

# **BRIAR KNOLL NEW CONSTRUCTION GUIDELINES**

## **INTRODUCTION**

The Declarant is dedicated to creating a unique and environmentally sensitive community. Buildings and other site improvements should be unobtrusive in form and color in order to complement their natural setting. The primary objective is to create a total community that is homogeneous in feeling, in a park-like setting, and free from discordant architecture. **Specifically, traditional architectural styles such as Georgian, Federal, Victorian Farmhouse, New England Farmhouse, New England Cape Cod, Southern Colonial and Southern Tidewater are endorsed and encouraged. Contemporary designs are not permitted as a matter of right.**

This philosophy suggests that each building be treated not as an individual creation or architectural entity arbitrarily placed on its site, but rather as a carefully planned addition to the natural setting which embraces its site and becomes one with it. Consequently, architectural solutions should extend beyond the building walls to include the entire site, varying in design to complement and enhance their natural surroundings. Colors and textures of exterior building materials should be compatible with the light-reflecting properties of the natural elements.

These New Construction Guidelines (“Guidelines”) are intended to inform each Builder and Owner of the opportunities, constraints and requirements involved in the design, construction and maintenance of a home. The goal is to stimulate sound and creative individual architecture and site planning that will complement the existing natural features of each home site, while creating a harmonious community of lasting value that is compatible with the environment.

Should any buyer have a concern regarding the acceptance of their proposed house plan, they are strongly encouraged to address this concern during the contract purchase of the Lot.

Certain building, grading, design, landscaping and use restrictions and requirements are further detailed in the Declaration of Covenants, Conditions, Restrictions and Easements for Briar Knoll Homeowner’s Association, Inc. (the “Declaration”). Lot Owners, their architects and builders shall refer to these documents in order to insure compliance. Declarant and the Architectural Review Committee shall not be responsible for the failure of the Owner or Owner’s plans and specifications to adhere to the requirements and restrictions set forth therein. Capitalized terms used in these Guidelines and not otherwise defined shall have the meanings given to such terms in the Declaration.

Note that alterations to existing homes must continue to comply with the provisions of these Guidelines, the Declaration, and any architectural standards or guidelines promulgated by the Declarant and/or the Association regarding modifications to existing homes.

## REVIEW OF ARCHITECTURAL ELEMENTS

### A. BUILDING REQUIREMENTS.

1. FOUNDATIONS: Exposed foundations are to be kept to a minimum and should be appropriate to the architecture of the house. Finished first floor elevations should be a maximum of three feet above the finished grade at the front of the house. All exposed foundations must be covered with brick, stone or stucco to grade. Cement parging will not be approved.

2. EXTERIOR WALLS: Generally, natural materials indigenous to the architecture of the area are preferred. All wood is to be painted or stained in an approved color. Wood that is not painted or stained and left to weather naturally, such as cedar shingles, may be considered an acceptable material. Brick is allowed as an exterior material with the following conditions:

a. Brick may be painted or unpainted in a color that must be approved by the Architectural Review Committee

b. Brick is also allowed as an accessory material (i.e., chimneys, retaining walls, etc.) if it is painted in a color approved by the Architectural Review Committee. If unpainted brick is used, the color of the brick must be compatible with the rest of the house, in the sole discretion of the Architectural Review Committee.

c. Brick sizes shall be in scale to the structure.

Stucco, “Dryvit”, “STO” or other similar materials are allowed if they are colored in a color approved by the Architectural Review Committee.

Native stone or its equivalent is allowed as a building or trim material in earth-tone colors as approved by the Architectural Review Committee.

Other Exterior Treatments — Fabricated materials intended to look like another material, as well as aluminum, and plywood are **not allowed**. High quality vinyl siding will be considered. This does not preclude future materials that might be produced, but such materials must be approved by the Architectural Review Committee. Hardiplank type cement fiber siding are acceptable materials provided their color and texture are approved by the Architectural Review Committee.

In the event brick or stone is proposed as an exterior material (excluding foundation treatments) in combination with Hardiplank and/or natural siding, the brick or stone is required to be used on both side elevations and the rear elevation in addition to the front elevation. The intent being to prohibit the use of siding as a substitute for brick or stone on all elevations.. Siding may be used as an accent or for small areas in conjunction with the brick or stone.

