrance to development parcels will be provided consistent with the overall theme of the community.
2. Permanent project identification signs will be provided at the main entry, and at the intersection of Clintonville and Waldon Roads. The former will be either a two-sided ground sign located in the landscaped median and not exceeding 32 square feet of sign surface area (excluding portions of the sign structure which do not form an integral part of the display) per side, or one sided signs affixed to walls flanking the main entry and not exceeding 32 square feet of sign surface area per sign. The latter will be a one or two sided ground sign not exceeding 32 square feet of sign surface area per side, whether one or two sided.
3. One neighborhood identification sign per neighborhood not exceeding 32 square feet of sign surface area per side may be placed at the entrance to each neighborhood.
4. Two temporary signs not exceeding 48 square feet of sign surface area per side will be permitted, one at the main entry, and one at the intersection of Clintonville and Waldon Roads. The former sign will be removed at the completion of the development, or seven (7) years, or abandonment of the project, whichever is sooner; the latter sign will be removed upon sale of the 250th lot, or seven (7) years, or abandonment of the project, whichever is sooner. The Township is authorized to remove these signs if they have not been removed in accordance with this provision.
5. Identification signs, directional signs, parking and loading signs, model home signs, real estate signs announcing sale or lease of property, temporary directional real estate signs for grand openings and other incidental signs relating to the project located on the private road system will, subject to approval, be permitted. Such signs will not exceed 12 square feet in surface area per sign.

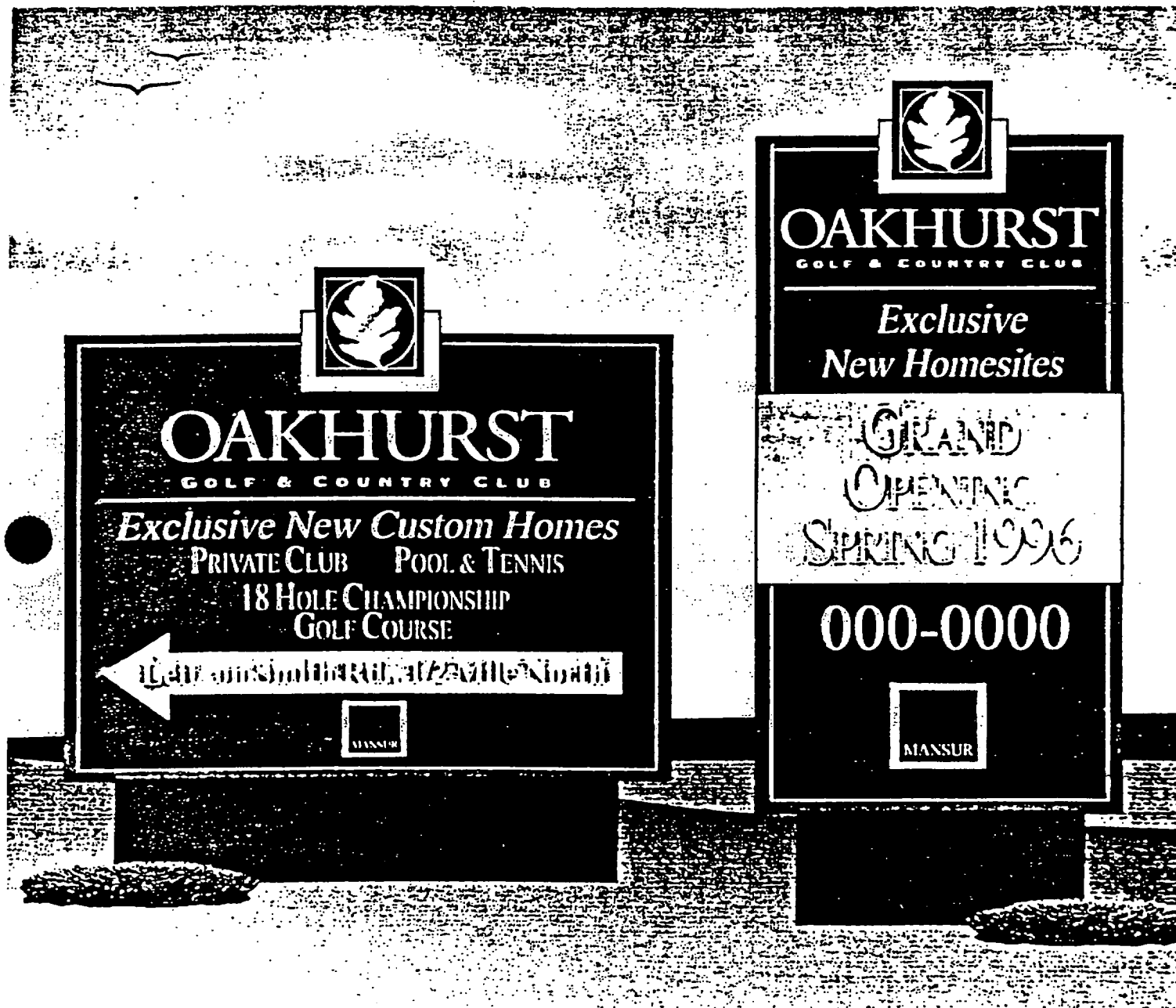
NEIGHBORHOOD SIGN

Guideline #3



TEMPORARY SIGN
Guideline #4

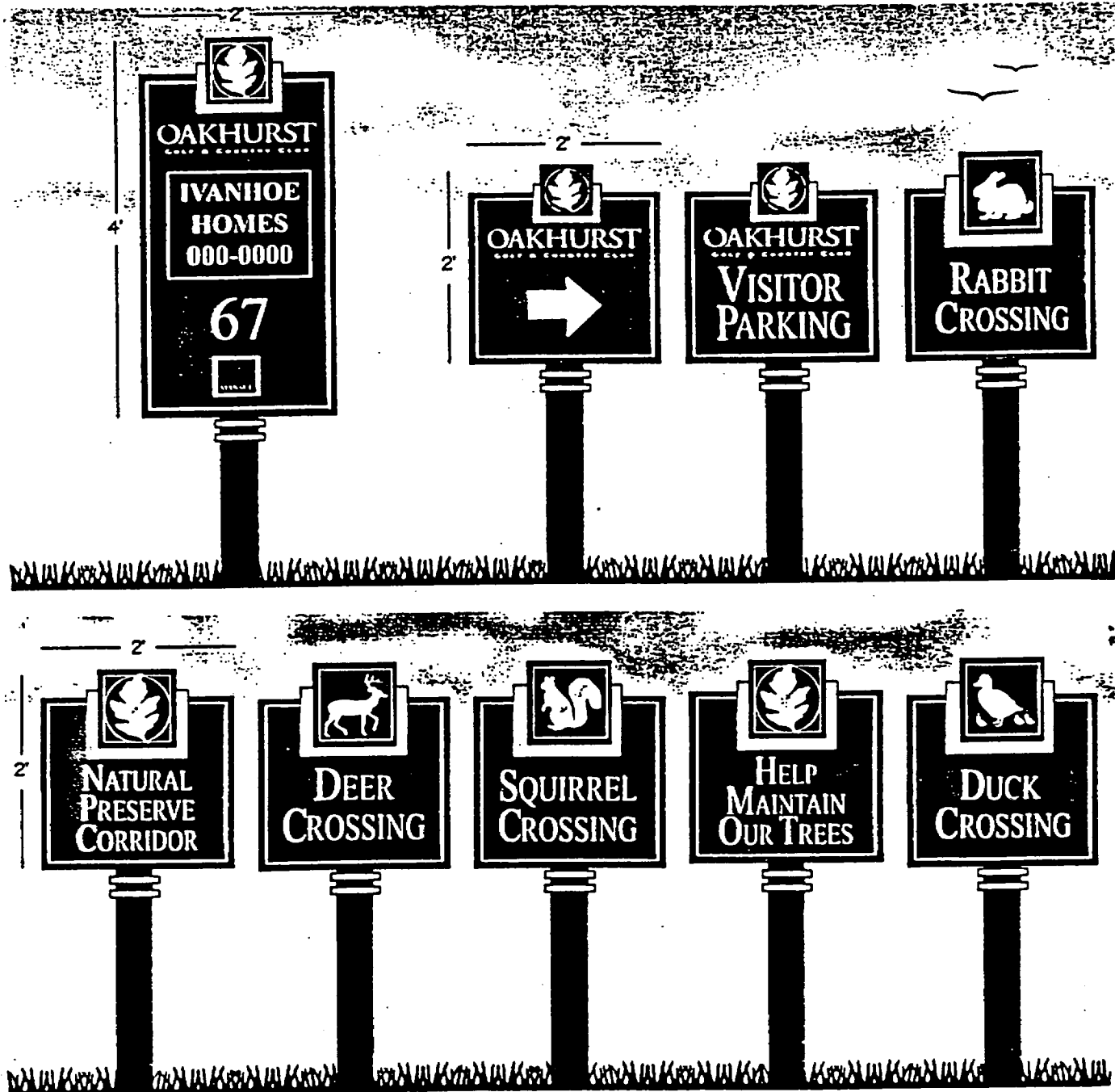
NEIGHBORHOOD SIGN
Guideline #3



TEMPORARY SIGN
Guideline #4



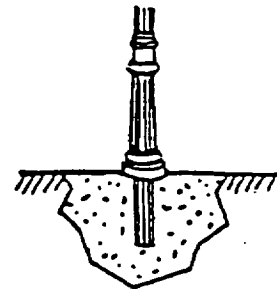
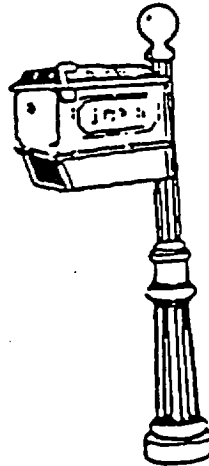
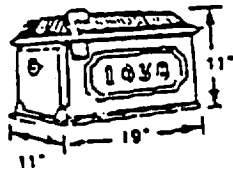
IDENTIFICATION SIGN
Guideline #5



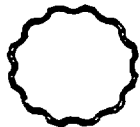
REQUIRED MAILBOX

WILLIAMSBURG MAILBOX SERIES

MODEL #5523B-NH



GROUND BURIAL
DETAIL



MEDIUM
DUTY
.072 WALL
ON FLUTED
POLE SHAFT

MAILBOX: Traditionally styled mailbox designed with the option of installing brass numbers on one or both sides of mailbox.

BASE: 7" diameter wrap around fluted base is constructed of durable corrosion resistant cast aluminum with a 3" lightly fluted seamless extruded aluminum post.

INSTALLATION: Ground burial.

Source: Mel Northey Co., Inc.
303 Gulf Bank
Houston TXC 77037

Phone: 800-828-0302
Fax: 281-445-7456

Cost: Mailbox \$319.00
Brass Letters Installed \$3.00/ea
Freight \$25.00/ea

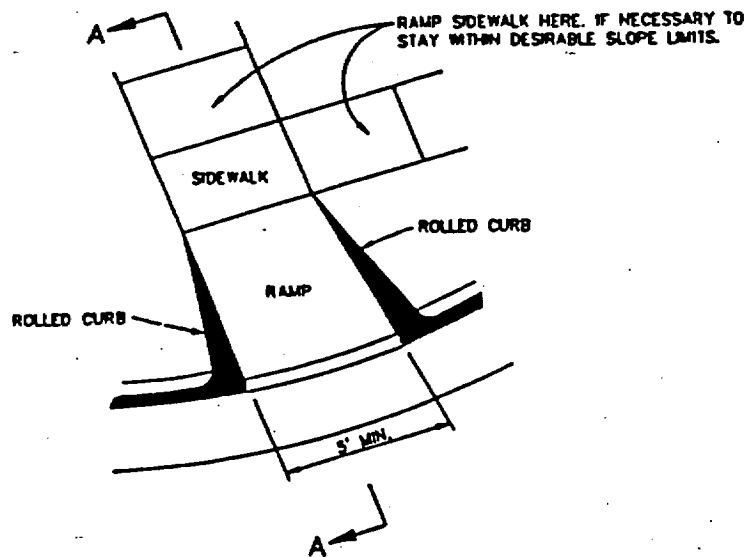
10 or more of the same as above, no charge for freight.

Payment in full required for orders under \$1,500.00.
Mastercard/Visa/Discover accepted for your convenience.

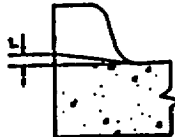
s:\mresi\oakhurst\exhibitj.doc

EXHIBIT J

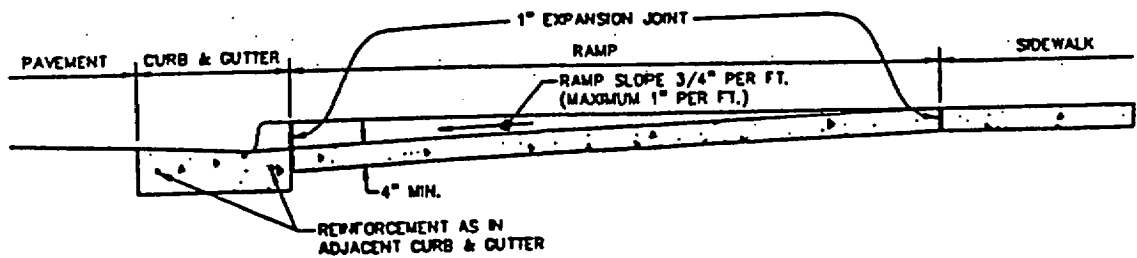
SIDEWALKS



SIDEWALK RAMP TYPE I

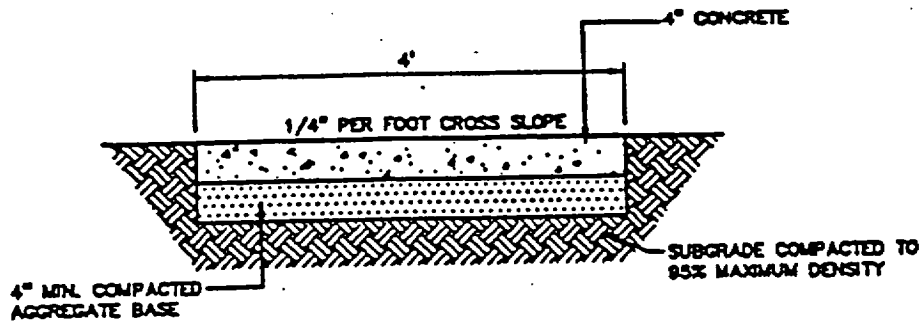


SECTION THRU CURB CUT



SECTION A-A (Typical All Ramp Details)

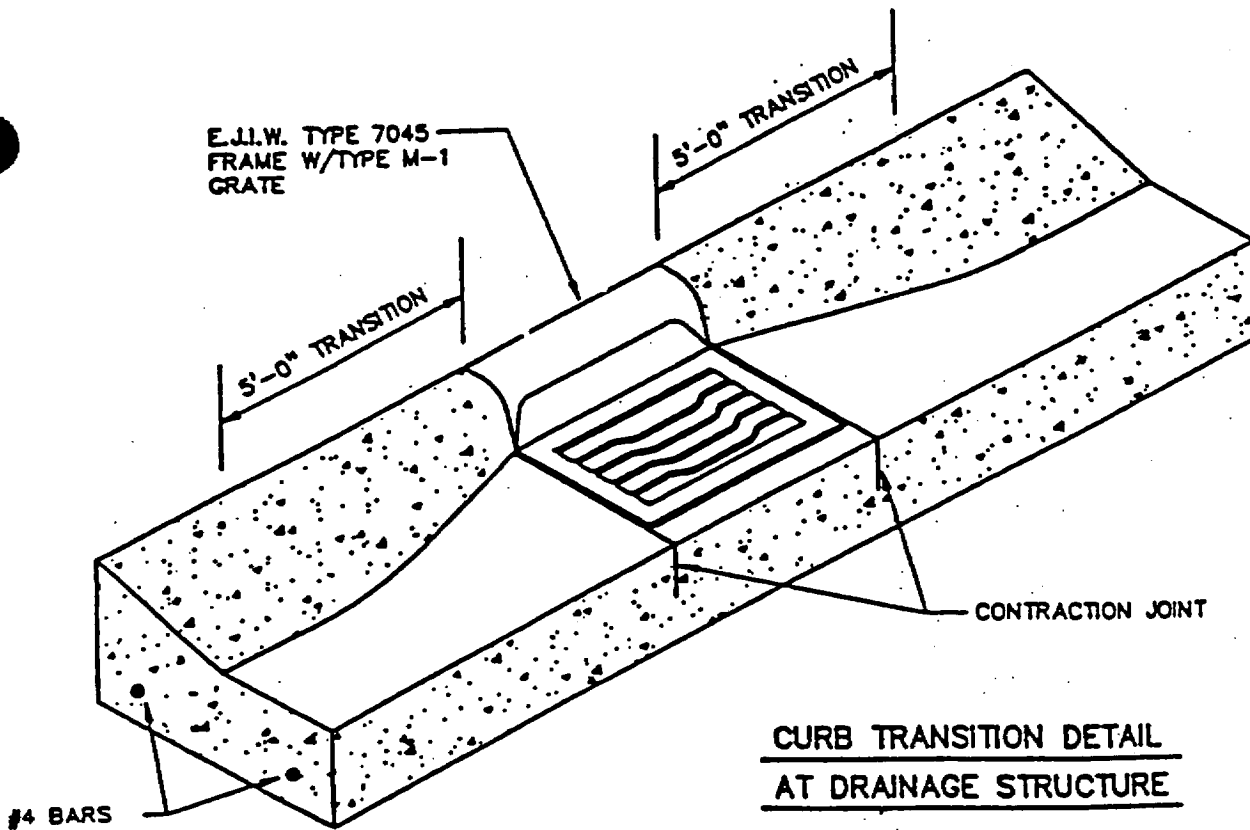
SIDEWALKS



PLACE 1/4" CONTRACTION JOINTS AT 4' INTERVALS

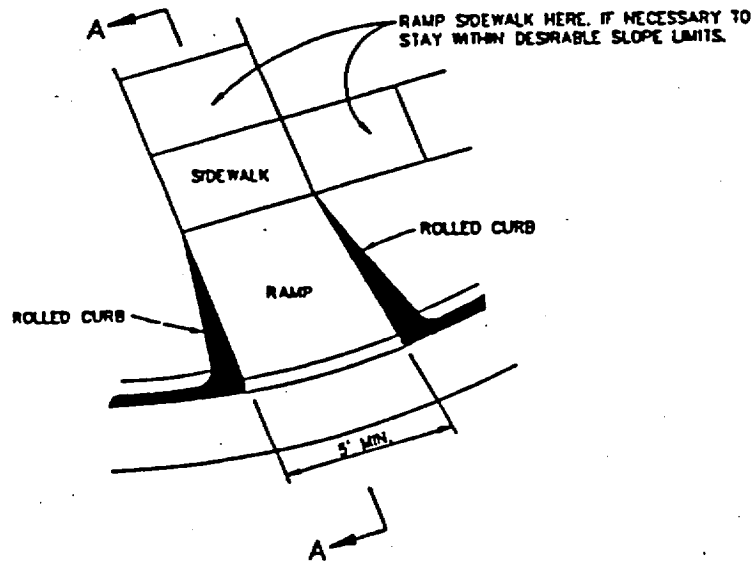
PLACE 1/2" EXPANSION JOINTS AT 25' INTERVALS (MAX.)

CONCRETE SIDEWALK

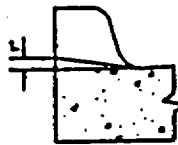


CURB TRANSITION DETAIL AT DRAINAGE STRUCTURE

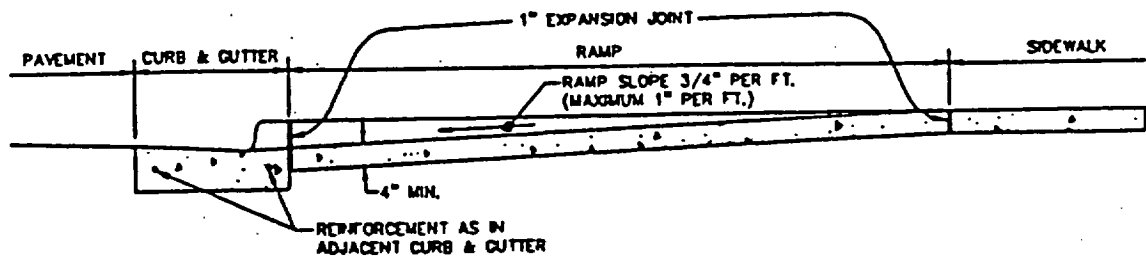
SIDEWALKS



SIDEWALK RAMP TYPE I



SECTION THRU CURB CUT

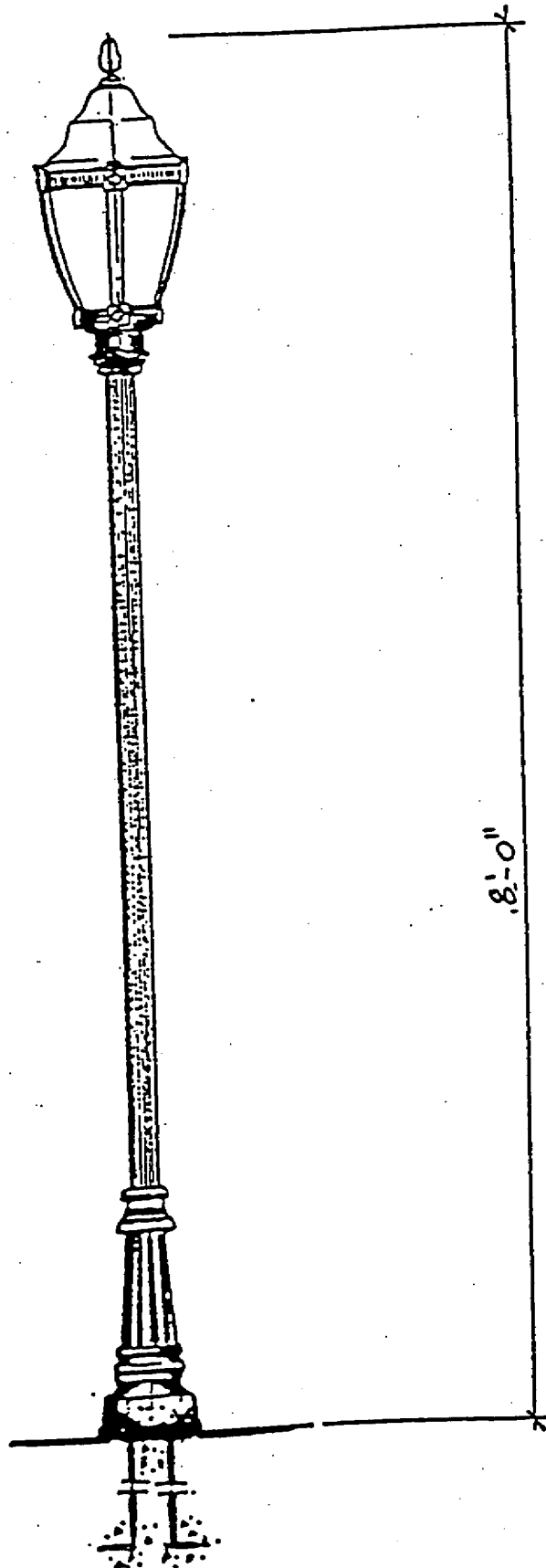


SECTION A-A (Typical All Ramp Details)

OAKHURST PLANT LIST

Botanical Name	Common Name	Min. Size	Remark
A. Street Trees			
<i>Acer sacharum</i> "Bonfire"	Bonfire Sugar Maple	2.5" cal.	B & B
<i>Fraxinus a.</i> Pennsylvania "patmore"	Patmore Ash	2.5" cal.	B & B
<i>Quercus rubra</i>	Red Oak	2.5" cal.	B & B
<i>Pinus Strobus</i>	White Pine	6' Ht.	B & B
<i>Abies Concolor</i>	Concolor White Fir	6' Ht.	B & B
B. Shade Trees			
<i>Acer rubrum</i>	Red Maple	3.0" cal.	B & B
<i>Fraxinus a.</i> "Autumn Purple"	Autumn Purple Ash	3.0" cal.	B & B
<i>Fraxinus p.</i> "Summit"	Summit Ash	3.0" cal.	B & B
<i>Liquidambar styraciflua</i>	Sweet Gum	3.0" cal.	B & B
<i>Liriodendron tulipifera</i>	Tulip Tree	3.0" cal.	B & B
<i>Quercus plaustris</i>	Pin Oak	3.0" cal.	B & B
<i>Quercus robur</i>	English Oak	3.0" cal.	B & B
<i>Pyrus calleryana</i>	Bradford Pear	3.0" cal.	B & B
<i>Tillia cordata</i> "Greenspire"	Greenspire Linden	3.0" cal.	B & B
C. Ornamental Trees			
<i>Amelanchiar canadensis</i>	Shadblow Serviceberry	6' Ht.	B & B clump
<i>Cercis canadensis</i>	Eastern Redbud	6' Ht.	B & B clump
<i>Cornus Kousa</i>	Flowering Dogwood	6' Ht.	B & B clump
<i>Crategus x</i> "Hooks"	Hook's Hawthorn	2" cal.	B & B
<i>Malus</i> "Indian Magic"	Indian Magic Crab	2" cal.	B & B
<i>Malus</i> "Sargentii"	Sargent Crab	2" cal.	B & B
D. Evergreen Trees			
<i>Abies concolor</i>	Concolor Fir	6' Ht.	B & B
<i>Picea Abies</i>	Norway Spruce	6' Ht.	B & B
<i>Pseudotsuga menziesii</i>	Douglas Fir	6' Ht.	B & B
<i>Pinus strobus</i>	Eastern White Pine	6' Ht.	B & B
<i>Tsuga canadensis</i>	Eastern Hemlock	6" Ht.	B & B
E. Large Shrubs			
<i>Cornus sericea</i>	Redtwig Dogwood	24" Ht.	B & B
<i>Euonymus alatus</i> "Compacta"	Burning Bush	24" Ht.	B & B
<i>Hamamelis vernalis</i>	Vernal Witch Hazel	24" Ht.	B & B
<i>Myrica pensylvanica</i>	Northern Bayberry	24" Ht.	B & B
<i>Viburnum dentatum</i>	Arrow Wood Viburnum	24" Ht.	B & B
<i>Viburnum opulus</i>	European Cranberry Bush	24" Ht.	B & B
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	24" Ht.	B & B
<i>Forsythia suspensa</i>	Weeping Forsythia	24" Ht.	B & B
<i>Hydrangea m.</i> "Nikko Blue"	Nikko Blue Hydrangea	24" Ht.	B & B
<i>Juniperus ch.</i> "Pfitzeriana Compacta"	Compact Pfitzer Juniper	24" Ht.	B & B
<i>Taxus s.m.</i> "Flemer"	Flemer Compact Yew	24" Ht.	B & B
F. Small Shrubs			
<i>Buxus Microphilla koreana</i>	Korean Boxwood	18" Sd.	B & B
<i>Cotoneaster Apiculata</i>	Cranberry Cotoneaster	18" Sd.	B & B
<i>Juniperus conferta</i> "Blue Pacific"	Blue Pacific Juniper	18" Ht.	Pot
<i>Junipers horizontalis</i> "Wilson"	Creeping Juniper	18" Sd.	B & B
<i>Juniperus s.</i> "Blue Star"	Blue Star Juniper	18" Sd.	B & B
<i>Spirea j.</i> "Everblooming"	Everblooming Spirea	18" Ht.	Pot
<i>Spirea j.</i> "Little Princess"	Little Princess Spirea	18" Ht.	Pot
<i>Taxus s.m.</i> "Densiflora"	Dense Yew	18" Ht.	B & B

LIGHT FIXTURE DETAIL



**OAKHURST COMMUNITY ASSOCIATION INC.
CERTIFICATE OF COMPLIANCE**

This certifies the home built at (Village) (Lot#) is in compliance with the Design Guidelines as reviewed by the Architectural Control Committee.

Address:

