



Splinter Creek Architectural Principles

The Architectural Principles are intended to foster a thoughtful and comprehensive approach to creating an uncommonly well-designed community.

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1.0 Design Philosophy

This document of architectural principles has been created to convey our close connection to the land and our vision for the community. In addition to the Design Philosophy, the architectural principles will address: Site Planning, Architectural Design,

Landscape Guidelines, Construction Regulations, Design Review Procedures, the Architectural Review Committee and Appendices that include plant lists, and other miscellaneous checklists for the design and construction process. They are to be used in conjunction with the Declaration of Covenants, Conditions Restrictions (referred to as the “Declaration”) to initiate and guide the design process. We expect that these will be guideposts as owners begin the design of their residences and will give an overall compatibility to structures within Splinter Creek. These standards and design criteria have been given careful thought and hopefully will be viewed as a tool that will protect, preserve and enhance the investments of the founders and the owners of the property in Splinter Creek.

Each home site has its own distinctive character. Some may be beneath stands of mature oak and pine atop wooded ridges while others may be along marsh grasses at water’s edge but all have shoreline on one of the two lakes or the Partners’ Pond. Each home design must address the special needs of its site and must begin with a thorough site evaluation and take into account the site’s topography, sun angles, view corridors, relationships to ridgelines, native landscape, common areas and other home sites. It is only after a complete understanding of these natural characteristics that owners and their architect can begin the process of home design. The architecture of Splinter Creek must authentically adapt and blend to the environment through use of careful detailing, roofs of distinction and a dominance of materials as wood, stone, glass and weathered metal which will make up a palette that is strongly encouraged throughout the community.

In order to assist each owner in the creation of an environmentally sound and aesthetically compatible design for their home, an architectural review process is described in this document. The Architectural Review Committee (ARC) has been established and tasked with the responsibility of ensuring that the principles set forth in this document are maintained throughout all phases of development.

The architectural review process, while might be viewed as cumbersome, has been developed to provide adequate checkpoints throughout the design and development phases, so that time and money are not wasted on plans that do not adhere to the Architectural Principles or to the overall design philosophy of Splinter Creek.

Architectural Review Committee
April, 2015
Revised April, 2022

Splinter Creek Architectural Principles

Our design goal is to build a community defined by excellence in architecture with a timeless collection of homes that carefully blend a contemporary aesthetic with the natural beauty of the incredible landscape.

Architecture and landscape design, in all their subtle detail, must work with Splinter Creek’s natural setting so that the development of home sites begins with a respect and consideration for the land. It is a place where lot lines and sidewalks are replaced by homesteads and hiking trails, and the cliché’d construction that’s become all too commonplace gives way to character-filled dwellings that can truly be call “home.”



Site Planning

During construction, measures must be taken to eliminate erosion. In-the-field construction methods must include site fencing around the construction zone to make sure that natural drainage ways are not diverted to cause a re-routing of natural run-off water patterns. Careful monitoring should be followed so that mud and washes are mitigated and are not detrimental to the water quality in the lakes. Weather permitting, all embankments constructed as part of cut-fill operations and building site areas must be seeded and mulched as soon as possible.

2.1 Site Analysis

Site planning for individual home sites at Splinter Creek relies heavily on the site analysis and should be of equal importance to the architecture of future structure(s) on the home site. Site analysis is a method to evaluate the existing conditions on and around the home site through the use of a topographic survey prepared by a registered civil engineer or a licensed land surveyor. The location and design of the proposed structures must relate to existing terrain and preserve the natural features of the site. The design process must take into account rock outcroppings, grade changes, slope, locations, shoreline access, and an inventory of existing trees 18" or more in diameter (other than genetically engineered pines). It would also be helpful to show the orientation of the future structure(s) to sun, wind and view sheds.

These features should be sketched onto a copy of the survey. To begin the process, the Architectural Review Committee would like a narrative to accompany the survey which describes the approach of using the features of the site to the development of the proposed home and companion structures. What are the owners' objectives, how will characteristics of the site help accomplish this intent, why the choice of the site? This envisioning narrative will help the ARC understand what the owners and design team are trying to accomplish and will be fundamental to a predesign conference. This should start the process of architectural review and the expectation is that it will set the stage for what's to follow.

2.2 Site Work

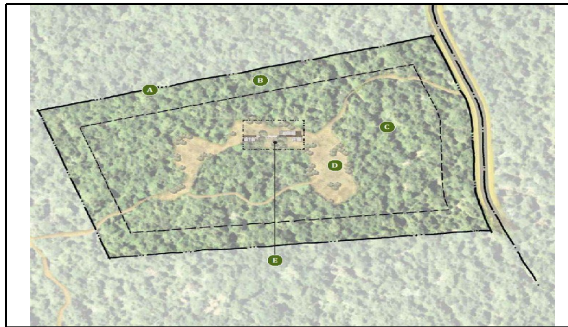
At the start of site work, soil samples must be collected and analyzed by a geo-tech firm. A very limited amount of excavation or fill will be permitted on any home site except where specifically allowed by the ARC due to terrain considerations. Every attempt should be made to minimize the use of engineered building pads. It is understood that some selective pruning or removal of trees and shrubs may be necessary for the development of a home site. Removal of vegetation, either inside or outside the Building Envelope, will be permitted on a limited basis. This should be covered in the final project review before sign-off by the ARC. Owners are encouraged to transplant all significant vegetation to another location on their home site, when practical. Great care must be taken in designing the site improvements around the existing vegetation to ensure that root systems remain intact. No site work may begin until the owner receives written approval by the ARC following the Final Design Submittal.

A list of recommended site contractors is included in Appendix A-1. It is permissible to introduce new site contractors but with the understanding that they must be vetted and sign-on to Splinter Creek's existing site preparation guidelines. It is the responsibility of owners to ensure that their contractors remove tree debris and haul it to a site outside Splinter Creek. Any excavated soil may be stock-piled at designated

locations within the Development and the Splinter Creek property manager is available to work with contractors to find the closest location to the excavation.

2.3 The Building Envelope

The concept of a defined building envelope on each lot is a significant component of the philosophy for planning each home site at Splinter Creek. Each lot has a Building Envelopment, which is defined as the most desirable place for a home, based on elevation, view shed, unique characteristics of the site, ease of access and practical building terrain. The ARC welcomes owners' own perspectives on defining the Building Envelope and how it preserves the natural features of the site. However, the ARC will consider privacy and view sheds of neighboring homesites when evaluating the owner-designated building envelope.



Example of lot with set-backs and building envelope

The building envelope also is that portion of each home site within which all improvements, including structures, porches, decks, walks, landscape improvements, grading, drainage swales, driveways, parking areas, and all mechanical equipment must be located. This is the only area, with the exception of vegetable gardens, where alternations of or disturbance to the natural landscape may occur.

When thinking about the site plan, three landscape zones have been defined – the natural area, the transition area and the private area.

2.4 Natural Area

The natural area is that portion of the home site which lies outside of the Building Envelope and should remain untouched and undisturbed during construction. On home sites with existing disturbance within this area, the owner should re-vegetate the Natural Area. The Architectural Review Committee must sign-off on landscape plans. Indigenous plants, such as listed in Appendix A, are highly encouraged.

2.5 Transition Area

The transition area is that portion of a home site within the Building Envelope, but outside of the residence or site walls. More formal planting such as the use of borders in the adjacent areas to the house are acceptable, but as the landscape plan moves in concentric layers and more distant from the building structures and nearer the Natural Area, the plantings should transition and become more natural. The landscaping plan should include the transition area and must be approved by the ARC.

2.6 Private Area

The Private Area is that part of the Building Envelope which is screened from view from neighboring home sites, the adjacent roadways and common areas, by site walls or structures. Within the Private Area an owner may create as varied a landscape as desired.

2.7 Grading and Drainage

The grading of the area to be disturbed and the installation of drainage improvements must occur with minimum disruption to the home site. This must be accomplished without altering natural drainage patterns as runoff leaves the home site vulnerable to conditions that could lead to soil erosion. A grading and drainage plan must be submitted by the general contractor as part of the site plan. The ARC reserves the right to have a representative review on site with the contractor the grading and tree removal plan prior to any site work.