3. WALL OPENINGS: Windows and doors, greenhouse elements used as a large “window,” louvers and vents must be compatible to the architectural style or period of the house. Wood or vinyl wrapped wood, anodized or baked enamel or aluminum are all acceptable if in appropriate colors that are the same or compatible to the exterior finish material. Fixed glass used to provide “picture windows” or passive solar heating must be carefully integrated into the overall design. Tinted glass in such panels is acceptable in colors that relate to other finish materials, but reflective glass is prohibited. Glass block will be considered on a case by case basis (but is strongly discouraged). Styles and samples of glass block must be submitted to the Architectural Review Committee with an application or request for approval. Storm windows must be painted to match window trim. Solar panels and solar collectors are not permitted.

4. ROOFS: Roofing shape, massing, material and color is a critical element in any attempt to visually tie together various architectural styles. Therefore, a minimum roof pitch on the dominant portion of the roof of 8 to 12 (8 inch rise in the 12 inch run) is required. Overhangs, where appropriate, can help the total design effect and are encouraged. Vent pipes piercing the roof should be placed away from the road side and must be painted to match the roof color. If gutters and downspouts are employed to carry off roof rainwater, they must be copper or “painted out” to match in color the element to which they are attached (fascia, siding or trim guard). Skylights, dormers and roof “cut outs” are elements that can affect the roofing appearance in drastic ways and will be reviewed by the Architectural Review Committee on an individual basis. The design should provide adequate spacing between the header of any window and the fascia or overhang of the roof.

Several roof types are acceptable:

a. Heavy weight composition shingles or equivalent shingles similar in appearance will be acceptable. Heavy weight, architectural grade, composition shingles can be used if they have a random cut textured effect, i.e., “Timberline” type shingle. The color of these shingles must be compatible with the exterior of the house. The color and appearance of composition shingle must be approved by the Architectural Review Committee. Samples must be submitted with the request for approval.

b. Other acceptable roof materials: (1) Slate; (2) Wood shakes or wood shingles, which can be allowed to weather naturally; (3) Copper, raised seam metal and terracotta.

5. CHIMNEYS: Both the massing and materials are important to chimney design, and both must be compatible with the design of the house. All chimneys must be of masonry design and construction and should incorporate proper shoulder detail and corbelling. Chimney material should cover the entire height of the chimney, except for a direct vent fireplace exhaust. Direct side vents for gas fireplaces are acceptable, provided they are located on the rear of the dwelling. Direct side vents on side walls will be considered on a case-by-case basis. Any shed bump-out associated with the treatment of gas fireplaces will be considered on a case-by-case basis.

6. **EXTERIOR COLORS:** As with roofing, exterior colors offer another medium to tie together various architectural styles. Accordingly, a range of natural colors are acceptable but all must be compatible with one another. Bright pigmented colors are not appropriate. The use of an accent color for trim and special areas such as a front door is acceptable if the accent color is harmonious with the overall pre-selected palette. The final decision on exterior colors shall be made by the Architectural Review Committee.

7 **OUTBUILDINGS AND STRUCTURES:** Construction outside of the house itself can add or detract from the total design impression. It is imperative to anticipate the need for such structures so that they may be planned for in the initial design stages. Construction of garages, gazebos, decks, trellises, pools, patios, etc. must be carefully integrated with the building architecture and the landscape design and must be carefully planned in relationship to adjoining properties in order not to create a negative impact on them. **SHEDS OR OTHER SIMILAR ACCESSORY STRUCTURES SUCH AS GREENHOUSES, DOG HOUSES AND DOG RUNS ARE PROHIBITED.**

Decks (including patios and porches) must also conform to the guidelines detailed below:

- Location. Decks should generally be located in rear yards. Side yard locations will generally not be approved, but may be evaluated on their individual merit and may be considered when lot size or topography prohibit a rear yard location. The privacy of adjacent homes will be considered in evaluating the proposed location of a deck.
- Scale and Style. Decks, particularly elevated decks, should be of a scale which is compatible with the home to which attached, adjacent homes and the environmental surroundings. Decks must meet any minimum local government setback requirements and should not be constructed across building restriction lines shown on individual site plans for Lots.
- Materials. Wood decks should be constructed of high quality pressure-treated wood (#2 southern yellow pine or better for structural members and #1 or better for deck railing and stair stringers) or cedar, which remains stable in exterior applications. Trex or equivalent composite material may be used for horizontal surfaces (deck floor and stair risers). Vinyl may be used for deck railing components and other structural components.
- Railing Detail. Deck railings may include decorative design elements (i.e., sunbursts, starbursts, Chippendale) so long as the total design scheme is appropriate. Railings should be no more than 42 inches high. Pickets in railings should be at least 3 inches apart.
- Accessory Structural Elements. In order to enhance the deck as an extension of a home's living space, decks may be designed to include such features as a gazebo, bench-seating areas, built-in planter boxes, elevated shade trellises and plant hangers. Privacy screens on a deck are discouraged but may be considered when used to screen a hot tub or an undesirable view. Generally, privacy screens will not be permitted in the

case of elevated decks but will be considered on a case-by-case basis for ground level decks. When permitted, privacy screens must not exceed three feet in height above the level of the deck railing, or a total height of six feet above the level of the deck floor, in cases of a ground level deck where the privacy screen is appended to the rear side of the railing or extends the full height above the deck floor with appropriate structural support. Privacy screens must be lattice or other open design — solid privacy screens are prohibited. In addition, privacy screens must not exceed a total length which exceeds 50% of the total perimeter of the deck (excluding the length of the side which is bordered by the exterior wall of the home).

- Undercroft Screening. Decks which are not greater than 4 feet above grade must be screened with lattice or landscape materials. Lattice must be painted or stained to comply with the color guidelines below. Lattice may be vinyl. The use of landscape materials is encouraged to screen the undercroft of decks which exceed four feet in height. Landscaping is required to screen the undercroft of any deck which will be 6 feet or higher above grade. If landscape materials are to be installed in conjunction with a deck, the application must identify the items to be installed and their locations in relation to the deck.
- Color. Decks may be sealed with a clear preservative or stained with a color approved by the Architectural Review Committee. An application should include a sample of the proposed stain color, if applicable. Similarly, an application which includes vinyl structural components should specify the color. All accessory structural elements should match structural components of the deck in color.

8. **HOUSING APPURTENANCES:** All housing appurtenances such as electric meters, air conditioning compressors, buried oil tanks, buried propane gas tanks and trash can storage areas, shall not be in the front of the house and must be adequately screened from the road and from the neighbors' view. Screening by landscaping is preferred, but wood fencing will be considered with low planting around it.

9. **HOUSE SIZES:** House size and presentation of mass are important when evaluating the aesthetic nature of the plans. The house size must be compatible with the Lot size and not dominate the Lot. Generally, house sizes below 3,000 finished square feet will not be compatible with the neighborhood design and will not be approved.

10. **GARAGES:** All garages should be side loading. A 500 square foot, two-car garage is a required minimum. Garages should have doors. Whenever possible, garage doors should not face the road. If the garage doors must face the road, the garage must not dominate the front façade. Additional off-street parking spaces as required to accommodate guest parking should be located along the driveway and screened from view.

**B. SITE IMPROVEMENTS.**

1. **SITE DESIGN PLANS:** Site design plans must be submitted for each Lot for review by the Architectural Review Committee. These plans must be prepared by a

registered surveyor, landscape architect or engineer. Following are explanations of some of the items to be included on the plan:

a. **BUILDING ENVELOPES:** The approved plat shows the allowed building envelope. The house must be sited in that envelope in such a way as to maximize privacy and views. In order to achieve the best views from each Lot, provide a varied visual composition along the street, and utilize the existing trees and topography to the greatest advantage, consideration should be given to how each house location would effect the views from adjacent Lots and streets, solar orientation, required setbacks, septic field location and well sites, and other existing site considerations. Houses, outbuildings and other appurtenant structures must be sited within the building envelopes, views from each site and from the public streets will be preserved. Information regarding the orientation, location and layout of all Structures, driveways, garages, etc. as shown on the final development plan for the subdivision, is schematic in nature only and the Architectural Review Committee shall not be bound by the information shown thereon in its review and/or approval of any submission.

b. **CLEARING RESTRICTIONS:** Clearing on each Lot is restricted to 7,000 square feet; provided additional clearing shall be permitted on Lot 7 in compliance with law. A certification by site engineer must be placed upon the site design plan certifying that the clearing of the Lot, as shown on the plan, does not exceed the square footage limitation. The area not included within the area to be cleared must be protected by temporary fencing to insure that vegetation in this area is not damaged during the clearing, grading, and building process, provided, however, that such fencing shall be promptly removed after completion of the construction of the dwelling.

c. **SETBACKS:** Shall be as shown on the record plat. The Architectural Review Committee must approve final setbacks.

d. **SEPTIC DRAINAGE AREA:** A 10,000 square foot drainage area as required by Baltimore County Department of Environmental Protection and Resource Management is shown on the final development plan for future sewer drain fields. These areas cannot be moved without the approval of the Baltimore County Department of Environmental Protection and Resource Management without County approval. No structure or paving (including driveways) can be constructed over these areas.

2. **DRIVEWAYS:** Driveways should be located to minimize disruption of the natural landscape and interference with natural site drainage. Drives should be curved and graded so as to reduce their visibility from the road. Circular drives are allowed. Owners shall keep paving and other impervious surfaces to a minimum, not to exceed the maximum surface area of any Lot as per Baltimore County Zoning Regulations. Declarant reserves the right to limit the amount of impervious surface on each Lot. Gravel surfaces are prohibited.

3. **POOLS, TENNIS COURTS, DECK, AND OTHER AMENITIES:** In-ground swimming pools, patios, wood decks, tennis courts, playground equipment, basketball backboards and other outdoor amenities should be located on the rear of a Lot

behind the home. Pool houses and gazebos will be reviewed on a case by case basis by the Architectural Review Committee. Above ground pools are prohibited.

Sports courts and pools should be carefully integrated into the natural grades of the site and bermed and landscaped to minimize their visual impact. Sports courts should be located toward the private side of the Lot as much as possible and will be reviewed on a case by case basis. Lighting of any sports court is strongly discouraged.

4. **EXISTING VEGETATION:** No major trees (over 12 inches in diameter at a point 12 inches above grade) or flowering trees 6 inches in diameter similarly measured may be removed or radically pruned from a Lot without the approval of the Architectural Review Committee. Each Lot should have a limit of disturbance marked on the site design plan.

5. **FENCING:** Fencing is generally one of these three types: property line, part of the house, or screening.

a. **PROPERTY LINE** fences are restricted to the rear or side yard only, depending on house location. Property line fences, or fences meant to delineate specific areas, should be 3-board wood or white vinyl paddock fence and shall be no higher than 48 inches. Horizontal board fences shall have the boards placed on the outside of the posts. If property line fences serve also to contain pets or small children, black square or rectangular mesh wire may be stapled to the property Owner's side of the fence.

b. **FENCES THAT ARE PART OF THE HOUSE** will be considered as architectural elements thereof. As part of the house, these fences should be in a material and color compatible with the architecture of the house.

c. **SCREENING FENCES** which are separate from the house should blend into the surroundings. No chain link or stockade fencing is permitted, except that black or green vinyl link fencing can be used for sports courts. Decorative fencing will be considered on a case-by-case basis.

d. Other fencing will be considered on a case-by-case basis.

6. **EXTERIOR LIGHTING:** All houses are encouraged to have a light in front of the house in addition to the porch lighting. Flood lighting attached to the house itself is not prohibited, but location, direction and intensity should not infringe on the privacy of adjacent homes and should be in compliance with the requirements contained in the Declaration. If outdoor illumination is desired for security and evening use of the grounds, such lighting should be directed toward the house and located in such a manner as not to intrude on neighboring properties. The use of high pressure sodium lamps or other lamps that are not "white" in color, is prohibited. All exterior lighting plans must be approved by the Architectural Review Committee. No exterior lighting shall be installed which is greater than 150 watts, and all exterior lighting, with the exception of motion sensitive flood lighting, shall be minimized and shall be directed inward or downward toward the dwelling. No exterior lighting shall be installed higher than 30' feet from the

ground. Such lighting shall be in character and keeping with the other homes in the area and shall take into account the rural nature of the surrounding community.

