

ARCHITECTURAL STANDARD GUIDELINES

FOR LOCKWOOD FOLLY

(Amended 12/06/2022)

RESIDENTIAL DESIGN,

CONSTRUCTION GUIDELINES,

PROPERTY OWNER AND

BUILDER INFORMATION

LOCKWOOD FOLLY PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS

Architectural Standards Committee

19 Clubhouse Drive S.W.

Supply, N.C. 28462

Revision Effective January, 1998

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Table of Contents

SECTION	Page
SECTION I - PRINCIPLES AND PURPOSE.....	3
SECTION II - CONTRACTOR ACCOUNTABILITY /PROPERTY OWNER RESPONSIBILITIES	4
SECTION III - ADMINISTRATION OF THE ASC 3.1 MEMBERSHIP	6
SECTION IV - PLAN SUBMISSION PROCEDURES	6
SECTION V - ARCHITECTURAL STANDARDS COMMITTEE MEETINGS	8
SECTION VI - SITE STANDARDS.....	9
SECTION VII - BUILDING EXTERIOR DESIGN STANDARDS SQUARE FOOTAGE - HEATED AREA MINIMUMS	16
SECTION VIII – FEES.....	19
SECTION IX - APPEALS OF ARCHITECTURAL STANDARDS COMMITTEE DECISIONS.....	20
SECTION X – VARIANCES	20
SECTION XI - FIELD REVIEW.....	21
SECTION XII - "NON-COMPLIANCE PENALTIES"	22
SECTION XIII - AMENDMENT	23
SECTION XIV - SEVERABILITY	23
SECTION XV - INSTRUCTION AND SUBMISSION SHEETS.....	23

ARCHITECTURALSTANDARD GUIDELINES

INTRODUCTION

The Architectural Standards Committee (ASC) has been established in accordance with the Master Declaration of Covenants, Conditions and Restrictions of Lockwood Folly. The purpose of the ASC is to insure that every property owner adheres to the provisions of the Master Declaration of Covenants, Conditions and Restrictions and the Architectural Standard Guidelines to preserve and enhance the natural setting, beauty and property values of Lockwood Folly.

The ASC encourages the unique design that each lot and site deserves. Our community is one of the premier golf course communities on the East Coast. To capture the magnificent views that each lot in Lockwood Folly was designed to have, and to aid you in that perfect home design, the ASC strongly recommends that you consult with a design professional. A quality home design will increase your investment value as well as that of your neighbors. In addition, organizing your design on paper with a professional will help to keep down costly mistakes and changes during construction.

The ASC does not take responsibility for, or infer by its approval; the structural soundness of the dwelling, or that the building(s) meets any restricting state or local codes.

ARCHITECTURALSTANDARDS COMMITTEE POLICIES

SECTION I - PRINCIPLES AND PURPOSE

1.1 In order to assure that high design standards are achieved and to assure that continuity of future development will be compatible with existing development, Lockwood Folly has declared and recorded covenants, conditions, and restrictions. The MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOCKWOOD (here after referred to as the Declaration) establishes the architectural Standards Committee and sets forth its jurisdiction, powers, obligations and the rules and regulations under which it will conduct its review of proposed improvements. Any statements contained in this document are to condense, amplify, or clarify provisions of the Declaration. In the event of a conflict, the Declaration's provisions will prevail.

1.2 The applicant is urged to carefully review all provisions of the Master Declaration of Covenants, Conditions and Restrictions for Lockwood Folly and, in particular Article 10. Section 5 and 6, prior to submitting an application to the committee.

1.3 The ASC, through its review process, ensures uniform application of its ASC Standard Guidelines. This includes defining aesthetic standards for construction in Lockwood Folly, examining and approving or disapproving any and all proposed construction projects for a building site within the subdivision, including but not limited to: dwellings, garages, outbuildings, or any other buildings, construction, or installation of sidewalks, driveways, parking lots, decks, patios, courtyards, swimming pools, tennis

courts, greenhouses, playhouses, awnings, walls, fences, exterior additions to, change or alteration of existing structures; including, without limitations, fire pits, painting or staining of any exterior surface.

ASC approval must be obtained for fill operations, shaping of land areas and drainage, as well as removal of any trees more than six (6) inches in circumference measured at a height of four (4) feet from the base.

Additions, alterations, color changes, or any and all improvements to the exterior of a home or any new construction on the lot is subject to ASC review. The review will be handled under the direction of the ASC Chairperson. If proposed changes or improvements prove to be major, the review process will be directed to the whole ASC committee and become part of the standard review process.

SECTION II - CONTRACTOR ACCOUNTABILITY /PROPERTY OWNER RESPONSIBILITIES

2.1 NOXIOUS OR OFFENSIVE ACTIVITIES The Declaration of Covenants, Conditions and Restrictions prohibits noxious or offensive activities. Many residents walk or ride bikes through our community, including visiting children and grandchildren. Please ask your workers and sub-contractor to refrain from using foul or vulgar language. Lot Owners and Contractors will be held accountable for subcontractors, material delivery persons and any other agent of the owner doing business in Lockwood Folly, and are required to conduct themselves accordingly. Speeding and littering in the Development will not be tolerated and penalties may be assessed for violations. Loud vehicles, radios, tape players or other disruptive noise will not be permitted.

2.2 SITE CLEANLINESS

A. The contractor is responsible for maintaining a clean construction site at all times and will provide one of the following trash containers:

1. Dumpster, 30-yard capacity minimum, placed at least 15' from the road
2. Alternate method to be approved by Lockwood Folly ASC. Note: All Trash Containers must be emptied when a Hurricane Warning is issued for the Area.

2.3 PORTABLE OUTDOOR TOILET FACILITIES

A. Portable outdoor toilet facilities must be provided during construction. They may not be placed prior to final construction approval of the ASC, and must be removed promptly upon completion of construction. All Facilities must be screened, on three (3) sides, with white lattice, open toward the back of the construction site and be a minimum of 15' from the street.

2.4 CONTRACTOR ACCOUNTABILITY

A. Damages: The contractor will be held accountable for damage done by delivery people and sub-contractors to trees, roads, signs and other property and facilities. Contractors will

be notified in writing and will be given one week to correct damages, road repairs are to be completed after driveway is installed. Failure to act will result in the POA having damages repaired and having the responsible contractor billed for repairs.

B. Materials: Materials must be stored within the property lines, and not extend to adjacent property sites. A clear street right of way must be maintained at all times.

C. Construction Equipment: Construction equipment will be kept on site. Vehicles parked on the street will be parked so as not to impede traffic flow. Note: see Section 6.19 SIGNS (a maximum of 48" x 72")

D. Working Days and Hours (Amended 12/2022) Contractors, including but not limited to Service / Maintenance, Lawn Maintenance / Landscaping Services, etc. may work only during day light savings time hours of 7am-7pm, winter hours 7am-5pm Daylight savings time will define switch. Monday through Saturday unless an extension is granted, in writing, by the ASC. No contracted work other than on an emergency basis may be conducted on Sunday, or National Holidays. For the purpose of clarification, the following days are considered National Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day.

2.5 HOME OWNERS AND ABSENTEE PROPERTY OWNERS RESPONSIBILITY FOR MAINTENANCE

A. Homeowners may affect routine repairs on their homes. However, they will be subject to the noxious and offensive activity prohibition contained in the Declaration and, at the discretion of the ASC, may be asked to cease activity if it is determined to be offensive.

B. Lots not properly maintained will result in owner notification. If conditions are not corrected, the POA will contract to have the lot cleaned at the owner's expense.

C. Homeowners are reminded that storage of equipment, vehicles, trailers, etc. on lots outside of garages is not allowed. Lockwood Folly has established homeowners limited storage (if available) at the boatyard and it should be used accordingly.

D. Absentee lot owners have the responsibility of year round maintenance of their property as provided for in the MDC Article 10, Section 12.

SECTION III - ADMINISTRATION OF THE ASC 3.1 MEMBERSHIP

A. The ASC shall consist of not less than three (3) or more than eight (8) Lockwood Folly property owners appointed by the POA Board of Directors, one (1) secretary and one (1) Director from the POA Board of Directors. The representative from the POA Board of Directors shall act as the Chairperson, be the presiding officer at ASC meetings, and shall be responsible for or delegate the following duties:

1. Receiving and processing applications to the ASC.
2. Answering questions concerning the ASC and representing the ASC to the property owners and to the general public.
3. Supervision of field review efforts.
4. Preparing routine correspondence for the ASC.
5. Preparing the minutes of the meetings.
6. Assigning ASC committee members to be Project Managers on each ASC approved construction project

SECTION IV - PLAN SUBMISSION PROCEDURES

4.1 One set of all plans (site, building, and landscape) must be submitted along with completed application form (see section XV, item A and B in guidelines). Note: If the topography has more than a 3 foot fall, a topographical plan must be submitted and will serve as the "site plan".

4.2 Plans can be submitted at any time and a meeting will be scheduled to review the submission at the earliest possible convenience of the ASC.

4.3 Plans may be submitted to the Chairperson's residence, another ASC member's residence, or the POA office.

4.4 Date of receipt will be noted on the plans by the ASC.

4.5 Architectural renderings or photographs of the proposed design may be submitted to the ASC (at the discretion of the applicant) in addition to plans in order to determine the suitability of a particular style or design for construction in Lockwood Folly.

4.6 Review plans must include as a minimum the following:

A. Information sheets included at the end of this section.

B. Health department septic tank final permits (not site evaluation). Be sure that the permit has not expired and will be effective for the duration of the Construction period.

1. Drawings:

Site plan at 1" = 20' (minimum) clearly showing:

- a. North arrow
- b. Property lines with dimensions and bearings
- c. If lot falls more than 3', a topographical plan with trees 6" or greater in diameter delineated
- d. Location of the Septic System, as approved by Brunswick County
- e. Location of dwelling on site with entry area, stairs and decks delineated and roof lines shown as dashed lines
- f. First Floor Elevation (FFE) above Sea Level must be indicated
- g. Setback lines shown
- h. Driveway walks and street shown with drainage swale and pipe under driveway indicated, (see Sheet P)
- i. Service yard rigid enclosure and screened with bushes
- j. HVAC rigid enclosure and screened with bushes
- k. Fences shown
- l. Post lamp shown a maximum of 25' from the street
- m. Total Sq. Ft. of Impervious Surface Area and % of Lot
- n. Engineering required to control storm water runoff (per code) to include a minimum of Swales and the Locations and Length of French Drains. (Down spouts must connect to French Drains)
- o. Roof plan, either on house footprint or submitted separately

2. Landscape plans should be submitted after home dry in inspection. The plans size are at 1"=20'(min.) are required. Please refer to section 5.12 Sheet K including foundation landscaping

3. Floor plans to scale 1/4" = 1'. These should be included for each floor. See sheet I, a foundation plan must also be submitted.

- a. Walls shown
- b. Windows and doors shown (min. of 1 window in garage)
- c. Overhangs and roof shown

- d. Dimension overall limits of plans
 - e. Decks and patios
 - f. Heated square footage in dwelling
4. Elevations - front, rear, right and left sides See sheet I
- a. Show how building relates to ground level
 - b. Show foundation screening, plant type and location
 - c. Indicate overall height from FFE to ridge of roof and indicate the roof pitches
 - d. Indicate overall height from grade to FFE. (min. 36 inches)
 - e. Show trim and corner decoration (4 inch min.) on all four sides gable ends must have returns
 - f. If brick show details of siding quoins, rowlock sills, header course, water table course.
5. Wall section -1" = 1 '0" and other appropriate details showing exterior materials and eave fascia components / trim. See Sheet M.
6. Color board - with samples must be submitted - See Sheet H
7. Mail box - will conform to standard as reflected on Sheet J (Lockwood Folly Mailbox sketch)

SECTION V - ARCHITECTURAL STANDARDS COMMITTEE MEETINGS

- 5.1 The ASC will conduct meetings necessary to carry out its responsibilities.
- 5.2 All decisions of the ASC will be final unless appealed pursuant to the appeals procedures set forth in Section IX.
- 5.3 Applicants will be notified, in writing, of all decisions of the ASC. Oral representation of any decision will not be valid and will not represent decisions of the Committee.
- 5.4 Applicants may have returned to them a copy of plans reviewed by the ASC with appropriate markings to amplify the comments or recommendations of the Committee. Markings on plans so received will not bind the ASC to any design indicated therein but are offered only as advisory comments.
- 5.5 The applicant will provide one set of final approved plans, with exterior modifications made during construction indicated, which will be retained by the ASC as part of a permanent record, along with colors and materials.
- 5.6 The applicant may reclaim special visual aids such as models, slides, etc.

SECTION VI - SITE STANDARDS

6.1 Flood requirements: All residential structures constructed on a lot shall have as a minimum first floor elevation the level of the 100 year flood as designated on file with the Brunswick County Planning Commission

6.2 Building setbacks (measured to foundation/wall line):

A. Custom Homes:

Front - 25' - 0" minimum

Side - 10' - 0" minimum

Rear - 15' - 0" minimum

Bordering golf course - 30' - 0" minimum

B. Theme Sections (North Point, Spring Branch)-all minimums:

Front - 25' - 0"

Side - 5' - 0", except lots with Dwellings on pilings 10' - 0"

Rear- 15'-0" Bordering golf course - 30' - 0"

NOTE: In **Spring Branch** lots along the marsh requiring building on pilings the side set back will be a minimum of 10'-0"

C. Theme Section (Windward Village): (see note below)

Front - 25' - 0" minimum

Side - 5' - 0" minimum

Rear- 15'-0" minimum Rear bordering golf course - 30' - 0"

NOTE: All homes in the Windward Village theme village have been located on a site plan. Only minor changes in site location will be permitted.

D. Roof overhangs may extend a maximum of 2' - 0" into setbacks except rear yard setbacks on golf course lots.

6.3 Pre-construction site review:

A. Prior to any clearing and / or construction on the building lot:

1. Property lines must be strung between all Four Corners of lot
2. House footprint must be staked out and lined with surveyors tape
3. All trees to be removed, which are outside of foundation footprint, must be marked with surveyors' tape
4. Based on the topographical nature of the lot, silt fences and/or other erosion control devices need to be installed prior to inception of grading activities. A drainpipe will be installed in the swale at the lot construction entrance to insure proper flow of storm water.

6.4 FENCES: Vegetation landscaping is always the preferred method for screening utilities or objectionable sight elements; however, fences may be required to restrict entry to pools or serve as useful design elements to enhance a theme area, stand as a planting backdrop, provide privacy for outdoor spaces, reduce wind and provide sun "pockets" or identify and emphasize entries to patios. Fences must be a minimum of six (6") inches from all property lines. Fences within 10 feet of any property line as shown on all plats of record shall be subject to removal should the Association need to exercise its right to said easement (MDC Article 3, Section 8). Fences may be of wood or other typical fence material and must harmonize in character and color with the house and surrounding environs. Open fences (picket, rail, etc.) with a maximum height of four feet (4') must be used in all applications. Unless carefully designed and integrated with the character of the property, fences used for any purpose may themselves become objectionable. Therefore, fencing must be limited to the minimum height and area necessary to achieve its purpose and remain compatible with the environs. Likewise, gates and other features should be of compatible design and color. The fence should attempt to define and create space rather than be merely used as a property delineator. Stockade style fences, chain link fences and golf course netting are specifically prohibited. Fences running more than 50% of any property line are prohibited. No fences shall be permitted in front of the building. No fences shall be permitted in the rear of the building on lots bordering the Golf Course. These setback restrictions also apply to sections of fences. Corner lots may face additional restrictions.

6.5 EXTERIOR APPEARANCE: No chain link fences shall be permitted on any lot within the subdivision, except for maintenance areas within the common areas. Further, foil or other reflective materials shall not be used on any windows for sunscreens, blinds, shades or other purposes, nor shall any window-mounted heating or air conditioning units be permitted. Except within screened service yards, outside clothes lines or other outside facilities for drying or airing clothes are specifically prohibited and shall not be erected, placed, or maintained, nor shall any clothing, rugs, or other item be hung on any railing, fence, hedge or wall. Any above ground propane tanks must be

screened with wood lattice and plantings. Deck pilings must be screened if visible to public i.e., from the street, golf course, etc.

- 6.6 DRIVEWAYS AND PARKING: Driveways, turnarounds and excess parking areas must be surfaced with brick, concrete or some other approved hard surfaced material. The driveway must provide adequate drainage provisions to accommodate a heavy downpour. All drives must provide a substantial apron at the road edge. Regardless of surface type, the drive must be at least 12 feet wide. Drives parallel to property line must have a 2' - 0" minimum-planted area along property line. Excess parking (parking outside the garage) must be provided for two (2) automobiles. Minimum back-up area @ garage 22' - 0". (30' is recommended). A minimum driveway area of 300 square feet within the property lines is required. Drainage swales must be maintained with a pipe under the driveway .
- 6.7 CONNECTION TO STREET: Drives shall stop at the edge of the street and be 1" + 0.0" higher than the junction to the street. The POA may remove drive material extending into street pavement and repair it, and charge the cost to the owner.
- 6.8 STREET REPAIR: The property owner is responsible for maintaining the edge of the street adjacent to his property during construction. The owner is to repair any damage to match the existing paving material or use a concrete patch, pre-approved by ASC. If the street damage is not repaired by the time of occupancy, the POA will effect repairs and charge the cost of the repairs to the owner. Pipe of adequate diameter may be required under the driveway at street connection to maintain water flow.
- 6.9 STREET DRAINAGE: No alteration to street drainage is permitted, unless such drainage is causing erosion to the property.
- 6.10 STORAGE RECEPTICALS and SERVICE AREAS: Every fuel storage tank shall be buried below the surface of the ground or screened to the satisfaction of the ASC.(see 6.5) Service Areas: Each Multi-Family Association and owner of a Lot shall provide visually screened areas, with a maximum area of sixty (60) sq. ft., to serve as a service area in which air conditioning equipment, lawn equipment and receptacles for ashes, trash, rubbish or garbage must be placed or stored in order to conceal them from view from the streets and adjacent properties and the Golf Course. The Architectural Standards Committee shall specify visual barriers and their location
- 6.11 ENVIRONMENTAL HAZARDS: All environmental hazards (i.e., gas/oil tanks) must be buried or screened with lattice or ASC approved material if above ground.
- 6.12 EXTERIOR LIGHTING: Lockwood depends on lighting from post lamps for a major portion of its street lighting. Post lamps will be located near drive entrances, a maximum of twenty-five (25) feet from the street, and will operate on photo sensors. Floodlights and/or Spotlights are not to be used as a replacement for post lamps.

a. Properties along roadways, which have POA "Street Lighting", are not required to have a post lamp, but they are recommended for personal safety on the property. Plant lighting and landscape lighting is encouraged in moderation. Path lighting must be no taller than 3' mounting height and use no more than 20-watt incandescent lamps, or its equivalent. Landscape fixtures must be shielded by plantings and concealed in the daytime. All lighting is to be shown on Site Plan and detailed for approval.

6.13 SEPTIC SYSTEM: surface access hatches must be screened if above final grade.

6.14 LANDSCAPING: A landscape plan must be submitted to the ASC no later than 30 days after the day the home is dried –in (roof on and door installed). Plans must be approved before landscape work starts. A successful landscape plan is composed of a number of elements that with quality design and execution contribute to a unified marriage of the natural environment and man-made elements introduced to the site. The best designed plan will not survive without proper irrigation therefore irrigation of the lawn and planting areas is required and the irrigation plan must be shown on or with the landscape plan. These introduced elements will be reviewed by the ASC for effectiveness in solving some of the issues outlined below. Perhaps the most important aspect of a successful landscape plan, the planting budget, is money well spent to increase the value and appeal of your new home. The landscape improvement budget should be five to six percent of total home cost. Your landscape plan can be practical as well as attractive. On your wooded site, protecting existing trees and planting additional trees decreases temperature impacts of seasonal extremes, while at the same time providing privacy and beauty. The planting plan itself should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Plants for screening should be appropriate and of sufficient size to ensure an adequate buffer within a year or two. The natural landscaping approach should concentrate your planting efforts adjacent to the house, especially near the entry. Ornamental plants, if used correctly, will provide a transition from the natural character of the site to the man-made structure of the home. Ground cover should begin this transition, which should progress to larger shrubs closer to the house. For maximum appeal, try to mix textures and color, but do keep the plan simple. A better effect can be achieved from using quantities of a few species rather than a few plants of many species. Straight line planting is discouraged. Planting should achieve a staggered, grouped effect as if grown naturally. See Sheet K for a listing of suggested plants. All of the landscaping of lots must be completed within sixty (60) days of occupancy or substantial completion of the dwelling, whichever date shall first occur, unless an extension is granted, in writing, by the ASC. (Amended July 9, 2009)

6.15 A. Minimum planting requirements:

Front yard, twenty (20) shrubs, minimum size 3 gallon

B. Side yards, five (5) shrubs, minimum 3 gallon

C. Rear yard, ten (10) shrubs, and minimum 3 gallon.

D. Ground cover minimum: (Amended 7/24/2006) All foundations will be screened with appropriate landscaping

1. Front yard minimum 40% of coverage to be sod.
2. Rear minimum 50% of coverage to be sod.
3. All ground cover must be maintained and weeds controlled on a continuous basis.

E. Planting beds: A minimum of one planting bed in the front yard to incorporate at least two (2) trees and six (6) shrubs.

F. Screening shrubs are to be in addition to minimum requirements and must be 1' to 3' - 0" high at planting. Minimum five (5) three-gallon shrubs are required for each screened area.

G. Addition of retaining walls or significant removal of landscape planting must be approved by the ASC. Additional plantings are to be at the property owner's discretion.

6.15.1 Minimum planting requirements (North Point Theme Village):

Minimum planting in North Point will include the following number of trees in addition to the above plantings:

A. On side yards one (1) tree, minimum size three (3) gallon.

6.16 CARE OF SPECIMEN TREES DURING CONSTRUCTION

A. All trees as designated by ASC Project Manager will be protected from damage during construction.

B. It is suggested to lot owners that batter boards be erected and maintained around each tree to prevent damage by heavy equipment. This should be discussed with your builder.

C. Excavations and installation of underground utilities and septic repair fields will be performed in such a manner as to avoid damaging the root system of trees

D. If, in the judgment of the ASC, a specimen tree is damaged or destroyed due to carelessness or avoidable activities on the part of the owner or contractor, the ASC will require the replacement of the tree with a new tree.

6.17 MAILBOXES AND NEWSPAPER RECEPTACLES

A. All mailboxes will be in accordance with ASC Guidelines, example Sheet J. The Contractor or the Homeowner will submit a check for \$300.00 to the ASC to cover the cost of construction and \$25 installation. The box will be primed, painted (white or a light color matching the house or trim only) and installed at a time of occupancy to be set by the Homeowner. Mailboxes through the POA are constructed on a first come first served basis. A Temporary mailbox will be provided until permanent

installation. In the event the Homeowner chooses to procure the mailbox from another source the \$300 will be refunded when a conforming mailbox is installed.

- B. Homeowners will bear the cost of repairs and maintenance required keeping the boxes in first rate condition. Current constructed POA mailboxes have a one-year guarantee on workmanship and materials.
- C. Setback from street must conform to U.S. Postal Service requirements. The U.S. Postal Service has guidance sheets available upon request.

6.18 WATER RUN-OFF REQUIREMENTS

- A. Under the rules and regulations of the State of North Carolina, water run-off must be controlled on the home owner's property so that problems are not created for adjacent property owner, golf course property, or Lockwood Folly common property.
- B. Extensive lot grading is discouraged as it destroys vegetation and can be visually disruptive to the natural character of the land. Flat areas may require subsurface drainage solutions.
- C. Site design must direct water run-off into either Lockwood Folly's retention areas, or retain the water run-off on site.
- D. The ASC may require the owner to have a qualified engineer provide a site design at the owner's expense.
- E. Water problems, created by a home not complying with requirements, will be corrected at the homeowner's expense.

6.19 SIGNS

No signs may be placed on any lot except as allowed under Article 10 of Section 21 of the Master Declaration. The sign identifying the General Contractor and Architect can be a maximum of 48" x 72", unless a variance is granted, and it's mounting, placement and appearance must be approved by the ASC.

6.20 RECREATION ,PLAY EQUIPMENT and FIRE PITS, LOCATION, SIZE and APPEARANCE

Any homeowner placing recreational equipment or Fire Pits on their property must first file a Request for Renovation Approval (Sheet "O") with the ASC for approval. Considerations must be given to, but not limited to, lot size, equipment size and design, amount of visual screening, etc. Equipment other than basketball backboards must be placed in rear yards.

- a. Fire pits can be wood or gas but must be maintained and accompanied by someone while Burning or hot coals are present.

- b. No fire pits are to be installed near streets or front yards and 30' from the golf course on golf course lots

- A. Play equipment constructed of wood is encouraged; galvanized gray play equipment is acceptable. Painted metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.) should be painted dark brown or dark green to blend with the natural surroundings, or if located adjacent to a dwelling or fence, painted to match the background or screening structure. Gray paint that matches the color of galvanized metal will also be allowed. Brightly colored equipment should be located to minimize visual exposure from the front of the residence and the front of adjacent properties whenever possible.
- B. All play equipment and Fire Pits must be maintained in a good state of repair. The ASC cannot rule on, nor is the ASC liable for, any safety aspects in regard to any play equipment or Fire Pits.
- C. Consideration should be given to neighbors with respect to location, sight, sound and color. General courtesy is expected when using any outdoor play equipment or Fire Pits.
- D. Vegetation screening is strongly encouraged in those instances in which high visibility exists. Perimeter plantings are suggested for any play ground equipment.
- E. Basketball Backboards and Poles
 - 1. Basketball backboards may be free standing or attached to dwelling and adjacent to paved surfaces where play will not interfere with neighbor's property.
 - 2. Free standing poles for basketball backboards should be painted dark brown, dark green or black to blend with the natural surroundings, or if located adjacent to a dwelling or fence, painted to match the background or screening structure.
 - 3. Fiberglass basketball backboards may remain all white as they come from the factory.
 - 4. All equipment must be maintained in a good state of repair
- F. Playhouses: Freestanding playhouses shall be confined to the rear yard only and shall not be used as storage sheds. Maximum dimensions shall not exceed 6' x 5' (length x width) and 6' to the roof peak. Playhouses are considered temporary structures and shall not be built on foundations or concrete slabs. Exterior finish shall be of natural wood or painted/sided to match the host house, roof color to the playhouse shall be natural or match that of host house. Single-width doors only are permitted in playhouse designs. Exceptions to these criteria will be considered as sheds. Playhouses, which are integral components of play-yard or swing set designs, will be considered under the Guidelines for that equipment as to size, materials and color.

6.21 RENOVATIONS

Any homeowner who commences renovation to the exterior of their dwelling or lot including but not limited to: color changes, construction, tree removal (excluding Landscaping), recreational equipment must submit a Request for Renovation Approval (Sheet O) or Fast Track approval form found on the Lockwood Folly web site and wait for approval, in writing, from the ASC before beginning any work. Failure to do so will result in a stop work order and fines until the matter is resolved.

6.22 SOLAR COLLECTORS

Solar Collectors are permitted as restricted by NCGS Session Law 2007-279, Section 3 Article 3 Chapter 22B-20.

6.23 ROAD SIDE and Property Line Swales in Lockwood Folly

In accordance with the recommendations of HDR Engineering in preparation of the Lockwood Folly Storm Water Master Plan and the authority granted the POA Board of Directors in the Master Declaration of Covenants, Conditions and Restrictions (MDC Article X Section 6. C., Architectural Standards Guidelines Section XIII and Section VI

Sheet P in the Architectural Standards Guidelines Section XV, are hereby adopted and added to the Lockwood Folly Master Declaration of Covenants, Conditions and Restrictions, Architectural Standards Guidelines Section VI Site Standards 6.23. IN WITNESS WHEREOF, the Board of Directors has hereunto set its hand and seal this the 26 day of March, 2007.

SECTION VII - BUILDING EXTERIOR DESIGN STANDARDS SQUARE FOOTAGE - HEATED AREA MINIMUMS

7.1 CUSTOM HOMES

A. Custom Homes Phases 1 & 2

1. 1,800-sq. ft.
2. More than one story - First floor minimum - 1500 sq. ft.

B. Custom Homes Phase 3

1. 2500-sq. ft.
2. More than one story - First floor minimum 1,800 sq. ft.

C. Custom Homes Phase 4 Lots 1-20

1. 1,400-sq. ft.

2. More than one story - First floor minimum - 1,200 sq. ft.

D. Custom Homes Phase 4 Lots 21-49

1. 1,600 sq. ft.
2. More than one story - First floor minimum - 1,200 sq. ft.

E. Custom Homes Phase 4 Lots 50-58

1. 1,800 sq. ft.
2. More than one story - First floor minimum - 1,500 sq. ft.

7.2 NORTH POINT THEME VILLAGE:

- A. 1,200 sq. ft.
- B. One and one half story- First floor minimum- 1,200 sq. ft.

7.3 SPRING BRANCH

- A. 1,200-sq. ft.

NOTE: All homes must appear to be one story with the exception of future homes along the marsh requiring construction on pilings. Heated areas are allowed within the roof system.

7.4 WINDWARD VILLAGE THEME VILLAGE

- A. 1,200 sq. ft. NOTE: All homes must appear to be one story with the exception of the Spy Glass model. Heated areas are allowed within the roof system.

7.5 BUILDING and FOUNDATION HEIGHT:

Building height is measured from the finished first floor elevation (FFE) to the roof ridge, a maximum height of 35'-0" and cannot exceed Brunswick County Building Codes. Note: Windward Village maximum height is 30'-0", Spring Branch maximum height is 20'-0". Finished 1st floor height must be at least 36" from ground level except for Spring Branch section.

7.6 ROOF PITCH

NOTE: Multiple rooflines are required on front elevation.

- A. Custom Homes Minimum 7/12'
- B. North Point Village Minimum 7/12'
- C. Spring Branch Theme Village Minimum 5/12' maximum 6/12'

D. Windward Village Theme Village

NOTE: Windward Village has 3 plans, which are designated for exclusive use, and all designs must be substantially these plans.

E. Shed roofs will only be approved on an exception basis and only for porches or dormers in keeping with low country style architecture.

7.7 ROOFING MATERIALS

A. Roofs to have architectural grade shingles with a minimum weight of 240 pounds.

B. Metal is now an approved material the color must be a subdued earth tone and approved by the ASC.

7.8 ENTRANCES

The front entrance must be emphasized and clearly stand out on the front elevation. Sidelights and transoms are encouraged to add to sense of prominence.

7.9 GARAGES

All garages must be designed to accept 2 cars with minimum dimensions of 22'W x 22'L. Garage doors and trim must be clearly shown on elevations and must reflect the design used on the front entry.

7.10 SIDING MATERIALS

A. Custom Homes Acceptable sidings: brick, stucco, wood, hardiplank, or any combination. No vinyl siding will be approved. Alternative sidings will be reviewed on an individual case basis.

B. North Point Theme Village:

1. Base a minimum height of 12". Must be brick or stucco
2. Balance of siding must be brick, wood, wood texture, Masonite, or hardiplank.
3. Windows of special shapes (arch, octagon, etc.) are encouraged and a minimum of one special shape must be in the front elevation design. All windows except casement windows shall be divided lite style.

C. Spring Branch Theme Village:

1. Front elevation must be primarily brick, wood or hardiplank.
2. Balance of siding must be brick, wood, stucco, hardiplank or a combination of brick, wood and stucco.

D. Windward Village Theme Village: Siding to match three approved plans, (cedar, similar wood, or hardiplank)

7.11 ARCHITECTURAL DETAIL

Detail trim accents (corner quoins), lintels with keystones, trim around windows and door, handrails, etc., must be clearly shown on elevations. Clearly show porches, finishes, wall section and handrail details, Entry door design must be emphasized with sidelights and/or transoms. Covered entry porches with accent roofs, columns, and / or pilasters are encouraged.

7.12 COLORS

All colors are to be approved. Earth tones encouraged. Entire house Bright White not allowed.

Fill the ASC color board sheet spaces for each proposed color. As a service to prospective homeowners, the ASC will provide assistance with color selection. An exterior section 4' square, if required, will be painted and approved by the ASC Project Manager before proceeding further.

SECTION VIII – FEES

8.1 Renovations and Additions FEES

- A. A Project Completion deposit of \$500 (Renovation) or \$1,000, are to be made payable to LFPOA, must be submitted, refundable in whole or part upon successful completed of the project. Imposition of a project completion fee will be at the discretion of the ASC Committee. Amount of the fee will be based on the size and type of the project.
- B. Fast track projects and landscaping projects will not require a Project completion deposit.

8.2 POA New House Construction FEES

- A. A non-refundable impact fee of \$1,500.00, payable by check made out to the Lockwood Folly Property Owner's Association. Check must accompany plan submission. This fee is intended to defer expenses associated with repairing the general wear and tear on Lockwood roads caused by the heavy construction equipment.
- B. A Project Completion deposit of \$1,000, made payable to LFPOA, must be submitted, refundable in whole or part upon successful completion of the project. Reasons for partial refund could include but not be limited to damage to existing landscaping, adjacent

properties and roadways such as edges of roads damaged immediately adjacent to construction sites. Any damage must be repaired by the contractor as a final step in completing construction. Damaged asphalt will be removed and a 6" deep concrete patch installed. This road repair work must be completed by the end of the project. Failure to complete the project to the satisfaction of the ASC will result in the loss of the Project Completion deposit. If damage exceeds \$1,000 the additional cost will be taken out of the contractor's performance bond.

C. A refundable General Contractors cash Performance Bond in the amount of \$2500.00 to be held against the contractor's performance to the covenants for as long as they are building in Lockwood Folly.

D. Mailbox Fee

1. Property owners will submit a mailbox fee of \$300 plus \$25 install fee if contractor is not installing

SECTION IX - APPEALS OF ARCHITECTURAL STANDARDS COMMITTEE DECISIONS

9.1 BOARD OF APPEALS

A. An applicant receiving a negative decision from the ASC is advised to revise plans in accordance with ASC recommendations and resubmit the plans to the ASC for approval.

B. If the applicant is unable to comply with the requirements of the ASC, he may request a hearing before the POA Board of Directors. The request must be made in writing and be directed to the President of the POA Board of Directors.

C. The POA Board of Directors shall convene a meeting to hear the appeal within fifteen (15) days of receipt of request.

D. The POA Board of Directors may request consultation of other professionals as it deems necessary.

E. The POA Board of Directors will conduct a review of the most recently disapproved plans of the applicant.

F. The appellant will be given an opportunity to speak before the POA Board of Directors using whatever visual aids or consultants he feels appropriate.

G. Five (5) members of the POA Board of Directors must be present for a quorum. H. A majority vote of the POA Board of Directors will carry a decision. I. All decisions of the Board of Directors will be final.

SECTION X – VARIANCES

10.1 Building setback guidelines and minimum size standards as established in the Lockwood Folly Architectural Standard Guidelines may vary from subdivision to subdivision within Lockwood Folly as part of the master plan of Channel Side Corporation.

10.2 The ASC may grant variances from these guidelines to alleviate hardships in any particular case or to adjust for physical conditions where strict compliance would not be practical. An indemnity release must be provided to both the POA and LFCCI should a variance into the golf course 30' set back be approved

10.3 All variance requests must be in writing describing:

A complete description of the variance requested.

B. Reason for the variance request.

NOTE: The variance request must be submitted with the project submission and approved by the ASC.

SECTION XI - FIELD REVIEW

11.1 The ASC will perform periodic external only reviews at the building site. Project Managers acting on behalf of Lockwood Folly POA are adequately insured. Discharge of ASC responsibilities requires periodic access to sites; is a condition of building in Lockwood, and will not be considered a "trespass".

11.2 At such time as the Contractor has completed the improvements in each phase, he shall request a review by the assigned project manager. Upon approval of review he may continue construction. ASC project managers will perform four in process reviews.

SITE: Property lines delineation and tree tagging. See Paragraph 6.3. No lot will be cleared without ASC permission.

11.3 FOUNDATION SURVEY:

A foundation survey by a registered surveyor is required after foundation is complete. This is for the protection of the Builder, the Property Owner and the adjacent Property Owners. The survey is to be submitted to the ASC and approved before any work on the dwelling is to continue.

11.4 FOUNDATION INSPECTION: This in process inspection is to ensure that the foundation has been located in accordance with ASC approved plans.

11.5 DRY IN: Submit review request when all walls, windows, doors and roof decking are installed.

11.6 FINAL: Submit review request when Dwelling and Landscaping are completed. Upon final approval the ASC will coordinate installation of owners' mailbox and perform final inspection to insure that

contractor has removed all residual construction material and a CO (Certificate to Occupancy) has been received.

11.7 FIELD REVIEW:

1. Again ASC must approve the home for occupancy before the owners can move in.

See sheets, D, E, F and G at the end of this section.

SECTION XII - "NON-COMPLIANCE PENALTIES"

- 12.1 The ASC shall assess the contractor a non-compliance fine for every day the house is not complete, beginning nine (9) months after the lot has been cleared unless an extension has been granted, in writing, by the ASC.

- 12.2 The ASC shall assess a homeowner a non-compliance fine of up to \$100 for every day that landscaping is not complete per previously submitted and approved landscape plan sixty (60) days after the completion of the home unless an extension has been granted, in writing, by the ASC.

- 12.3 Contractors or homeowners who disregard or change plans do not comply with the ASC Guidelines or do not construct the building in the manner described in the ASC approved plans will be subjected, on future projects, to a \$5,000 construction bond on new dwellings or a \$2,500 construction bond on renovations at the time of ASC project approval. This bond will be returned only after satisfactory completion of the project. Any damages or cost involved in correcting discrepancies or non-compliance with approved plans will be deducted before return.

- 12.4 All non-compliance's of the Master Declaration of Covenants, Conditions and Restrictions and/or the Architectural Standard Guidelines for Lockwood Folly are subject to fines as determined by the Property Owners Association Board of Directors. The Governing Documents require the ASC to ensure that all lots are in compliance with the Master Declaration of Covenants, Conditions and Restrictions and the Architectural Standard Guidelines for Lockwood Folly. In instances where non-compliance is observed or reported, the following enforcement procedures will occur:

1. The violation will be confirmed by a site visit by the ASC Administrator or an ASC member with the resident notified of the violation and requested to comply.
2. If the violation is not resolved within Fifteen (15) calendar days of the date of the initial violation notice, a notice will be sent by certified mail requesting compliance or inviting the resident to schedule an appeals hearing with the POA Board of Directors within thirty (30) days.
3. Should the resident ignore the notice to comply and has not scheduled an appeals hearing before the POA Board of Directors, the violation will be passed to the POA Board of Directors with a recommendation fines be implemented.

SECTION XIII - AMENDMENT

13.1 The foregoing rules and regulations may be amended at any time by a majority vote of the ASC with the approval of the POA Board of Directors.

13.2 No prior notices or announcements will be required to amend these rules and regulations.

13.3 Any preliminary or final plan marked, "received", on a specific date shall be subject to the rules and regulations applicable at that time.

SECTION XIV - SEVERABILITY

This document shall be rendered valid and enforceable should any of the provisions of this document or the application or effect thereof be invalid or unenforceable for any reason and to any extent. Those provisions, which are not invalid or unenforceable, shall be enforced to the greatest extent permitted by law.

SECTION XV - INSTRUCTION AND SUBMISSION SHEETS

Attached please find:

Sheet A House Plan submission procedure and Information Sheet

Sheet B Construction Agreement Architectural Standards Committee

Sheet C Contractor Instruction Sheet

Sheet D Color Board (2 pages)

Sheet I Typical Submission Plan Reference Guide (3 pages)

Sheet J Mail Box Sketch

Sheet K Landscape Plan

Sheet L Site Plan

Sheet M Wall

Sheet N Appropriate and Inappropriate Design

Sheet O Request for Renovation

Sheet P Road Side and Property Line Swales

- | | | |
|-----------------|----------|-------|
| Lot # | Street | |
| Owner's Name | | |
| Mailing Address | | |
| Phone # Home | Business | Email |

Phone # _____ Email: _____

LOCKWOOD FOLLY
CONSTRUCTION AGREEMENT
ARCHITECTURAL STANDARDS COMMITTEE

Date

Construction Location (Street and Lot #):

Name of Owner:

Address:

Telephone: (h) _____ (w) _____

Email Address

Contractor:

License #: _____ Telephone #: _____

Address:

Email Address

It is clearly understood that the Lockwood Folly Architectural Standards Committee has established the Residential Design and Construction Guidelines to preserve and protect the property values of Lockwood Folly and the property owners of Lockwood Folly. Therefore, we agree to abide by the following rules:

1. We have read the ASC Guidelines, Covenants, Conditions, and Restrictions and agree to follow them in full.
2. We agree to carry out this project construction and fulfill the plans and specifications as approved for this project in the final review by the ASC. **Any changes to these plans will be first approved by the ASC prior to implementation.**
3. We are responsible for the behavior and actions of all workers contracted to work on this job while they are at Lockwood Folly.

4. We are responsible for maintaining a clean construction site at all times and will provide a silt fence around the perimeter of the site and one of the following trash containers:
 - A. Dumpster - 30 yard capacity minimum at start of foundation work;
 - B. Alternate method to be approved by Lockwood Folly ASC
5. We will be responsible for a thorough cleanup of the project site for the duration of the project and upon completion of the project
6. We agree to provide a foundation survey after the foundation is finished and STOP any further work on the dwelling until the survey is approved by the ASC. We also agree to notify the ASC for field reviews at each stage of project as listed in Section XI.
7. We also understand that water run-off from the building lot will be increased by the impervious surfaces of the house, driveway, decks, etc., which are constructed. Therefore, we understand and agree that:
 - A. Under the rules and regulations of the State of North Carolina, water run-off must be controlled on the Home Owner's Property so that problems are not created for the adjacent property owner of Lockwood Folly.
 - B. Site designs must direct water run-off into one of Lockwood Folly's retention areas or retain the water run-off at the site.
 - C. The Architectural Standards Committee may require the Owner to have a qualified Engineer to provide the site design at the Owner's expense.
 - D. Water problems created by a home not complying with these requirements will be corrected at the Homeowners expense.
8. We agree owners are to not move into the house or have full power turned on to the house till a Certificate of Occupancy is obtained from the County. Doing so could result in a fine.
9. We understand that our project completion deposit of \$1,000.00, or any portion thereof, may be retained by the ASC if we fail to abide by any standards during the construction period, or fail to clean the site after completion of the project and it becomes necessary for the ASC to independently contract to clean our lot.

10. We are aware of the Days and Hours restrictions on construction and agree to abide by them as outlined in Section II, 2.4 D

Owner

Date

Contractor

Date

LOCKWOOD FOLLY

CONTRACTOR INSTRUCTION SHEET

A. READ SECTION II - CONTRACTOR ACCOUNTABILITY/PROPERTY OWNER RESPONSIBILITIES

B. FILL OUT AND SIGN LOCKWOOD FOLLY HOUSE PLAN SUBMISSION PROCEDURE AND INFORMATION SHEET A

- Fill out and sign Construction Application, Sheet B1 - 3.

C. Call Project Manager for Field Review at each construction phase when home is ready for field review. (SITE, FOUNDATION INSPECTION, DRY IN, FINAL)

D. Check for \$1,500.00 Impact Fee – non-refundable.

E. Check for \$300 Mail Box + \$25 Install

F. Check for \$1,000.00 (from property owner) Project Completion Fee - refundable

G. Check for \$2,500 contractors bond – refundable

H. PORTABLE OUTDOOR TOILET FACILITIES

Portable outdoor toilet facilities must be provided prior to the start of the project construction. They may not be placed prior to final construction approval of the ASC, and must be removed promptly upon completion of construction. All Facilities must be screened, on three (3) sides, with white lattice, open toward the back of the construction site and be a minimum of 15' from the street.

I. Construction Equipment:

Construction equipment will be kept on site. Vehicles parked on the street will be parked so as not to impede traffic flow. Note: see ASG Section 6.19 SIGNS (maximum of 48" x 72")

J. Working Days and Hours

Contractors, including but not limited to Service / Maintenance, Lawn Maintenance / Landscaping Services, etc. may work only during day light savings time hours of 7am-7pm, winter hours 7am-5pm Monday through Saturday unless an extension is granted, in writing, by the ASC. No contracted work other than on an emergency basis may be conducted on Sunday, or National Holidays. For the purpose of clarification, the following days are considered National Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day.

LOCKWOOD FOLLY

Owner's Name _____ Date _____

Contractor _____

COLOR BOARD

Foundation

Material _____

Color _____

Siding

Material _____

Color _____

Siding _____

Trim

Material _____

Color _____

Trim _____

Shingles

Brand and Grade _____

Color _____

LOCKWOOD FOLLY

Owner's Name _____ Date _____

Contractor _____

COLOR BOARD

Service Area Screening

Material _____

Color _____

Where Used _____

Other _____

Material _____

Color _____

Where Used _____

Other _____

Material _____

Color _____

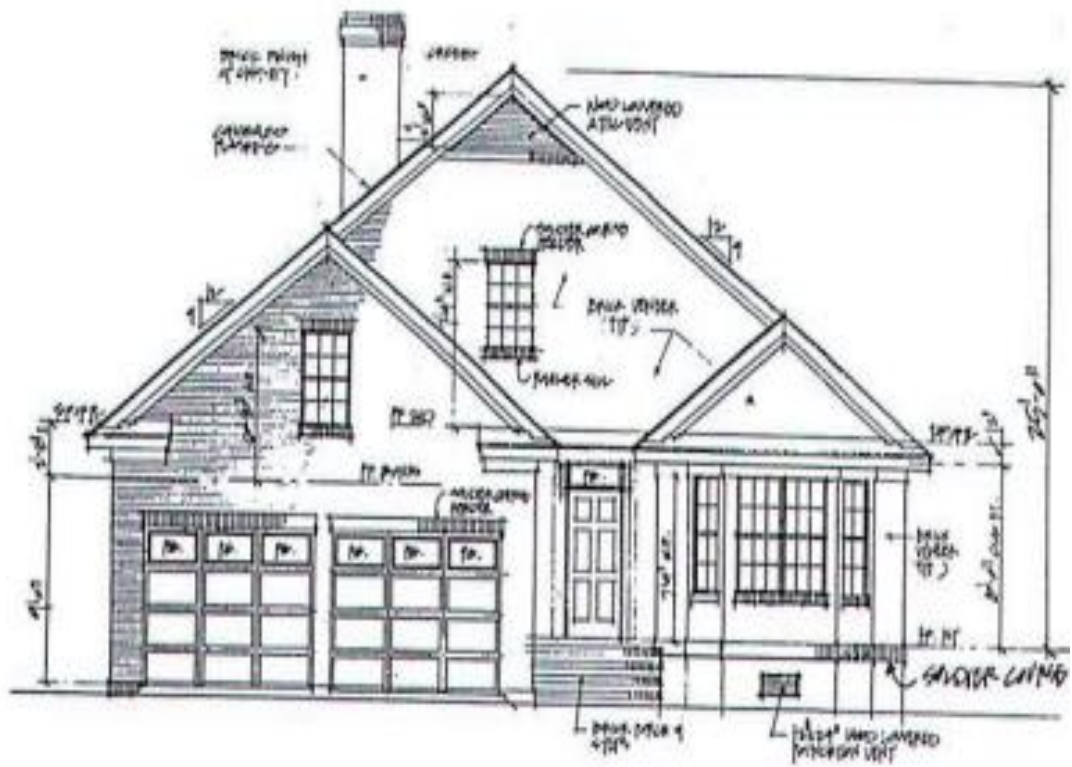
Where Used _____

Other _____

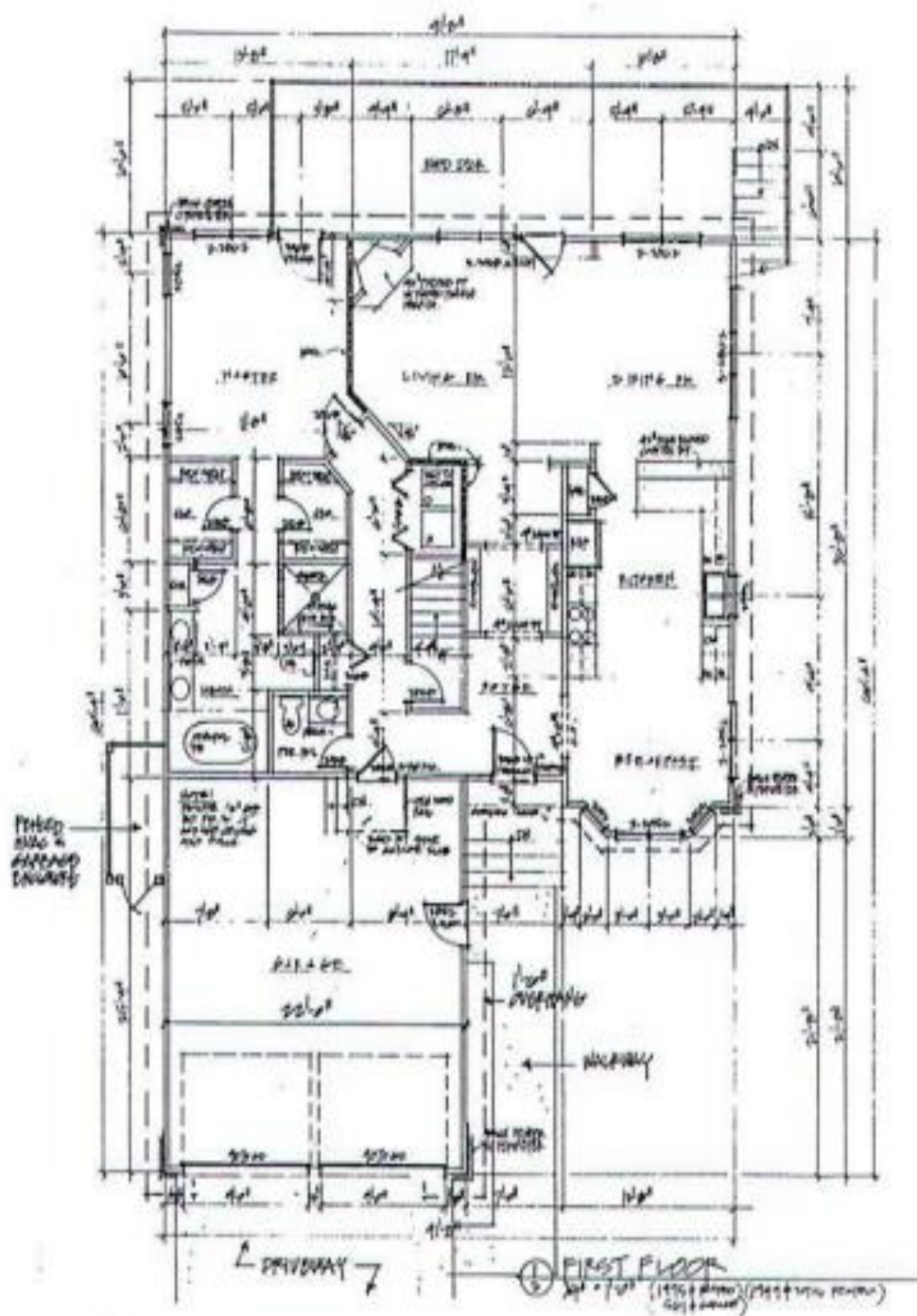
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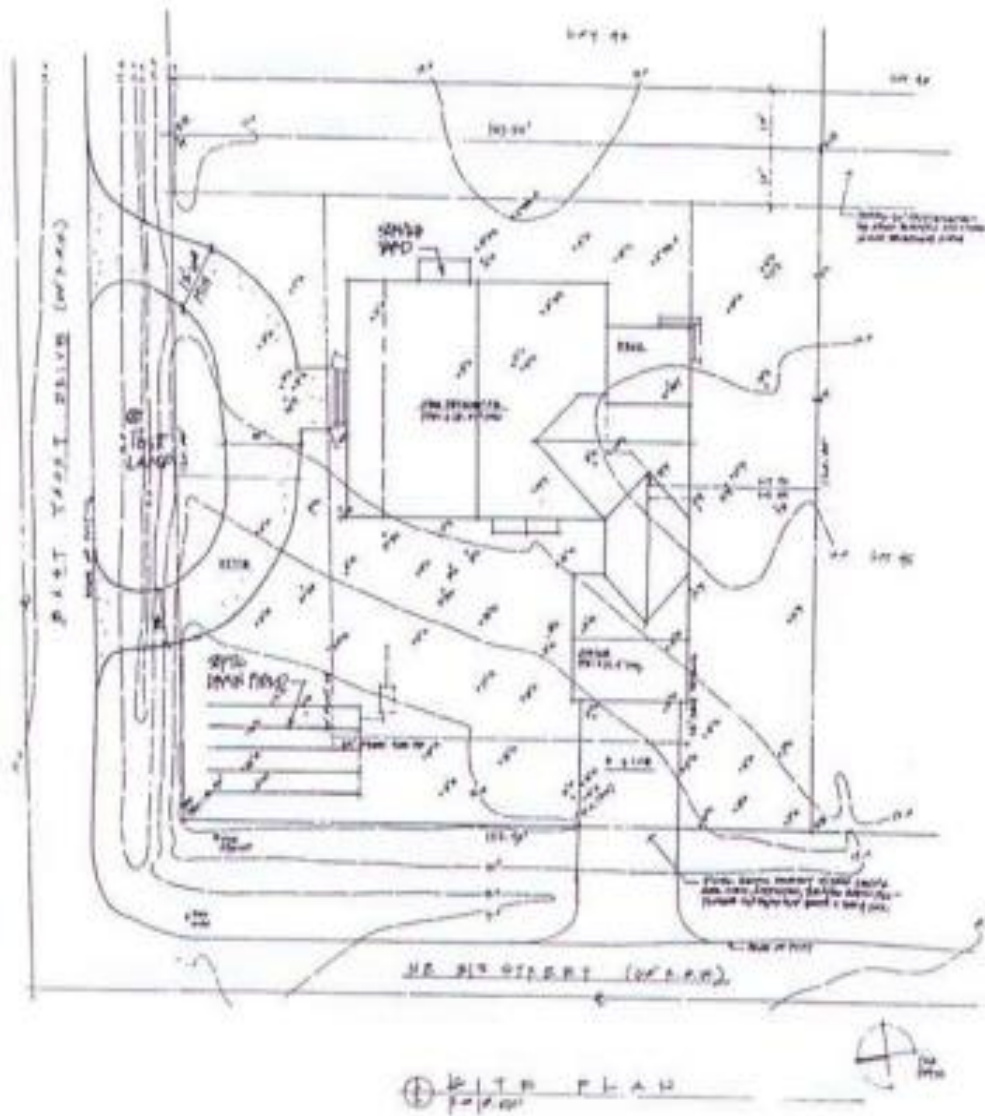
Color _____

Where Used _____



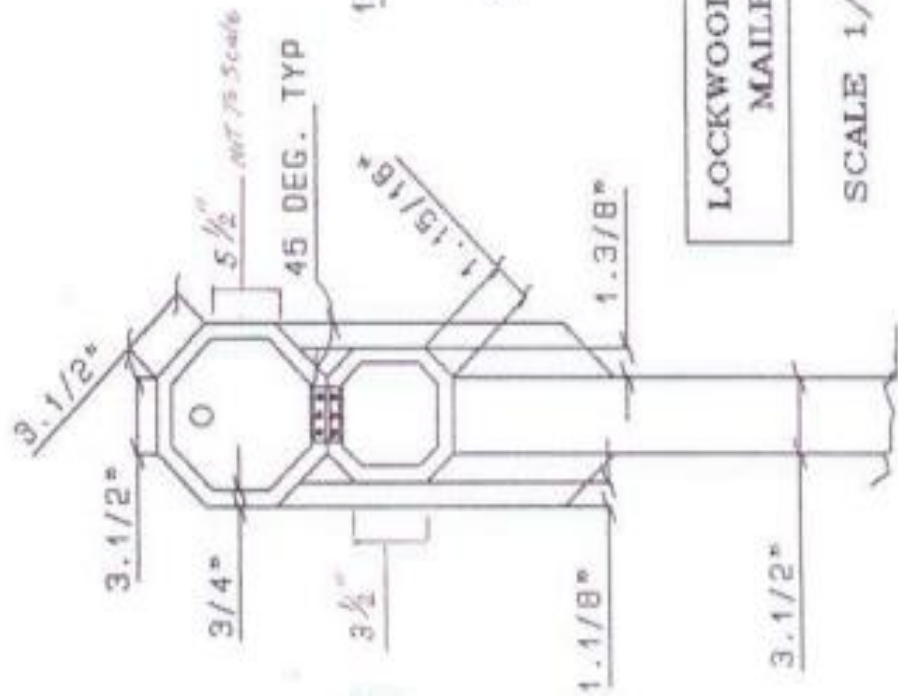
① FRONT ELEVATION





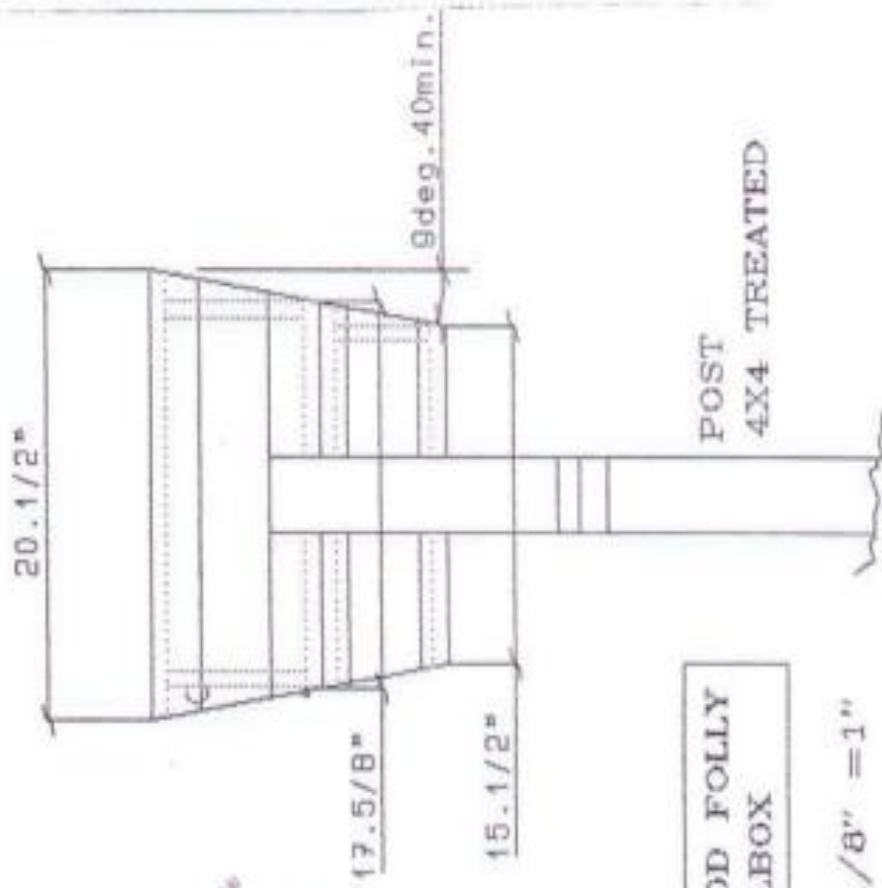
Sheet "J" January 1998
MAILBOX SKETCH

Angles = 22 1/2°



LOCKWOOD FOLLY
MAILBOX

SCALE 1/8" = 1"

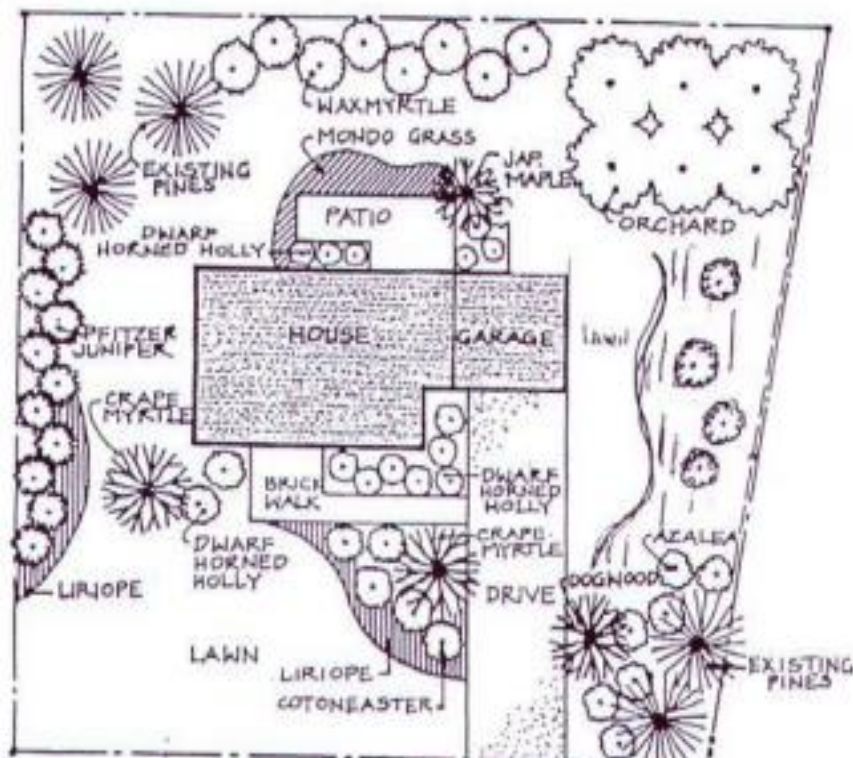


LANDSCAPING PLAN

Designing a landscaping plan:

Some home plan books offer landscaping plans which include a blueprint and a planting list appropriate for the specified region. Lockwood Folly is in Zone "B" (mid - South/deep South). Your site plan is a good source from which you can start visualizing your landscaping plan. This will further crystallize when trees have been removed from your lot and your foundation is in. The ASC desires that you submit your landscaping plan along with your building plans, but will grant a waiver upon request to delay submission for 60 days. There are several local landscapers who will also provide you estimates for your landscaping and associated plans. Members of the ASC will provide you with a listing of some of the landscapers who have satisfactorily performed landscaping projects in Lockwood. It's always a good idea to request references and then check with the references to determine customer satisfaction. For planning purposes, you should budget 5-6% of the base cost of your new home to cover landscaping expenses. You are also strongly encouraged to have an irrigation system installed. You didn't retire to drag watering hoses around all day! The next page contains a list of plants which grow well in Lockwood and are well stocked in local nurseries. Valuable sources of information also include the USDA and Master Gardner Hot Line at 253-2610. Below is a sample of a typical landscaping plan. We look forward to admiring your beautiful landscaping within 60 days of you occupying your new Lockwood home.

LANDSCAPE PLAN (EXAMPLE)

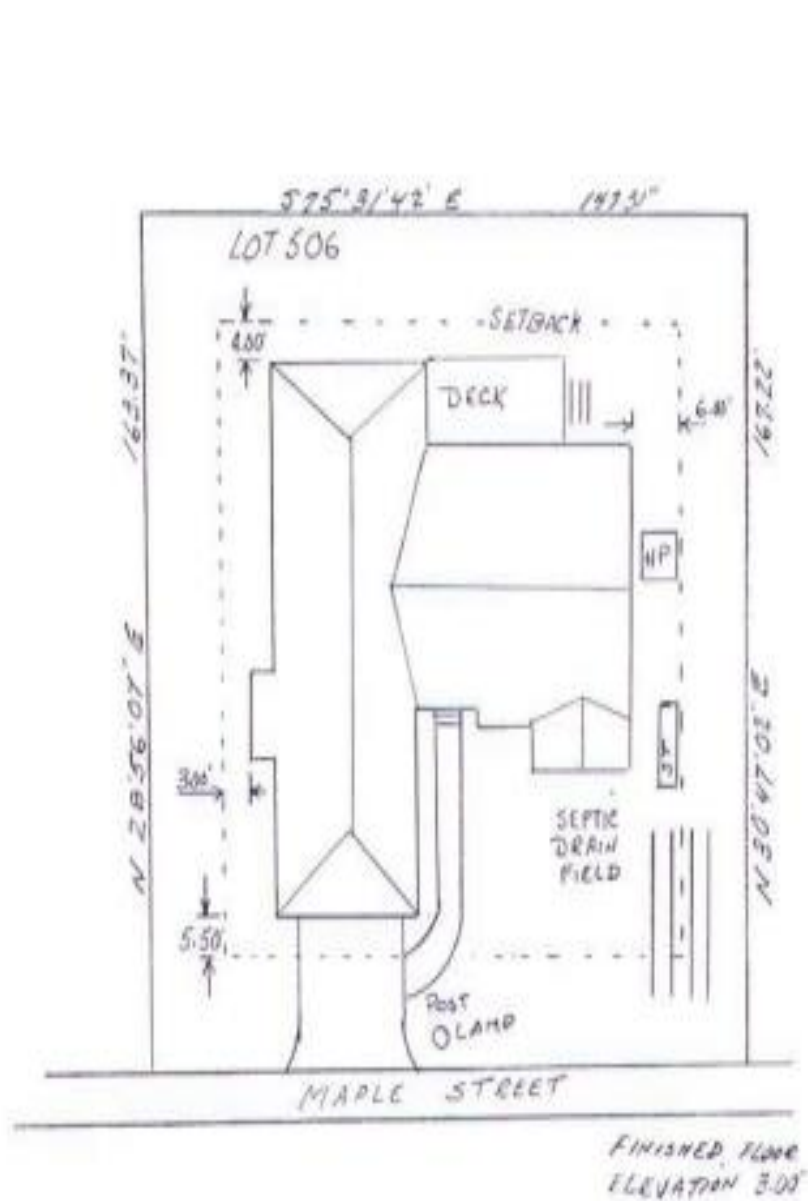


Needs to show enclosure and screening for HVAC

Needs to show irrigation

PLANTS THAT GROW WELL IN LOCKWOOD

Recommended Plant List			
Common Name	Scientific Name	Common Name	Scientific Name
Trees			
Red Maple	<i>Acer rubrum</i>	Shrubs cont.	
Servetree	<i>Amelanchier canadensis</i>	Lydia Morris Holly	Em x Lydia Morris'
River Birch	<i>Betula nigra</i>	Nelle R. Severn Holly	Em x Nelle R. Severn'
Redbud	<i>Cercis canadensis</i>	Arise Holly	Em x atrovata 'Yonni #2'
Dogwood	<i>Cornus florida</i>	Flame Holly	Em x atrovata 'Yonni #2'
Kousa Dogwood	<i>Cornus kousa</i>	Sensational Holly	Em x atrovata 'Sensational'
Jacobs Tree	<i>Cornus cogkyria</i>	Blue Girl Holly	Em x americana 'Blue Girl'
Rosey Locust	<i>Gleditsia inornata</i> 'Shadblow'	Spice Plant	<i>Elaeagnus argentea</i>
Likelihood Bay	<i>Gordonia lasiantha</i>	Parsons Juniper	<i>Juniperus horizontalis</i> compacta
Whitebark	<i>Halea carolina</i>	Leucothoe	<i>Leucothoe axillaris</i>
Golden Rainier	<i>Korobocera paniculata</i>	Ligustrum	<i>Ligustrum japonicum</i>
Flame Tree	<i>Korobocera nipponica</i>	Loropetalum	<i>Loropetalum chinense</i>
Cape Myrtle	<i>Laguncularia indica</i>	Mahonia	<i>Mahonia bealei</i>
Sweet Bay Magnolia	<i>Magnolia virginiana</i>	Basara Birch	<i>Michelia lipo</i>
Southern Magnolia	<i>Magnolia grandiflora</i>	Harbor Dwarf Nandina	<i>Nandina domestica</i> 'Harbor Dwarf'
Savory Magnolia	<i>Magnolia x soulangeana</i>	Nandina	<i>Nandina domestica</i> 'Royal Princess'
Star Magnolia	<i>Magnolia stellata</i>	Firepower Nandina	<i>Nandina domestica</i> 'Firepower'
Sourwood	<i>Ostrya virginiana</i>	Glenside	<i>Veronica glenside</i> 'Hardy Red'
Likelihood Pine	<i>Pinus strobus</i>	Phloxia	<i>Phloxia laevis</i>
Japanese Black Pine	<i>Pinus thunbergii</i>	Pittosporum	<i>Pittosporum tobira</i>
Glenn's Prunella	<i>Prunella chinensis</i>	Dwarf Pittosporum	<i>Pittosporum tobira</i> 'Whisper Dwarf'
Cherry Laurel	<i>Prunus caroliniana</i>	Cherry Laurel	<i>Prunus caroliniana</i>
Purple Leaf Plant	<i>Prunus caroliniana</i> 'Nepent'	English Laurel	<i>Prunus laurocerasus</i> 'One Leyland'
Swampy Cherry	<i>Prunus serotina</i> 'Yonni'	Pyracantha	<i>Pyracantha coccinea</i> 'Yonni'
Yonni Cherry	<i>Prunus serotina</i> 'Yonni'	Pyracantha	<i>Pyracantha coccinea</i> 'Yonni'
Blackland Pine	<i>Pinus strobus</i> 'Blackland'	Indian Hawthorn	<i>Raphanostylis indica</i> 'Snow White'
Savory Oak	<i>Quercus alba</i>	Indian Hawthorn	<i>Raphanostylis indica</i> 'Polaris'
Laurel Oak	<i>Quercus laurifolia</i>	Andra	<i>Rhododendron spec.</i>
Water Oak	<i>Quercus nigra</i>	Scotch Rose	<i>Rosa glauca</i> 'Prize Pink Scotch'
Willow Oak	<i>Quercus phellos</i>	Variegated Spirea	<i>Spiraea x variegata</i>
Live Oak	<i>Quercus virginiana</i>	Snowland Spirea	<i>Spiraea japonica</i> 'Snowland'
Caribbean Willow	<i>Salix caroliniana</i> 'Yonni'	Dwarf Viburnum	<i>Viburnum cerasifolia</i>
Wild Cypress	<i>Taxodium distichum</i>	Japanese Viburnum	<i>Viburnum japonicum</i>
Chinese Elm	<i>Ulmus parvifolia</i> 'Yonni'	Scotch Viburnum	<i>Viburnum macrocarpum</i> 'Scotch'
Japanese Zelkova	<i>Zelkova serrata</i>	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Shrubs			
Compact Abelia	<i>Abelia grandiflora</i> 'Compact'	Leucothoe	<i>Leucothoe axillaris</i>
Edward Goucher Abelia	<i>Abelia grandiflora</i> 'Edward Goucher'	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Sherrwood Abelia	<i>Abelia x grandiflora</i> 'Sherrwood'	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Aspidistra	<i>Aspidistra elatior</i>	Leucothoe	<i>Leucothoe axillaris</i>
Aspidistra	<i>Aspidistra japonica</i>	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Crimson Pigeonberry	<i>Berberis thunbergii</i> 'Crimson Pigeon'	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Camellia	<i>Camellia japonica</i>	Leucothoe	<i>Leucothoe axillaris</i>
Sasanqua Camellia	<i>Camellia sasanqua</i>	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Flowering Quince	<i>Chaenactis speciosa</i>	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Cleyra	<i>Cleyra japonica</i>	Leucothoe	<i>Leucothoe axillaris</i>
Willowleaf Ceanothus	<i>Ceanothus velutinus</i> 'Yonni'	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Redy Pine	<i>Cornus florida</i>	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Dragon	<i>Dragon pteris</i>	Leucothoe	<i>Leucothoe axillaris</i>
Makara Serranilla	<i>Burmannia kochii</i> 'Makara'	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Fatsia	<i>Fatsia japonica</i>	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Forsythia	<i>Forsythia x intermedia</i>	Leucothoe	<i>Leucothoe axillaris</i>
Gardenia	<i>Gardenia jasminoides</i>	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Dwarf Gardenia	<i>Gardenia jasminoides</i> 'Dwarf'	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Ornamental Hydrangea	<i>Hydrangea quercifolia</i>	Leucothoe	<i>Leucothoe axillaris</i>
Cassia Holly	<i>Ilex cassia</i> 'Yonni'	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Dwarf Barford Holly	<i>Ilex coccinea</i> 'Barford'	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Carolina Holly	<i>Ilex coccinea</i> 'Carolina'	Leucothoe	<i>Leucothoe axillaris</i>
Darwin Holly	<i>Ilex coccinea</i> 'Darwin'	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Needlepoint Holly	<i>Ilex coccinea</i> 'Needlepoint'	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Compact Holly	<i>Ilex coccinea</i> 'Compact'	Leucothoe	<i>Leucothoe axillaris</i>
Red Holly	<i>Ilex coccinea</i> 'Red'	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Scotch Holly	<i>Ilex coccinea</i> 'Scotch'	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Compact Holly	<i>Ilex coccinea</i> 'Compact'	Leucothoe	<i>Leucothoe axillaris</i>
Scotch Holly	<i>Ilex coccinea</i> 'Scotch'	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Waterberry Holly	<i>Ilex verticillata</i> 'Carolina'	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Yapon Holly	<i>Ilex yaponica</i>	Leucothoe	<i>Leucothoe axillaris</i>
Weping Yapon Holly	<i>Ilex yaponica</i> 'Weeping'	Savannah Viburnum	<i>Viburnum macrocarpum</i> 'Savannah'
Dwarf Yapon	<i>Ilex yaponica</i> 'Dwarf'	Double-flowered Viburnum	<i>Viburnum plicatum</i> var. <i>intermedium</i>
Groundcover/Vines			
Alberia	<i>Alberia spicata</i>	Alberia	<i>Alberia spicata</i>
Weping Love Grass	<i>Eragrostis curvula</i>	Weping Love Grass	<i>Eragrostis curvula</i>
Wisteria	<i>Wisteria floribunda</i> 'Yonni'	Wisteria	<i>Wisteria floribunda</i> 'Yonni'
English Ivy	<i>Hedera helix</i>	English Ivy	<i>Hedera helix</i>
Hypericum	<i>Hypericum calycinum</i>	Hypericum	<i>Hypericum calycinum</i>
Cardinal	<i>Cardinalis</i>	Cardinal	<i>Cardinalis</i>
Kalmia	<i>Kalmia japonica</i>	Kalmia	<i>Kalmia japonica</i>
Lupine	<i>Lupinus</i>	Lupine	<i>Lupinus</i>
Mazodan	<i>Mazodan</i>	Mazodan	<i>Mazodan</i>
Mocho Grass	<i>Ophiopogon japonicus</i>	Mocho Grass	<i>Ophiopogon japonicus</i>
Silver Moss Mocho Grass	<i>Ophiopogon japonicus</i> 'Silver Moss'	Silver Moss Mocho Grass	<i>Ophiopogon japonicus</i> 'Silver Moss'
Fontaine Grass	<i>Pennisetum setaceum</i> 'Yonni'	Fontaine Grass	<i>Pennisetum setaceum</i> 'Yonni'
Asiatic Jasmine	<i>Trachelium asiaticum</i>	Asiatic Jasmine	<i>Trachelium asiaticum</i>
Confederate Jasmine	<i>Trachelium confederatum</i>	Confederate Jasmine	<i>Trachelium confederatum</i>
Pyrethrum	<i>Pyrethrum</i>	Pyrethrum	<i>Pyrethrum</i>
Herb			
Tibet Broomrape	<i>Cynodon dactylon</i> 'Tibet 419'	Tibet Broomrape	<i>Cynodon dactylon</i> 'Tibet 419'
Cardinal	<i>Cardinalis</i>	Cardinal	<i>Cardinalis</i>
St. Augustine	<i>St. Augustine</i>	St. Augustine	<i>St. Augustine</i>



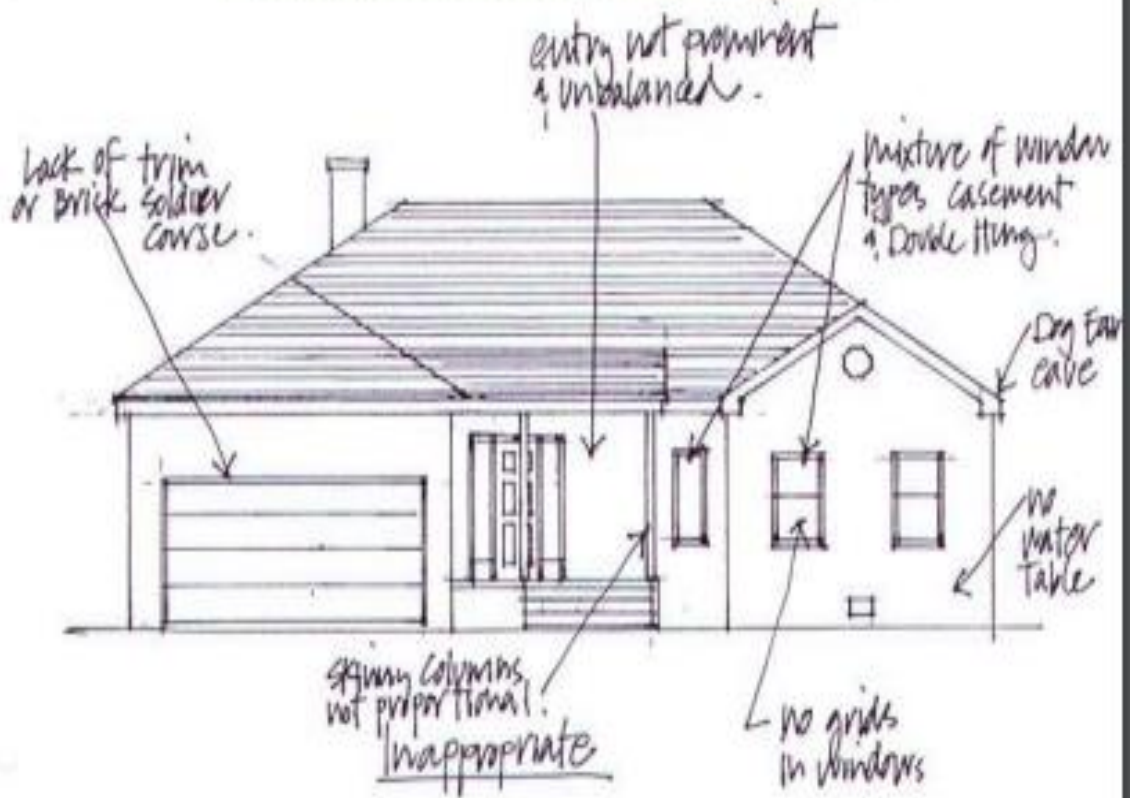
Needs fences shown if installing

Needs total impervious area driveways, patios and area under roof

Needs HVAC enclosure shown

Trees greater than 6" at 4' high removing or separate drawing

Sheet "N" January 1998
 APPROPRIATE & INAPPROPRIATE DESIGN (EXAMPLE)



LOCKWOOD FOLLY PROPERTY OWNERS ASSOCIATION

ARCHITECTURAL STANDARDS COMMITTEE

18 CLUB HOUSE DRIVE, SW

SUPPLY, NC 28462

REQUEST FOR RENOVATION APPROVAL

Homeowner: _____

Address: _____

Phone: _____ Email: _____

Date: _____

Describe the proposed renovation: _____

Attach appropriate documentation: architectural drawings or plans color samples, etc.

Name of Contractor: _____

Address: _____

Phone: _____ Email: _____

Anticipated date of commencement _____ and

completion: _____

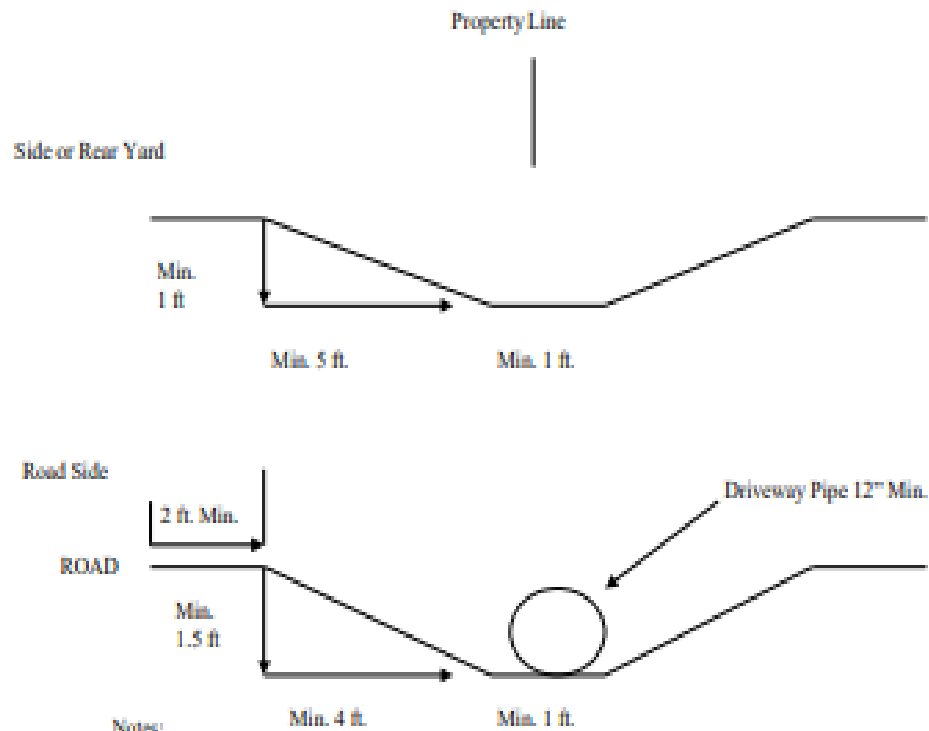
Return to the above address prior to the 1st or the 15th of the month. Requests will be considered at the next scheduled ASC meeting. A decision will be sent, in writing, to the Homeowner. If any further information is required, you will be notified. A project manager will be assigned for all approved renovations.

Road Side and Property Line Swales in Lockwood Folly

In accordance with the recommendations of HDR Engineering in preparation of the Lockwood Folly Storm Water Master Plan and the authority granted the POA Board of Directors in the Master Declaration of Covenants, Conditions and Restrictions (MDC Article X Section 6. C., Architectural Standards Guidelines Section XIII and Section VI 6.18). The following requirements for Road Side and Property Line Swales, identified as sheet P in the Architectural Standards Guidelines Section XV, are hereby adopted and added to the Lockwood Folly Master Declaration of Covenants, Conditions and Restrictions, Architectural Standards Guidelines Section XV.

IN WITNESS WHEREOF, the Board of Directors has hereunto set its hand and seal this the 26 day of March, 2007.

Lockwood Folly Minimum Requirements for Property Line and Road Side Swales



Notes:

1. Elevation of the pipe under the driveway (if required and determined by the ASC) and the road side swale are to match the elevation of the road for the extent of both. At a minimum a 6" pipe will be installed for future utilities.
2. A vigorous stand of permanent grass cover shall be established as soon as possible along the center line and banks of the channel. Where banks cannot be adequately stabilized with vegetation, an artificial liner such as rip-rap shall be used to protect the banks.
3. Where the slope of the channel bottom exceeds 1.5%, jute thatching, or other effective channel lining material, as well as grass sod shall be used to protect the channel center line to a point 4 ft. each side of center.