In addition to basic grading, sloping sites should employ designs that take up the full impact of grading within the home's footprint. The location and design of the proposed structures must relate to the existing terrain. Grade transitions from the home to the edge of the Building Envelope must appear natural. Retaining walls and level building pad may be utilized only where necessary. Grading must be limited to that which is reasonably necessary for the construction of a home including the garages, terraces and outbuildings. All cut and fill areas must be re-vegetated with native plant material or seed mix. Retaining systems are required at vertical cuts. No excavation, fill or removal of trees and other vegetation will be permitted until the owner's final construction documents have been approved in

writing by the ARC and the pre-construction requirements have been fulfilled.

2.8 Driveways

Each home site may be accessed by a single, 14' wide driveway. This access to the home site should be confirmed by the owner and architect at the pre-design conference. Driveways should be located to preserve and avoid important natural features, such as significant plant materials, drainage ways, rock outcroppings, and to minimize disruption of the existing landscape.

The proposed driving surface is subject to approval by the ARC and in keeping with the natural setting of Splinter Creek. Material for driveway may be DBST, the primary road surface within the Development; crushed limestone, dark-colored aggregate, natural stone or gravel. No asphalt or concrete surfaces will be permitted.

2.9 Garage Location

Driveway access and garage location lend significant shape to the design and placement of the home. In an effort to reduce the overall mass of the home, it is strongly encouraged that the garage be a separate mass from the main home connected only by a passage way or a roof form.

In order to minimize the impact on the community, garage doors or carport openings should not face a common area unless there is not an alternative, based on site specific characteristics. Also, where possible, driveways should be located where they require the least amount of cut or fill. The intent of the architectural guidelines is to minimize direct views from community areas to vehicular components of the home. The front entry should appear dominant over the entry for vehicles, but never appear excessive in height. Overhangs and significant architectural detailing also should mitigate the visual impact of the garage doors.

2.10 On-Site Parking

Each home site must have a parking area for a minimum of two (2) guest cars within the Building Envelope. This, again, is site specific. Generally parking should be hidden from view from the main view shed from either the lake, roadways or common areas. (Article 2, Sec. 4 of Declaration).

2.11 Utility Placement

Underground utility services are already in place and are generally stubbed to the front property line of each home site. Electrical transformer boxes are clustered (usually with those of one neighboring home site) in a utility easement located on one of the front corners of each home site. The extension of services from these stub locations to the residence is the responsibility of the owner and should be routed to minimize disruption to the natural landscape.

2.12 Solar, Geo-Thermal and Alternate Energy Sources

The Splinter Creek ARC and Homeowners' Association (HOA) support renewable energy systems such as solar or geo-thermal power. The choice to effectively deploy solar panels, for example, is dependent on the density of trees and location of the homesite. However, the following requirements must be approved by the ARC.

Solar Panels:

1. Must be installed as part of the primary structure on a roof plane.
2. The installation must be screened from neighboring home sites and common areas.
3. The footprint of the panels on the roof plane must not exceed 80% of the surface.

Geo-Thermal power is another alternative energy resource. Given its location-specific requirements, the ARC will continue to monitor the economic and environmental incentives for installing a geo-thermal system. For homeowners considering this source of energy, the plans for geo-thermal must be discussed in the initial design process and ultimately approved by the ARC. Factors that will go into approving geo-thermal will be the size and location of the lot, the plans for noise abatement and the overall integration into the design of the house.

2.13 Individual Wastewater Systems

Each home at Splinter Creek requires an individual wastewater system. All systems and system locations must be in compliance with Lafayette County public health regulations as well as being out of natural drainage areas that feed the recreational lakes and pond.

2.14 Irrigation Systems and Rainwater Harvesting

Irrigation systems are permitted within the building envelope and private area of the lot. These must be connected to the owner's own water well and must not pull water from the lakes or pond for plant irrigation. The ARC is highly supportive of sustainable techniques that would harvest rainwater from the roofs of homes or other structures. In this case, collection tanks must be buried.

2.15 Walls and Fencing

Site walls or fences must appear as a visual extension of the residence, using similar materials and finishes. The use of gabion or low stone, dry stack walls is strongly encouraged as a way of keeping a common look in the Community. In no case will site walls or fences be permitted to arbitrarily delineate the Building Envelope, although it is understood that such walls or fences may define pet runs, vegetable gardens, courtyards, terraces in close proximity to the home for the purpose of animal control (gardens) or privacy. No wall or fence may outline the property boundary. Privacy or screen walls must not exceed six (6) feet in height, measured from existing natural grade and they may not encroach outside the Building Envelope except to protect gardens. Chain link, metal, plain concrete block (unless veneered with stone) or wire fencing is prohibited.

Structural retaining walls may not exceed an above natural grade height of four (4) feet, unless otherwise approved by the ARC. Multiple terraced retaining walls must be utilized where the overall height of retained earth exceeds six (6) feet. Where multiple retaining walls are used, each tier must be separated by a four (4) foot planting area unless otherwise approved by the ARC. Tiered retaining walls should not exceed twelve (12) feet above natural grade except in limited cases of uphill terraces based on landforms and topography. This requirement will be addressed on a case-by-case basis due to the different topography at Splinter Creek. Keystone type retaining systems are prohibited.

2.16 Outdoor Storage, Trash Receptacles, Clothes Lines

Outdoor areas housing trash receptacles, maintenance or service

equipment, overflow storage or clothes lines must be screened or concealed from all neighboring home sites by a wall or fence consistent with the requirements in Section 2.14 of the Architectural Principles.

2.17 Screening of Mechanical Equipment

No roof-mounted or wall-mounted mechanical equipment will be permitted. Any exterior mechanical equipment must be ground mounted adjacent to the home and hidden from view by walls of sufficient height to fully screen and buffer sound. The equipment and enclosure must be contained within the Building Envelope and placed with consideration to the neighboring home site, as to minimize noise intrusion on the outdoor living spaces.

All electrical meters must be screened from view of neighboring home sites with a wall of sufficient height. Owners should contact N.E. Power for requirements concerning placement of the screen wall. All utilities must be located underground on the home site and no overhead power lines are permitted. (Article 13, Sec. 2.b of Declaration)

2.18 Antenna and Satellite Receivers

Now with fiber installed at Splinter Creek, satellite dishes, television or radio antennae are discouraged. If installed, they must be fully screened from the neighboring home sites, adjacent roadways or common areas.

The screen wall or other enclosure is subject to the approval of the ARC and must be an integral component of the home design. Umbrella covers over satellite dishes are prohibited.

2.19 Address Identification Structures, Mailboxes and Signage

Entries off "public" roads should blend in, not stand-out and, for this reason, we require individual property owners to use signage provided by the development. This signage conveys the house number and any property name, selected by owner. No column(s), gates, or entry structures may be constructed at the drive/road location unless its purpose is to mask utility cabinets. These must be included in the landscape plan and must be approved by the ARC. Mailboxes are limited to a future community mailbox structure located near the entry gate.

No additional signage of any kind will be permitted except approved temporary construction signs by each owner's builder, architect or landscape designer. In this event, a standard sign detail will be provided. "For Sale" signs are prohibited unless approved by the developer.

Site Lighting

Splinter Creek adheres to dark sky principles which promote a more natural night sky so that residents can enjoy a heaven full of stars. The plan calls for outdoor lights to use "full cut-off" features that reflect light illumination to the ground. Porch lights should be recessed into ceilings or have shades that shield the light source from being seen. Additional site lighting is permitted within a Building Envelope, provided such lighting does not result in excessive glare toward roadways, common areas or neighboring home sites. All exterior lighting must be of a low level and subdued intensity with the source of light fully shielded and directed downward. All exterior lighting is subject to approval by the Architectural Review Committee. Security lighting must also comply with the shielding requirement and be connected to a timed motion detector. Harsh interior lights or garage fluorescent lights when the garage has windows are prohibited due to their effect on the dark sky. See Article 13, Sec 6 of Declaration.

Lighting is a necessity for safety and security but good lighting can be used to emphasize a property's distinct features and extend the use of outdoor spaces well into the evening and night hours. It is a priority of the Splinter Creek Community to maintain a dark sky friendly atmosphere while minimizing light pollution and enhancing the safety and security of all property owners.

Definitions:

Lumen (lm) - is a measure of the amount of brightness of a lightbulb; the higher the lumens, the brighter the lightbulb.

Wattage - electrical power is measured in watts.

Kelvins (k) - is a unit of measurement for temperature. The higher the kelvin the bluer or cooler the color of light. The warmer the light; the lower the kelvin.

Foot candle - Foot candles are the most common unit of measure by lighting professionals to calculate light levels in businesses and outdoor spaces. A foot candle is equal to the light produced by one candle at a distance of one foot.