7. **LOT CLEARING:** No Lot clearing, filling, grading, or tree removal is allowed until plans have been approved for construction by the Architectural Review Committee and a construction permit has been issued.

### C. LANDSCAPING

1. **GENERAL CHARACTER:** The landscaping of each house should enhance the community. A landscape plan prepared by a landscape architect or architect must be submitted for each Lot for review by the Architectural Review Committee.

Careful use of plant material, in coordination with the siting of the homes, must retain the open, natural appearance of the property and must provide privacy in the areas where it is necessary and described. Selective use of trees can enhance harsh elevations.

Emphasis should be placed on landscaping adjacent to the house. Cutting and vegetable gardens, if approved, should be naturally screened and placed in unobtrusive locations.

In addressing foundation planting, consideration should be given to scale of plantings versus scale of the structure.

All plant material, including shade trees, evergreen trees, shrubs, and ground covers should be clustered in natural groupings rather than sprinkled around the site. Clustering of plant material provides greater contrast between grassed open areas and landscaped zones, and between sunny and shaded areas. Natural groupings of plants echo the character of the site's undisturbed vegetation, and heighten the impact of flowering trees and shrubs.

2. **PLANT MATERIALS:** In selecting plants, consideration must be given to specific site conditions (drainage, orientation, exposure, etc.) as well as to the purpose and intended effect of the planting. The use of native species is strongly encouraged

3. **PLAN PREPARATION:** A formal, scaled landscape plan must be submitted to the Architectural Review Committee with construction plans. The landscape plan is considered to be for planting locations and proposed tree and shrub locations and site lighting. The plantings shown on the plan must be completed within one year from the completion of the house and final grading.

4. **MINIMUM SIZES OF PLANT MATERIAL:** It is the intention of the parties to encourage each Lot Owner to plant and maintain on their Lot the maximum number of trees and shrubs. Additionally, each Lot Owner is encouraged to allow any forest buffer easement area to expand beyond its designated limits and to establish wild flower meadows or other similar, low maintenance planting. Minimum tree sizes for primary site plantings at installation are:



	<u>HEIGHT</u>	<u>CALIPER</u>
Shade trees	0' - 10'	2"
Flowering trees	6' - 8'	1-1/2"
Evergreen trees	4' - 6'	

5. **LAWN AREAS:** Since a portion of each Lot is expected to ultimately be covered with grass, uniform maintenance and species of grass is critical to the continuity of the community. A recommended variety is Rebel II which gives a lovely lawn for full sunlight to light shade areas and is good for high traffic areas.

### ARCHITECTURAL REVIEW PROCESS

#### A. CONCEPTUAL SITE/HOUSE PLAN SUBMISSION

1. A Builder/Owner shall submit a check for Three Hundred Dollars (\$300) made payable to the Briar Knoll Homeowners Association, Inc Architectural Review Committee, Inc. and three sets of plans for review. Two approved sets will be returned with one set being retained in the Committee's files.

2. Plans must be professionally prepared.

3. Plans must include Owner's name, address and telephone number, plus Lot identification and the following information and drawings:

SITE PLAT — Scale 1" = 30' (if possible) showing the following:

1. Topographical elevations at 5 foot intervals or less.
2. Building foundations outline.
3. House location showing driveway and walk to house front with dimensions to all property lines.
4. Location of well, and proposed septic system.
5. Location of other proposed Structures.
6. Grading and drainage plan.
7. All rain water drainage lines from house.
8. Finished floor elevation.
9. Elevation of grade at foundation on all four sides of house.
10. Show relationship of house as proposed to envelope shown on Final Development Plan or Record Plat.
11. The limits of disturbance

HOUSE PLANS — Scale 1/4" = 1'-0" showing:

1. All exterior elevations.
2. All floor plans.
3. Detail of unusual features such as large windows and chimneys.
4. Grade line (showing where finished grade will appear on foundation walls).
5. Exterior materials, colors and finishes, should be noted on elevations.
6. All exterior architectural detail and trim must be shown on drawings.

MATERIALS — Submit sample and identify on house plans:

1. Roof shingle.
2. Siding material and window sample.
3. Brick, stone, stucco, mortar sample.

B. FINAL SITE/HOUSE PLAN SUBMISSION

1. An Owner shall submit a check for Three Hundred Dollars (\$300) made payable to Briar Knoll Homeowners Association, Inc Architectural Review Committee, Inc. and three sets of plans for review. Two approved sets will be returned with one set being retained in the Committee's files.

2. Plans must be professionally prepared.

3. Plans must include Owner's name, address and telephone number, plus Lot identification and the following information and drawings:

SITE PLAT — Scale 1" = 30' (if possible) showing the following:

1. Topographical elevations at 5 foot intervals or less.
2. Building foundations outline.
3. House location showing driveway and walk to house front with dimensions to all property lines.
4. Location of electric utilities, well, and proposed septic system.
5. Location of other proposed Structures.
6. Location of fencing, if applicable.
7. Grading and drainage plan.
8. All rain water drainage lines from house.
9. Finished floor elevation.
10. Elevation of grade at foundation on all four sides of house.
11. Location and type of any exterior lighting that is not attached to the house.
12. Show relationship of house as proposed to envelope shown on Final Development Plan or Record Plat.
13. Contain a certification that no more than 7,000 square feet of area will be cleared.

SEDIMENT CONTROL PLAN — Scale 1" = 30' showing the following:

1. The limits of disturbance
2. Construction of all silt and super silt fence necessary to protect the forest buffer easement areas.
3. Areas where excavated materials will be stored during construction
4. Such other information as is required or may be required by the Architectural Review Committee pursuant to the Declaration.

LANDSCAPE PLAN

Scale 1" = 30' showing the landscaping for the Lot, including the location of all trees, shrubbery, walkways, and other plant materials. All landscape materials must be identified by species, size and location.

HOUSE PLANS — Scale 1/4" = 1'-0" showing:

1. All exterior elevations.
2. All floor plans.
3. Detail of unusual features such as large windows and chimneys.
4. Grade line (showing where finished grade will appear on foundation walls).
5. Exterior materials, colors and finishes, should be noted on elevations.
6. All exterior architectural detail and trim must be shown on drawings.
7. Locations of compressor/heat pump must be shown.
8. Show location and type of any exterior light attached to house.

MATERIALS — Submit sample and identify on house plans:

1. Roof shingle.
2. Siding material and window sample.
3. Brick, stone, stucco, mortar sample.
4. Fencing material.

CONSTRUCTION ACTIVITY STANDARDS

A. PRIOR TO COMMENCEMENT OF CONSTRUCTION

Any sign on the construction site must be constructed and erected, as approved by the Architectural Review Committee. No other signs shall be placed on the construction site. The construction site sign must be erected no closer than 25 feet to the edge of the road. Building permits may be posted on the rear of the sign. At no time shall a sign or permit be nailed to any tree. No additional signs shall be displayed on construction sites.

The following steps must be completed before construction may begin:

1. Obtain Baltimore County Building Permit and others, if required.
2. Confirm the location of all utilities and make arrangements to protect the same from any damage.

**B. REQUIREMENTS DURING CONSTRUCTION**

During the course of construction, an Owner will be responsible for observance of the following construction activity standards:

1. All trees and areas of significant vegetation to be preserved shall be surrounded with protective fencing placed beyond the tree's root zone. Vehicles, construction materials and other activity shall be kept outside of these fenced areas.
2. Building sites shall be maintained in a clean and neat condition; scrap materials shall be picked up on a daily basis.
3. A small trash container is to be provided for the purpose of depositing used food containers and other small trash.
4. A large trash container is to be provided for scrap material, building debris and other bulk trash items. The overflow or spillage around these containers is to be picked up daily. If a trash collection hauling service is used in lieu of trash container service, provision for a temporary trash storage bin must be made on the site. Pick-up of the stored trash must be made at least once a week.
5. Care should be taken, when loading trucks hauling trash, so as not to have it spill over while in transit. Owners shall be responsible for trash and debris falling from vehicles servicing the construction site.
6. All construction materials must be kept within the property lines maintaining a neat road right-of-way. The storage of materials should be in an inconspicuous area of the site and should be neat and orderly. The use of adjoining properties for access or storage of materials is prohibited. Temporary storage structures approved by the Architectural Review Committee may be used to store materials. Storage structures may not be used as living quarters.
7. Temporary utilities should be installed in a neat manner. The temporary power pole must be installed plumb and may not be used for the placement of signs.
8. Each construction site is required to have a job toilet for the use of workers. It must be placed at least 75 feet from the road, with the door facing away from the road.
9. No burning of trash or other fires of any kind is permitted.

10. All roads within the subdivision must be kept clean and free of debris. All mud and debris from the construction operations must be cleaned up daily. Appropriate sediment control measures should be employed, so that dirt and silt do not accumulate on the road, the road right-of-way, adjoining properties or within the forest buffer easement area.

11. Construction workers are permitted only on the construction site. They are not permitted to trespass on other Lots or property, nor to loiter during or after completion of the workday.

12. Loud vehicles and speeding are not permitted. All construction vehicles must be parked on the construction site. Workers are required to wear shirts and shoes when not on the job site. Loud music from radios and harassment of Owners or guests will not be permitted.

13. The Owner of a Lot under construction shall bear full responsibility for the repair of any damage to the roads, the road rights-of-way, adjoining Lots or any other private property caused by workmen involved with the construction of the Lot.

14. A construction entrance twelve feet by fifty feet (12' x 50') must be built on each Lot prior to construction and shall consist of not less than eight inches (8") of crushed stone and **shall be maintained during construction** to minimize sediment runoff and damage to the road system adjacent to the construction site. Mud and stone deposited on adjacent paved roads must be cleared immediately. **DAMAGE TO THE ROAD RESULTING FROM IMPROPERLY INSTALLED AND MAINTAINED CONSTRUCTION ENTRANCES SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.**

15. The permitted hours of exterior work ("**exterior work**" being defined for the purposes of this Section as "construction activity during the construction of the initial dwelling on any of the Lots within the Property which generates noise emanating beyond the property line of said Lots") shall be as follows: (i) Monday thru and including Friday, 7:00 a.m. until Sundown; (ii) Saturday, 8:00 a.m. until Sundown; and (iii) no exterior work on Sunday, with appropriate allowances for unforeseen and/or unanticipated weather conditions and other delays.

16. The Owner of a Lot under construction shall bear full responsibility for the repair of any and all sediment controls, including super silt fence, as may be installed or required to be installed on the Lot.

17. The construction of all improvements must be completed within fifteen (15) months of the start of construction, with exceptions requiring Architectural Review Committee approval.

The above standards are designed to protect the Owners and their residents and guests. These standards are to be used as guidelines and are not intended to restrict, penalize or impede construction firms who adhere to them while performing their jobs.

Repeated violation of these standards can result in the retraction of approval for a building project by the Architectural Review Committee until corrective action has been taken by the Owner.

Owners should make certain that all contractors working on the construction site have received written notice of the requirements set forth herein; and, before permitting any contractor to perform any work on a Lot, require such contractor to agree, in writing, to observe these requirements.

C. ENFORCMENT DURING CONSTRUCTION

All construction in Briar Knoll will be under observation by the Architectural Review Committee to be sure that the improvements are being constructed as approved, and that the construction site is being maintained, as required. The Architectural Review Committee has the right to enter upon an Owner's Lot to observe the construction, to insure that the construction is completed promptly and in a good and workmanlike manner.

Any design changes proposed during construction must receive approval by the Architectural Review Committee prior to implementation. The Architectural Review Committee discourages the request of major changes during construction. Any changes or mistakes implemented without Architectural Review Committee approval must be corrected by the Owner. The expenditures of the Architectural Review Committee in making any such correction or in otherwise implementing its powers under these Guidelines will be assessed against the Owner and constitute a lien against the Lot.

The Architectural Review Committee is empowered to issue a Stop Work Order if construction work which has not been approved or is not in compliance with approvals is taking place. Work cannot commence after the issuance of a Stop Work Order until a letter is received from the Architectural Review Committee stating that work can proceed. This letter will detail corrective action to be taken, if appropriate.

D. MISCELLANEOUS.

In the event of any conflict between the provisions of these Guidelines and the Declaration or any other rules, regulations or guidelines, the Declarant shall have the right to determine which provision shall control. Absent a determination, the more restrictive provision shall govern.