Lighting Shields - are attached to fixtures to direct light to an area and prevent light trespassing onto adjacent property, the lakes or roadways.

Lumen vs wattage:

Lumen is the term used to describe the total amount of light emitted by a light source, while wattage merely indicates the amount of energy it uses. As lighting becomes more and more energy-efficient, the same number of lumen is being achieved with lower and lower wattages.

Guidelines:

Lighting proposals shall be presented as part of the landscape plan and shall be broken into zones:

Primary lighting Zone (1): is defined as the adjacent area to houses, guest houses and carports. The zone is highly dependent on lot size and the location of structures within the tree line. There is more latitude if structures are within the tree line. The primary zone perimeter shall not extend for more than 60 feet from structures. *The ARC may review the diameter and shape of the primary light zone on a case-by-case basis.* For safety and security, medium light levels are acceptable with a maximum of 1,000-4,000 lumens for this zone. Timers are required and lighting in this zone must be turned off by 10pm unless there is an exception granted by the HOA board for special events. Any security lights on the exterior of structures should be shielded and directed downward. Motion detectors are acceptable, but should wildlife consistently "trip" the lights, owners will be asked to remove this feature.

Secondary lighting Zone (2): shall take place outside of the primary lighting zone but not along property or shore lines. For visibility and little foot traffic, low light levels are acceptable with a maximum range of lumens between 1,600 and 4,000 in this zone. Timers are required and lighting must be turned off by 12a.m. Path lights are acceptable when needed for safety.

Tertiary Lighting Zone (3): Areas adjacent to property lines and the shorelines shall be a maximum range of 0-800 lumens in this zone. Lighting on bridges should be shielded and no permanent lighting will be permitted on docks. Owners are encouraged to use portable light sources when enjoying docks in the evening and night-time hours. Exceptions will be

granted on a case by case basis. Lights illuminating address numbers at the road are required for guests and/or emergency vehicles.

Up-lighting:

Up-lights are permitted in the primary zone and may be installed at the base of the house, guest house or carport. These lights should be both dimmable and shielded so that the light source is not viewable from the lake, roadways or adjacent properties. Up-lights are not acceptable on trees or vegetation. The exception is the common area around the main gate and entrance.

Sculpture lighting:

Uplighting may be used in the primary or secondary zones on sculptures if light source is not seen from adjacent properties or the lake. This will be part of the lumen count in the appropriate zone.

Down lighting:

All downlighting should be fully shielded and dimmable. A night viewing is required to ensure proper placement and shielding as well as setting dimmers to the proper percentage. It's important that the lights be seen from various points to ensure they are properly set. *An ARC committee member is to be present at an agreeable time to ensure all requirements are met and the light pollution is minimized.*

Holiday lighting:

Holiday lights will be permitted only in the Primary Lighting Zone (1). Minimal holiday lights at the house and/or guest house can be used but no outline of lighting on structures is permitted. Holiday lights must be taken down by January 31st.

2.20 Swimming Pools, Spas and Hot Tubs

Swimming pools, spas or hot tubs, if any, must be designed as a visual extension of the home through the use of walls or decks and must be shielded from view from roadways, common areas or neighboring home sites.

2.20 Tennis / Sport Courts

Due to the extensive clearing required by tennis or sports courts, they will be difficult to build on many of the Splinter Creek home sites due to the topology of the land. Those home sites designated with two Building Envelopes on one property would be the most likely places for those who want a private tennis or sport court. The request to include a sport court will be reviewed on a case-by-case basis by the ARC. Sport courts will only be allowed when measures to minimize their impact are included in the site plan. No lighting will be allowed for any sport court or basketball goals.

2.21 Outdoor Play Structures, Sculpture and Firepits

Play structures, trampolines, swing sets, slides or other such recreational equipment may be allowed if such play equipment is proposed to be placed within screened areas of the building envelope and is constructed and finished with materials that are complementary to the structure. Timber and dark-colored, powder coated, steel structural components are encouraged. Dog homes, runs and permanently installed recreational equipment must be approved by the ARC.

Outdoor sculpture as a visual complement to the natural environment is welcomed. If sculpture is outside the building envelope or private area and visible to common space, neighbors' homesites, road or lake views it must be submitted to the ARC for approval.

Firepits, family and friends gathering spots are also encouraged and welcomed. However, fire hazard is a real concern and any firepit, outdoor fireplace or grill must have all the practical considerations of hardscape around it as a protective perimeter. This should be spelled out in the Landscape Plan.

2.22 Burning Debris on Property

From time to time, limbs and other natural debris may be burned on the property in a designated area with professional supervision.

2.23 Home Site Consolidation

As described in the Declaration, two related parties may own a single home site and in cases where the home site contains two Building Envelopes, two structures or an inter-related family compound may

be constructed. There are (5) lots with clearly identified building sites: lots 28, 21, 9, 32, and 33. The height and visual impact of larger homes or compounds will be assessed by the Architectural Review Committee on a case-by-case basis and may result in special restrictions. See the Declaration for more detail. Any restriction will be addressed during the Pre-Design Conference well before building plans and construction documents commence. The founders of Splinter Creek hope to promote multi- generational family gathering places and, for larger families, these home sites with two Building Envelopes may have added appeal and flexibility. The minimum-maximum square footage also applies to each building site on these lots.

2.24 Guest Houses

All guest houses must be located within the home site's Building Envelope and the square footage of the guest house will be counted toward the total maximum square footage allowed for the home. The plans for a guest house must follow the procedures outlined in the Architectural Principles.

2.25 Banners, Flags and Flag Poles

No banners are allowed within Splinter Creek unless approved by the Architectural Review Committee. Flags and flag poles are also subject to review.

2.26 Propane and Rain Collection Tanks

All propane, rain collection or other storage tanks must be buried underground within the Building Envelope. No above ground tanks are permitted. See Article 13, Sec. 20 of the Declaration.



ARCHITECTURAL DESIGN

There are two overriding, aesthetic objectives at Splinter Creek. The first is to design a home that fits quietly into the existing landscape. The goal is to create appealing and interesting structures that are subtle and complementary to the dominant beauty of the home site. The second aesthetic objective is to design all structures so that they relate to human scale – homes designed to blend into the landscape and not be overwhelming.

3.0 Architectural Design

While there is no one style required at Splinter Creek, there is a unique vision to meld a contemporary aesthetic with a timeless connection to the land and its heritage. Homes should respond to the unique character of the landforms, and where modern design harmonizes with the natural surroundings. Splinter Creek will be a rustic sanctuary and rather than prescribing a specific formula, the Architectural Principles are intended to foster a thoughtful and comprehensive approach to creating an uncommonly well-designed community.

3.1 Home Size

One of the first goals of all Owners and Architects should be to create the highest quality home within the smallest possible area consistent with the Owner's desire and need

for space. The intent is that the natural landscape currently dominant at Splinter Creek remains the dominant visual image. The existing quiet repose and harmony can only be maintained if the built homes and landscape remain subservient and blend into the natural land forms and existing landscape.

For this reason, it is recommended that the home sizes at Splinter Creek have a gross square footage not to exceed 4,200 square feet of conditioned space; the gross square footage under roof, collectively, for all structures on a lot may not exceed 7,000 square feet. There may be owners in the future who want to co-own a boathouse or water sport structure in a shared cove. In this case the calculation for the structure under roof would be equally

divided between the owners and counted within the individual maximum total allowance for each owner. There is no minimum size requirement, except to say that should an owner want to do a modern cabin as the primary structure on a lot, that the space must be conditioned and there must be a bathroom.

3.2 Height of Residences and Outbuildings

It is the intent of the Architectural Principles to manage heights so that the trees and ridges are always the dominant natural form and that they not be overpowered by the mass of the home.

While the building height restrictions may help protect views, this is not their purpose and the protection of views is not guaranteed. The overall development appearance of the community is the overriding concern.

To positively integrate the built structure with the natural setting, homes on sloping sites are encouraged to step down together with the grade. The total height from the low point of the lowest wall or column to the highest roof point may be a maximum of thirty-two (32) feet for each building on the home site. Given the steep grade on certain lots, this height restriction may be modified by the ARC on a case-by-case basis. Chimneys may exceed the maximum height of the structure by four (4) feet or as otherwise approved by the ARC.

Special architectural elements contemplated by these Architectural Principles may be given an exemption should the ARC deem them significant to the architectural integrity of the home and a contribution to the overall quality of the community. There is no appeal process to the ARC's decision should an exemption be requested by an Owner.

Beyond the height criteria, the ARC will render individual decisions with respect to the overall scale of the proposed design in relation to its location and all surrounding areas. The process does not seek to impose generalized criteria where more specific insights can be shown to result in a better solution. All the while, the ARC has the right to impose a height restriction less than what is included herein if it believes it is necessary due to specific site conditions.

To avoid site-dominating walls which rise two-stories tall, a cohesive solution to better blend the home with the site and could include pushing and pulling the massing in the façade. Offsets or indentations in wall planes have the

potential to create visual interest and add depth through shadow lines. A good starting point would be for all building walls, which extend more than twelve (12) feet in height to have at least one offset deeper than two (2) feet in the vertical plane.



The structure's scale takes into consideration landscape vegetation and the materiality of the site.



The height of building steps down with the landscape, mimicking the staggered slope of the site.

3.3 Design Composition

Although pattern and rhythm are encouraged, large homes are discouraged from using symmetry as the organizing principle of design because it can lead to the creation of a home that appears formal or institutional, rather than residential. Gable ends are an example of a portion of a building that might tolerate symmetry, provided that the masses around either side of that gable are substantially differentiated from each other. A smaller gable end centered on a large gable is not recommended because it typically makes a home appear disproportionate in size. In order for homes to not appear as stand-alone monuments in the community, a more organic composition is preferred - one that can coexist within view of other conscientiously designed homes.



Materiality and scale can be utilized to break a symmetrical façade.

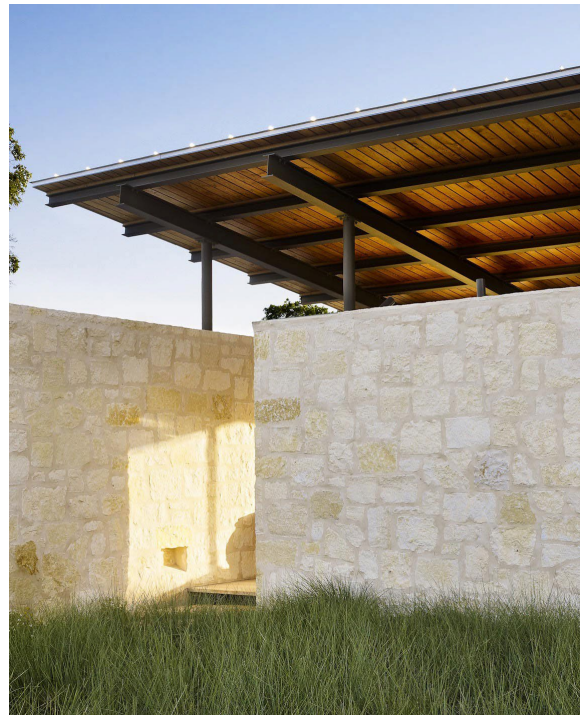
materials are subject to review and approval by the Architectural Review Committee.



Weathered materials unify the built form with the organic textures found in nature.



A series of built and landscape elements work together to ground the building to the hillside. The layered effect also creates visual interest by assigning levels of hierarchy to the overall building composition.



A cohesive and minimalistic quality is achieved through the juxtaposition of a select number of natural textures and materials.

3.4 Exterior Materials

Natural materials are highly recommended because they unify the built structure and the native landscape. The predominant exterior materials should include, but are not limited to the use of stone, exposed textured block, board-formed concrete, concrete based products like Hardie Board, steel, glass and wood.

While masonry block as an exterior finish material is acceptable, native stone is preferred.

The mixing of materials, when designed properly, can give the home a sophisticated quality. To maintain the architectural integrity and visual experience of Splinter Creek, the aesthetic merits of any combination of exterior

3.5 Foundation Walls

All visible surfaces of the foundation walls should match the exterior wall material. Natural stone is encouraged when it extends below grade, because it helps visually ground the home to the site. Unless the home is a concrete design, the concrete foundation should not

visually exceed four (4) inches in height. Material covering the foundation wall is expected to be in the same plane with the house. An exception to this would be if the material were acting as an architectural base, such as stone; in which case, the offset should be at least six (6) inches.

3.6 Roof Design

The roofline of each home has great potential and may create its own pleasing relationship to the neighboring home sites, adjacent roadways and common areas. Irregularly breaking the overall profile and articulation of the roof will help make the home not appear too boxy or discordant with the landscape or neighboring home sites. Asymmetrical roofs are preferable to those which are obviously symmetrical. Overhangs are most beneficial when they are three (3) feet or more.

It is recommended for areas of the home designed with heights between eighteen (18) feet and twenty-six (26) feet to be fully contained within a roof form. In such cases, the windows may be designed as integrated openings or clerestories. The higher masses should generally occur toward the center, with the lower profiles toward the outer portions of the home. The Architectural Review Committee will individually approve designs with the highest point of the mass located at the outside walls.

Gable, hip and shed roofs are encouraged. Architects should take into consideration that shed roofs are typically more proportionate to secondary building masses. Roof designs of multiple pitches will be considered, however, repetitive or stacked gables, merely used decoratively to imply a more complex massing than actually exists, are prohibited. Roof elements are most successful when they reflect the use of the interior spaces.

Metal roofs are a unifying element within houses at Splinter Creek. Cor-Ten (i.e., rusting steel), galvanized, galvalume roofs are the standards and only by special permission to the ARC for an exception based on architectural design will asphalt shingles or asphalt roll roofing be considered.

Mechanical equipment, water heaters or attic venting should be creatively designed to appear cohesive with the rest of the home, such as incorporating them into a chimney form. If such roof vents cannot be incorporated with the chimneys, then they may be located out of view on the rear side of the roof.



A shift in the home's formal, horizontal roof plane creates visual interest and hierarchy in spaces, all the while maintaining the overall architectural language of the built form. Although the dock and home act as separate entities, the repeated roof form brings together the structures and site harmoniously.

3.7 Roof Fascia and Exposed Rafters

The edge of a roof is an important design element that, when properly handled, will complement the roof and add interest to the overall detail of the home.



The use of exposed structural elements reflects the cultural and natural essence of the site, with an emphasis on the honesty of the materials.

3.8 Entrances and Courtyards

Entrances proportioned to convey a sense of human scale are more appropriate than those with exaggerated dimensions. This way, any grandeur will be experienced upon entering the home, not worn on its exterior facade. The clean lines of restrained and understated entries are more appropriate. Entries that are too ornate, monumental or imposing will distract from the natural

beauty of the site and should be avoided. A covered front terrace or porch as part of an entrance can help minimize the dominance of the entry.

Since there is only one driveway entrance per home, porte cochères can be integrated into the design and circulation of the driveway and will consume only a small portion of the Building Envelopes.

As a transition from the Natural Areas, Owners are strongly encouraged to consider the use of a low courtyard wall both on an entry and surrounding any outside porches.



The low roof, single story walls, and stairs leading up to the front door funnel visitors through the courtyard and elevate the sense of arrival as the individuals step through the front door.

3.9 Porches, Terraces and Decks

A core element of Splinter Creek is the utilization of outdoor living space. Properly designed, outdoor living spaces can augment the traditional, more private use of the backyard and become a wonderful extension of the home.

A porch may be an additive form onto the primary mass of the house, subtractive, carved out of the primary volume or a breezeway that links primary masses. Each of these spaces may be glazed, screened or left open to the elements. Combinations and variety are encouraged. Screen framing is most successful when it is used as an integral aspect of the architecture of the house.

The creation of multiple porches or wrap around terraces takes advantage of nature views available on the site.

Blurring the lines between indoor and outdoor spaces with porches and terraces visually connects the inhabitants to the surrounding landscape, making the living area of the home appear more spacious.

To be effective to the design, porches are highly recommended to be at least ten (10) feet in width. Although not required, covered terraces are also encouraged to help create shade and shadows as a design tool.

Designing above grade porches with railings or open balustrades allows for the home to visually appear open to the natural surroundings, as opposed to knee walls or solid parapets at open or screened porches. However, building codes of the appropriate jurisdiction should be followed.



Minimal obstructions and rails on the patio deck open up the space so that the larger emphasis is placed on the surrounding nature rather than the house.

3.10 Exterior Column Design

Since covered terraces are a vital element to the design of the Splinter Creek home, the columns to support the terrace roof and balconies will very likely become a major focal point. For this reason, columns should be seen as being proportional to the mass of the home, rather than appearing too weak or excessively large. they are wood a



The traditional column is designed in a creative manner so as to complement the overall design aesthetic, while still remaining functional.

3.11 Chimneys and Outdoor Fires

Well-proportioned chimney masses are to be used as sculptural features complementing the overall qualities of the home. Exposed metal flues will be approved when they are creatively designed using the recommended roof materials.

3.12 Windows, Skylights, Draperies and Shutters

It is beneficial when designing to think of the windows as architectural features recessed, projected or bordered by projections, which provide a shadow pattern and reduce reflectivity, rather than monotonous openings cut into the side of a box.

While the elevations will differ on various sides of the home, each elevation should be given equal care and attention with door and window composition and placement.

Octagons, circles, hexagons, ziggurats and triangles are discouraged as focal point windows. As such, window heads are recommended to be shaped to match roof lines

or remain level. To maintain consistency throughout, all windows and doors are expected to be recessed a minimum of four (4) inches unless they are floor-to ceiling glass planes.

Highly reflective or decorative glass windows are discouraged in order to allow the homes to appear more open and responsive to the site. Window and skylight frame colors and styles are best when they are minimal and compliment the home as a whole.

Natural overhead light can be nicely captured with light monitors, clerestory windows or dormer windows. Skylights should be placed on the roof in an organized pattern that complements the roof design.

Shutters and drapery linings with neutral color ranges blend in best with the landscape when visible from outside the home.



Windows, doors and their trim are integral parts of the design and composed so that they create a balanced and relaxed aesthetic.

3.13 Garages, Garage Doors and Storage Buildings

When designing a home at Splinter Creek, the placement of the garage needs to be considered early in the design process. Garages and parking structures should make a positive architectural contribution to the neighborhood. To achieve this, the quality of design, detailing and materiality of the garage structure and door should be

consistent with that of the main house. Metal, pull down doors on storage buildings will not be approved. Sliding barn doors in metal or wood and/or double width hinged doors are recommended.

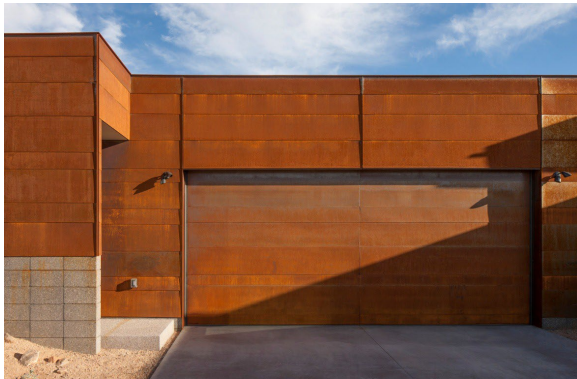
Garages or carports for each home are encouraged, either attached or detached. If garage doors are used, it is highly desirable to screen them from common areas and roadways. When this is not possible due to topography or other site constraints, placing the garage doors further away from the street than the home façade allows the home to still be the main focal point from the street. Overhangs above the doors and significant architectural detailing can also mitigate the visual impact of the garage entrance.

Where three or more garage bays are planned, care should be taken in the design of the garage door plane. Offsetting the third (and fourth) door(s) in a secondary building plane at least thirty-two (32) inches from the primary front wall of the garage visually breaks up the garage door fronts, so that they appear less dominant on the site. Likewise, doors which have been recessed a minimum of twelve (12) inches may create a similar effect.

Garage doors over nine (9) feet in height are discouraged unless they are for recreational vehicles, at which point twelve (12) foot doors may be acceptable. When a twelve (12) foot door is used, it is best to align the top of the door with the eight (8) foot doors and sink the driveway below grade so that the lower part of the door is recessed.

The use of fluorescent or other highly visible lighting may be precluded in areas where the expanse of an open garage door might cause excessive glare, particularly when visible from neighboring home sites and roadways or when windows are used in the garage or garage door.

All carports or garages must have an electric vehicle (EV) charging station.



The garage design has been given as much attention to detail as the home, so that the final outcome is consistent and integrated into the entire site.

3.14 Docks, Piers and Railings

All docks and piers should be designed and constructed with little visual impact to the natural environment of the lake. Designing the dock or pier with the same quality of design and materiality as the main house will allow it to be more cohesive with the rest of the site. It is strongly recommended that piers be tucked into coves and built parallel to the shoreline. There generally is a maximum limit of pier protrusion into the main body of the lake. This is site specific. All docks anchored along the shoreline must be either cantilevered or floating once they protrude into the lake or pond. There are several reasons for this, but primarily it is because of the restriction of breaching the clay liner on the bottom of the lakes. There are some lots where docks or piers are not allowed, but owners will know in advance of their lot purchase whether this will be permissible. Generally, in the areas where the lake becomes a wetland, no pier may be constructed, although bridges connecting walking paths are inherently desirable.

Railings on piers or raised walkways along lakeside are encouraged to be minimal. The lakes and pond, much like the land, are the stars of the show. The shoreline is a sanctuary to be enjoyed by all residents and it is the hope that future generations will be able to enjoy the visual impact of the lakes much as they are today.



The combination of a thin roof and permeable construction of structural elements makes for a graceful and subtle design which does not detract from the visual integrity of the lake.



The docks and walkways wrap around the home seamlessly as a simple and unobtrusive connection between the built structure and the water



4.0

Landscape Guidelines

The original environmental vision for Splinter Creek began with the late Ed Blake of the Landscape Studio. Blake, a talented landscape architect and former faculty member at the Mississippi State University School of Architecture, spent a decade planning, designing and developing South Mississippi's renowned Pinecote Pavilion and Crosby Arboretum. The concept of Splinter Creek as a community marked by diverse forests, open meadows and wetlands which he called "a string of pearls" originated with Blake's vision. He began studying and walking the 650 acres at Splinter Creek in 2006 as he identified the site topography and documented the existing species of plants and trees. Following his untimely death in 2011, his colleague Robert Poore, of Native Habitat, Flora, Mississippi, continued the overall landscape plan at Splinter Creek.

As homes are designed and built in Splinter Creek, care must be taken to preserve the natural beauty intrinsic to the site. The native vegetation and unique site features are the fabric that weaves together a cohesive and distinct character for the Community. Properly designed and constructed homes at Splinter Creek will require very little landscape treatment and maintenance.

Home placement on the site, including the location of the outdoor spaces, must be sensitive to the preservation and continuation of the existing natural fabric of the home site. Trees, natural vegetation and all other site features should be maintained to enhance the overall appearance of the home. Since the species of plants and trees for re-vegetation are limited, every method to preserve existing vegetation should be utilized.

4.1 Diverse Home sites

Each home site affects the others as natural areas in Splinter Creek blend into the landscape and appear timeless without reference to lot lines or other boundaries. As more homes are built within the preserve it is important that natural and transitional zones blend together and complement the common areas that will be left undisturbed. The overall concept of Splinter Creek is that each home site offers a sense of living in an unspoiled, wooded environment surrounded by privacy and seclusion and flowing seamlessly into shared natural areas.

In order to fully understand the character of each home site, a careful inventory and survey should be undertaken to accurately determine the size, variety and location of all existing large trees (18" or more in diameter), plants, rock massing and other site features including a detailed description of the ground plan. This survey of existing conditions, provided by the owner to the Architectural Review Committee, will provide the basis for the home site's landscape plan. Both the owner and the ARC need this information to see how well the proposed residence siting, grading and landscape improvements relate to the existing natural character of the land.

4.2 Plant, Rock Salvage

Wherever practical, native plants and trees that cannot be used in their existing locations should be salvaged for reuse at another place on the site. These plants are adapted to site conditions and, if carefully salvaged, stored and replanted are valuable sources of native plants for site restoration. Certainly not all native plants are suitable for salvage and many are too large or are located in inaccessible areas, but every effort to re-vegetate with native plants should be made. For the home sites with rock formations located within the Building Envelope, owners must begin a salvage process of the rock before clearing or construction begins. The salvaged material must be stockpiled and saved on site during construction. All salvaged rocks and boulders must be reinstalled in the landscape plan.

4.3 Re-vegetation of Disturbed Areas

Disturbance to the existing landscape within a home site may only occur in the Building Envelope and any such disturbed areas must be re-landscaped upon completion of construction according to the landscape plan approved by the Architectural Review Committee. The ARC may require more landscaping in disturbed areas and every effort must be made by the owner to restore these areas to the overall appearance of undisturbed natural landscape as quickly and completely as possible.

Restoration means replicating features of the existing natural landscape. This includes the first step of restoring or creating natural appearing grading of the house site that blends to existing drainage ways. No artificial or arbitrary grading shapes will be approved. Next, the finished exposed ground surface must match the unique pattern and colors of soil, sand and surface rocks that are represented on the lot. No surface treatment, such as non-site colored rock in decorative, geometric artificial shapes and patterns will be approved. Trees and plants, including native grasses should be selected from a palette of existing plant material to soften and transition architecture and constructed improvements of the site. "Enhanced landscape" is described as denser groupings, a mixing of plants and tree varieties already establish on site.

4.4 Plant Density

Each plant has a natural arrangement and spacing that must be replicated in order for the proposed landscape plan to achieve the desired natural look. Although this may vary from location to location, the arrangement of the plants located in the adjacent, undisturbed Natural Area of each home site will provide the model for plant group arrangements and spacing. Sufficient information about these existing natural areas must be included in the landscape plan

The various native trees, shrubs and grasses also grow in differing and varying combinations throughout Splinter Creek. For this reason, appropriate density or plant spacing is site specific and depends upon the proposed mix of plant varieties. Density within the Transition Area that replicates the neighboring Natural Area with more dense planting may be approved by the Architectural Review Committee. Blending and spacing of plants is a way to transition from the native landscape to

plantings around the built structures using a more dense arrangement of plant material.

4.5 Suggested Plant List

The list of plants and trees provided in Appendix A was based on a study of the natural habitat, including the variety of native plant and tree species, the topography of the land, and the preservation of plants already established on site. This allows an enhanced landscape to be created immediately adjacent to the architecture for screening, shaping views and sun control as desired by the owner. The suggested plants and trees are subdivided in Appendix A by location: top of ridge; slopes; swales. The Private Area within the Building Envelope which is screened from neighboring or common area views is the place where owners may choose different landscape plants and trees.

4.6 Turf and Ground Cover

Turf grass is prohibited in the Natural Area or the Transition Area of the home site. The use of any turf is discouraged as it contrasts to non-native vegetation requiring more irrigation and maintenance than the natural landscape. It is the intent of these Architectural Principles that all visible home sites appear native and natural. Turf may be incorporated in the Private Areas of the Building Envelope

Ground Cover may be approved by the ARC based on some locations of the home site. These exceptions are based on whether the planting areas occur as an extension of the native landscape; that it's natural-looking or a seasonal native grass or low growing native plant.

4.7 Hardscape

For the purpose of the Architectural Principles, hardscape is defined as any non-architectural inorganic improvement or modification to the home site's natural surface within the Building envelope. This includes improvements such as paths, walks, on-site parking, improved drainage ways and hard surface landscape areas and similar improvements not discussed in Sections 2.7 (Grading and drainage), 2.8 (Driveways), 3.8 (Entrances and Courtyards) or 3.9 (Porches, Terraces and Decks). Prior to the start of construction or installation, all such improvements require ARC approval of the proposed location,

materials, colors and any changes to the existing site or landscape.

As with all home site landscape improvements, the use of hardscape must also appear natural and appropriate in the native landscape. Natural surface materials such as decomposed granite and surface rock must match the existing native color and textures. Manufactured products such as brick, pavers or patterned and colored concrete must closely match the adjacent natural surface color. The one exception is the use of crushed aggregate which is used on most driveways through-out Splinter Creek. Over time the white aggregate will weather to a gray, but initially this surface may look out of place in the native habitat of Splinter Creek. Adherence to the 14' driveway width must be followed. Also natural or man-made hardscape must be installed or placed in natural patterns with native grasses or compatible groundcovers planted to soften the improved area.

Walks and pathways must follow the natural contours and be narrow, 2'- 4' in width. Patios must be naturally shaped and located with minimal site modification. The finished patio must appear as if carefully sited and shaped to fit a naturally occurring location.

Improvements that alter the approved drainage plan for the home site, such as curbing, swales, piping or grading, will not be approved. Porous materials and installation methods will help reduce water runoff and concentrated water flows. Ancillary hardscape improvements or associated modifications, such as revised grading, added landscaping, low walls, built-in seating and lighting must also be carefully considered by the owner and the architect and approved by the ARC. It is intended that any such constructed improvements feel like an extension of the approved

architecture and that any site and landscape improvements relate to the approved adjacent landscape character.

4.8 Water Features

Constructed water features in the Private, Transition or Natural Area of the home site are permitted and should be part of the overall landscape plan for the site.

4.9 Vegetable Gardens

Vegetable gardens are a part of southern culture and a way of life within local communities. Although there are plans to plant a larger community garden in the Common Area as the Splinter Creek community grows, individual homeowners may want to plant their own small gardens within the building envelope on their land. Gardens may be a favorite feeding plot for native wildlife and therefore, unobtrusive fencing around these small gardens is permissible. These gardens should be properly screened from neighboring or common views; as well, the placement and fencing must be approved within the landscape plan by the Architectural Review Committee.

4.10 Landscape Installation Timing

Every effort should be made to embrace proper landscape installation. This also means that in the event that winter weather conditions exist which are not compatible with optimum plants schedules, that flexibility may be granted on a case-by-case basis as to when landscaping is completed. In no case may landscape installation be delayed for any reason other than seasonal weather. The timing and landscape installation must be resolved prior to the issuance of a Final Approval by the Architectural Review committee.

Site Expectations

The preservation of the Natural Areas within Splinter Creek is essential to the community.

To ensure that the Natural Area of each home site is preserved to the maximum extent possible and that the impact inherent to any construction process is kept to a minimum, the following regulations shall be enforced during all construction projects. Each site should be kept neat and should be properly supervised to prevent it from becoming an eyesore or detriment to other home sites or common areas.

5.0 Construction Regulations

5.1 Building Envelope and Fencing Requirement

All construction activities related to the improvements on a home site must be confined primarily to the Building Envelope. Under no circumstance may construction trailers be parked alongside the roadway for more than temporary loading/unloading. The ARC will enforce these provisions. The Construction process should pay close attention both to the Building Envelope and the drive so that construction activities and vehicles do not intrude into the Natural Area of the home site. Given the Splinter Creek topography, silt fencing is a requirement around any grading change on the site to ensure that silt is kept out of the lakes.



5.2 Construction Site Plan and Construction Trailers

As part of the Final Design Submittal, owners must submit a construction site plan which identifies the locations for construction access, parking areas off the drive, sanitary facilities, concrete wash-out area, trash dumpster, material

storage and approved access drives. The Architectural Review Committee must approve the Construction Site Plan and upon approval, a construction trailer or portable field office may be located on the home site outside of all setbacks. Also, within practical considerations, the temporary power may be installed before the pre-construction conference.

5.3 OSHA Compliance

All applicable Occupational Safety and Health Act regulations must be observed at all times.

5.4 Construction Trash Receptacles and Debris Removal

Owners and builders should keep the site orderly and the dumpster should be emptied on a regular basis to avoid over flow of trash and debris. The dumpster location should be in or adjacent to the Building Envelope and positioned on the site alongside the access drive. Owners and builders are prohibited from dumping, burying or burning trash anywhere on the home site or within Splinter Creek. Heavy debris, such as broken stone or wood scraps, must be removed from the home site immediately upon completion of the work of each trade that has generated the debris.

All concrete washouts, from both trucks and mixers, must occur within a contained area of the Building Envelope in a location where it will be ultimately concealed by a structure or covered by backfill. Concrete washout in roadways, setbacks or on neighboring home sites is prohibited and subject to fine. A wash-out pit must be identified in the construction plan.

During the construction period, each site should be kept neat and should be properly supervised to prevent it from becoming an eyesore or detriment to other home sites or common areas.

5.5 Sanitary Facilities

Each owner or builder will be responsible for providing adequate sanitary facilities for construction workers. Portable toilets must be located within the Building Envelope, outside of all setbacks and in a discrete location on the site.

5.6 Construction Access

The construction access drive approved by the Architectural Review Committee will be the only construction access to any home site.

5.7 Vehicles and Parking Areas

Construction crews are prohibited from parking on or otherwise using undeveloped portions of home sites or common areas. All vehicles should be parked within the Building Envelope or adjacent drive. During busy construction periods involving multiple trades such that all construction vehicles cannot be confined to the site proper, the overflow vehicles may be temporarily parked along the roadway in locations and for the time periods. Where parking on the shoulder occurs, any and all damage to the shoulder and landscape must be repaired by the Builder on a regular basis and not left for the end of construction.

5.8 Conservation of Native Landscape

Trees, plants and all Natural Areas which are to be preserved must be protected by flagging, fencing or barriers. Care must be taken during construction to protect indigenous trees following the initial site preparation. This includes no construction vehicles, equipment or supplies being parked or stacked under the drip line of major trees. Any trees or branches removed during construction must be promptly cleaned up and removed from the construction site.

5.9 Erosion Control

During construction, measures must be taken to eliminate erosion. The owner and builder are responsible for the construction zone to make sure that natural drainage is not diverted to cause a re-routing of run-off water patterns. Careful monitoring should be followed so that mud and washes are mitigated and are not detrimental to the water quality in the lakes. Weather permitting, all embankments constructed as part of cut-fill operations and building site areas must be seeded and mulched as soon as possible.

5.10 Noise Control

The sounds of radios or any other audio equipment used by construction personnel must not be audible beyond the property boundary of any home site.

5.11 Material Deliveries

All building materials, equipment and machinery required to construct a residence on any home site at Splinter Creek must be delivered to and remain within the building site construction zone, outside of all setbacks. This includes all building materials, earth moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain at the site overnight. Material delivery vehicles may not drive across neighboring home sites or common areas to access a construction site. Builders must take responsibility for removing excessive dirt and mud from all roadways that is the result of construction activity on the building site.

5.12 Fires and Flammable Materials

Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, are prohibited.

5.13 Preservation of Property

The use of vehicles over any other home site or common area is prohibited. Similarly, the use of vehicles over the Natural Area or setbacks outside the Building Envelope of any home site is prohibited. Construction personnel should not park, eat, deposit trash or scrap materials (including concrete washout) on any neighboring home site, common area or roadway.

5.14 Construction and Real Estate Signage

Temporary construction signs shall be limited to one standardized sign per home site. The sign is intended for job site identification only.

5.15 Construction Insurance Requirements

All builders must provide evidence of insurance to the owner, prior to initiating any construction on a home site. Confirmation should be shown in the form of a valid certificate of insurance naming the home owner and the Development as an additional insured. The minimum limits of liability shall not be less than \$1,000,000 each for general liability and automobile liability policy. General liability coverage shall contain provision for contractual liability and broad form property damage. The certificate shall provide for a 30 day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

5.16 Vehicular Access

Prior to the start of any construction activity at Splinter Creek each builder will be given a temporary gate code. It is the responsibility of the builder to monitor the egress and ingress of all subcontractors and to alert the Homeowners Association of any reason that this temporary gate code needs to be changed. Any malfunction of the entrance gate should be reported immediately to Association and/or property manager. The builder must maintain contact phone numbers for each trade and limit their access to the site for the specific period that they are performing subcontracting work.

5.17 Fines and Enforceable Penalties

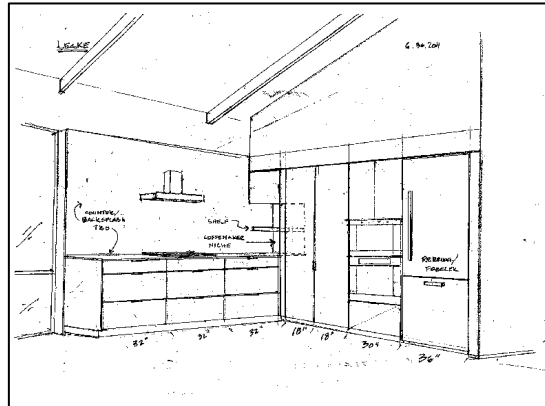
Homeowners are ultimately responsible for seeing that their contractors follow these guidelines. For repeated violations and after verbal and written notices citing specifics and a lack of compliance, the ARC will request that the HOA levy special assessments or fines on the owner(s).

Splinter Creek Architectural Review Process

The review procedures in this document are to assist owners through the design process in an appropriate sequence.

Plans and specifications should be submitted to the Architectural Review Committee following the initial, pre-design conference.

A careful explanation of the steps for the submittal and review process is provided in this section.



6.0 Design Review Procedures

6.1 Pre-Design Conference

Before preparing preliminary plans, we ask that owners and their architect meet with the Architectural Review Committee to discuss proposed plans. This is an informal dialogue to better acquaint the Committee and the owner/architect with thinking around the site plan and share guidance prior to the initiation of any preliminary design. At this meeting the features of the site should be sketched into the survey along with the narrative for the project (2.1 Site Planning of these Architectural Guidelines).

6.2 Preliminary Design Submittal

At this step the following material should be submitted for review:

1. Site Plan (scale 1" = 10' or 1/8" = 1'), showing the entire property with the location of the building envelope, the proposed structures, finished floor elevations, driveway including potential culverts, parking area, recreational areas like firepits, hardscape that would include docks or piers. *The site plan would also include the location and elevation of retaining walls.* A grading plan should be part of the Site Plan and would show the current elevations and proposed changes to the topography; the expectation is that the grading plan would not alter or impede the natural flow of water on the lot. Requests for geo-thermal power must come in the Preliminary Design submittal. Also, the natural vegetation of the property – all trees 18" or more in diameter and special terrain features to be preserved such as rock outcroppings.

2. Survey (2' contours) by a registered land surveyor showing setbacks, home site boundaries and dimensions, topography and major terrain features and utility locations.

3. Floor plans (scale 1/4" or 1/8" = 1') showing elevations of finished floors

4. All exterior elevations (scale 1/4" or 1/8" = 1') showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of all exterior materials and colors

5. Any other drawings, materials or samples as requested and two (2) sets of prints which will be retained by the ARC during the design submittal and approval process. A \$500 fee for the entire architectural process should be submitted at this point.

6.3 Preliminary Design Review

The Architectural Review Committee will review and respond in writing within 7 days after a submission is

complete. The decision will state that the preliminary design has been “approved”, “approved with modifications” or “disapproved”. During the process, questions may be addressed in person or by telephone between a representative of the ARC and the owner and/or architect.

6.4 Final Design Submittal

A Final Design Submittal must occur within twelve (12) months of the ARC’s approval of a Preliminary Design Submittal. The following are the materials that should be submitted.

- a. Site Plan to include all elements from the preliminary plan with any changes. Additional information should include:
1. The construction site plan (described in Section 5.3) and which should be part of the overall Site Plan.
 2. An erosion control report by a licensed civil engineer that addresses the topography of the lot, potential storm water and general run-off water patterns that could affect the water quality of the lakes or pond. This report should give mitigation measures that the ARC will enforce.
 3. Utility sources and connections to the home site
- b. Floor Plans showing finished elevations (scale as in preliminary submittal)
- c. Roof Plan (scale as in preliminary plans)
- d. Building section (scale 1/4” = 1’ or larger) indicating existing and proposed grade lines.
- e. All exterior elevations (scale ¼” = 1’) showing both existing and proposed grade lines, plate heights, roof pitch and exterior materials, colors, and all gutters and leaders.
- f. Landscape concept plan (scale 1’ = 10’). This complete plan may be deferred until the building process is substantially complete. See section 6.5 below.
- g. On-site staking of all building corners and other improvements, if requested
- h. The final submittal should include three (3) sets of prints which will be retained by the ARC.

6.5 Deferral of Material or Color Selection

An owner may wish to delay the confirmation of a color palette or stonework selections and exterior lighting until some point in time after the start of construction. Samples can be left in the office in the Main Barn. The ARC will work with the Architect/Contractor/Owner in this regard with the understanding that these final decisions must be cleared by the ARC before landscape work may be started, or color or material applied – other than on a test basis.

6.6 Final Design Review

The ARC will review the Final Design Submittal and will respond in writing (“approved,” “approved with modifications”, “disapproved”) no later than 7 days after the submittal is complete. Every effort will be made to respond expeditiously.

6.7 Resubmittal of Plans

If the ARC disapproves of either a Preliminary Design or a Final Design, the owner may resubmit the disapproved submittal under the same process as described above with any of the changes to issues cited in the first submittal. Plans will be fast-tracked during the resubmittal process.

6.8 Pre-Construction Conference

Prior to beginning construction, the owner’s builder may request a call with the ARC to review construction procedure and coordinate their activities during the building process.

6.9 Construction Process

The owner should complete construction on their home site within 12-15 months of the construction start date. Also, owners have 24 months from the approval of plans by the ARC to complete construction. Due to extenuating circumstances an extension may be requested to the ARC by the owner(s). Although there is no timeline to build at Splinter Creek, these guidelines on completing construction are to protect the community from partially built structures for an extended period of time. For more specific details, see Article 10, Section F of the Declaration.

6.10 Inspection of Work in Progress

A representative of the ARC may inspect the construction site at any point, given adequate notice to the owner. Should changes to the approved structure be necessary, such as a color modification or exterior surface, then these changes must be submitted to the ARC for approval.

6.11 Final Sign-off, End of Construction

Upon completion of construction, the owner should give written notice to the ARC. Following such notification, a representative of the ARC may inspect the home or other

structure. Should there be areas of dispute, Article 10, Section 5 of the Declaration provides further detail.

7.0 Architectural Review Committee

7.1 Members

Pursuant to Article 10 of the Declaration, the Architectural Review Committee shall consist of three (3) members, appointed by the Developer so long as the Developer owns any home sites in Splinter Creek and thereafter by the Board of Directors of the Homeowners Association of Splinter Creek. The Developer, and later after all lots are sold in Phase I-V, the Homeowners' Association may replace and appoint new members to the ARC at any time.

7.2 Duties

It is the duty of the Architectural Review Committee to consider and act upon such proposals or plans related the development of Splinter Creek that are submitted pursuant to the Architectural Principles and such other duties as may arise in the course of the design and build-out of the property.

7.3 Resignation of Members

Any member of the ARC may, at any time, resign from the Committee upon written notice delivered to the Developer or, following the sale of all Developer lots, to the Board of the HOA.

7.4 Meetings

The Architectural Review Committee meets as necessary to properly perform its duties. A vote of a majority of the members shall constitute an act by the ARC. It is also the responsibility of the Architectural Review Committee to keep on file all submittals and copies of all written responses to owners and to serve as a record of all actions taken.

7.5 Address of the Architectural Review Committee:

Splinter Creek Land Co. LLC.
38 Peddlers Field Crossing
Taylor, MS 39673

8.0

Miscellaneous Provisions

8.1 Revisions to Architectural Principles

The Architectural Review Committee may, from time to time and at its sole discretion, amend or revise any portion of the Architectural Principles. All such amendments or revisions shall be appended to and made a part of the Architectural Principles.

8.2 Non-liability

Neither the ARC, any member or consultant, nor the Developer, will be liable to Splinter Creek or to any owner or other person for any loss or damage claimed on account of any of the following

1. The approval or disapproval of any plans, drawings and specifications, whether or not defective;
2. The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications regardless of any inspections by the ARC during the course of construction; or
3. The development or manner of development, of any property within Splinter Creek.

Every owner or other person, by submission of plans and specifications to the ARC for approval, agrees that they will not bring any action or suit against the ARC, any of its members or consultants, the Developer or Splinter Creek Land Co. LLC or by definition, Peddlers' Field LLC, regarding any action taken by the ARC. Approval by the ARC of any

structure at Splinter Creek only refers to the Architectural Principles and in no way implies conformance with local government regulations. It's the sole responsibility of the owner to comply with all applicable government ordinances or regulations including, but not limited to local building codes and requirements.

8.3 Enforcement

The Architectural Review Committee may, at any time inspect a home site or building structure and upon discovering a violation of the Architectural Principles, provide a written notice on non-compliance to the Owner, including a reasonable time limit within which to correct to violation. If an owner fails to comply within this time period the Architectural Review Committee or its authorized agents may enter the home site and correct the violation at the expense of the Owner of such home site. If the Owner fails to pay such amounts due, Splinter Creek may levy a special assessment in accordance with Article 10, Section 6.b of the Declaration.

8.4 Declaration

The Architectural Principles have been written pursuant to the terms and conditions of the Declaration and, if possible, the two documents should be construed to be consistent. However, in the event of any inconsistency between the provision of the Architectural Principles and the provision of the Declaration will apply.

Appendices A-C





Suggested Plant List – Appendix A

Top of Ridge - Trees

Botanical Name

Acer rubrum
 Carya sp
 Fagus grandifolia
 Ilex opaca
 Juniperus virginiana
 Liquidambar styraciflua
 Platanus occidentalis
 Prunus serotina
 Quercus falcata
 Quercus marilandica
 Ulmus alata

Common Name

Red Maple
 Hickory
 American Beech
 American Holly
 Eastern Red Cedar
 Sweet Gum
 Sycamore
 Black Cherry
 Red Oak
 Blackjack Oak
 Winged Elm

Top Ridge – Plants, Ground Cover

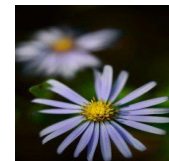
Botanical Name

Ampelopsis arborea
 Andropogon virginicus
 Baccharus halimifolia
 Callicarpa americana
 Erianthus sp.
 Lonicera japonica
 Pleopeltis polypodioides
 Pteridium aquilinum
 Smilax spp
 Solidago gigantea
 Vaccinium arboreum
 Vaccinium elliotii



Common Name

Peppervine
 Broomsedge
 Groundsel Bush
 Beautyberry, French Mulberry
 Sugarcane Plume Grass
 Japanese Honeysuckle
 Resurrection Fern
 Bracken Fern
 Greenbriar, Cat Brier
 Giant Goldenrod
 Farkleberry
 Elliot's Blueberry



Slope - Trees

Botanical Name

Cornus florida
 Fagus grandifolia

Common Name

Dogwood
 Beech

Cercis canadensis
 Fraxinus pennsylvanica
 Liquidambar styraciflua
 Prunus serotina
 Quercus alba
 Quercus falcata
 Quercus nigra
 Rhus copallina
 Sassafras albidum
 Ullmus americana

Redbud
 Green Ash
 Sweet Gum
 Black Cherry
 White Oak
 Red Oak
 Water Oak
 Shining Sumac
 Sassafras
 Elm

Slopes – Plants and Ground Cover

Botanical Name

Dryopteris Erythrosora
 Panicum virgatum
 Pennisetum alopecuroides

Common Name

Autumn Fern
 Switchgrass
 Hamblin Grass



Swales - Trees

Botanical Name

Betula nigra
 Carya glabra var. glabra
 Diospyros Virginiana
 Fraxinus Americana
 Gleditsia triacanthos
 Taxodium distichum var. imbricarium

Common Name

River Birch
 Pignut Hickory
 Persimmon
 White ash
 Honey locust
 Pond cypress



Swales – Plants and Ground Cover

Botanical Name

Cephalanthus occidentalis
 Chasmanthium latifolium
 Polystichium acrosticoides
 Smilax sp

Common Name

Buttonbush
 River Oats
 Christmas fern
 Smilax (black-berried)

APPENDIX A-1

Site Contractors:

Haynie Construction
Patrick Haynie
662-816-1101

Xcavators, LLC
Kenny Hill
662-837-1795

**Architectural Review Submittal Checklist
Appendix B**

Step 1 Pre-design conference

- Review Architectural Principles
- Discuss preliminary design concepts
- Answer all questions related to process

Step 2 Preliminary Design Submittal

- Site plan survey with topography
- Preliminary grading plan
- Floor plans
- All exterior building elevations
- Supplemental drawings requested in
Pre-design Conference
- Architectural review fee, \$500

Step 3 Final Design Submittal

- Complete construction documents
- Schedule for construction
- Construction site plan
- Final grading plan stamped by a licensed civil engineer

Step 3.a Follow-on Design Submittal (can be done during construction)

- Sample of all exterior materials and colors
- Landscaping plan
- Exterior lighting plan and lighting spec sheets

Step 4 Pre-Construction Conference

- Owner's builder must meet with a representative
Of the ARC prior to commencement of
Construction
- Approval from the Architectural Review
Committee
- Construction area must be fenced with mesh fencing

Step 5 Final Sign-off, Construction Complete

- Issued by the Architectural Review Committee
At completion of construction

Appendix C: Architectural Review Application

Project Location

Architect

Home site Name

Firm/Contractor

Owner's Name

Mailing Address: _____

Contact:
Cell _____

Office _____

E-mail _____

Builder's Name

Contact:
Cell _____

Office _____
Firm

Email _____

Proposed Home Information

Enclosed, conditioned _____ sf

Total ARC defined maximum main house, garage, guest house, outbuildings _____ sf

Enclosed, unconditioned _____ sf

Covered/Under Roof Total _____ sf

Applicant: *As applicant, either as owner or owner's agent, I have read and understand The Architectural Principles and Declaration of Covenants, Conditions and Restrictions for Peddlers' Field, LLC concerning design and Construction at Splinter Creek.*

Signature Date

Architectural Review Approval Approved Approved with Modifications Disapproved

Signature _____
Chair, Architecture Review Committee

Final Approval Date _____

Comments for file: