

Exhibit B**ARCHITECTURAL and LOT USE STANDARDS****RESERVE AT PILOTTOWN, LEWES, DELAWARE*****Statement of Intent***

Reserve at Pilottown has been envisioned as a single-family community with housing types that are harmonious with one another. In order to provide a community with architectural controls, and to retain harmony of housing types within the Reserve at Pilottown, the following is understood:

- 1) The property owner acknowledges the right of the Declarant (directly or by means of its architect or Architectural Review Committee) to reject design or construction documents submitted for approval which do not clearly conform to the criteria established herein, so as to enable the Declarant to maintain an architectural standard within the community;
- 2) The property owner acknowledges that the design, type and color of exterior materials, roof pitches, sizes and styles of windows and doors, and other exterior components of any home proposed for a homesite within the community are all subject to the Declarant's approval, and that commencement of the construction of a house within the community without such approval will be wrongful and at the sole risk of the property owner. The property owner waives any claim for damages that the property owner may or could assert based upon Declarant's rejection of any home or construction documents, notwithstanding property owner's ownership or investment in design and/or materials for such home prior to submitting construction documents to the Declarant for approval and notwithstanding property owner's investment in constructing a home without such approval; and
- 3) The Declarant acknowledges that the property owner has a right to have a home designed and constructed within the Reserve at Pilottown that is not sold by or through the Declarant, providing the home meets the Architectural Standards established herein.

I. Lot Coverage, Hardscape and Landscape

- A. *Dwelling Location*. All dwellings must be sited or built on each homesite recognizing the setbacks established by the City of Lewes. All dwellings must be placed, designed and maintained in accordance with the standards established herein.
- B. *Accessory Use Structure Location*. Allowable upon each lot will be a maximum of one accessory use structure to that of the dwelling. Any accessory use structure, must be approved by the Declarant prior to placement and, must be placed directly to the rear of the dwelling, no closer to the side property lines than that of the dwelling, and must comply with all other setbacks of the City of Lewes. Examples of accessory use

structure: Gazebo, Hot tub with or without enclosure. Examples of structures not permitted: storage shed or building, dog house, dog kennel or run.

- C. Additions and Equipment. The construction, placement and use of all attached additions and/or equipment outside the exterior walls of the dwelling and/or an accessory use structure shall require the prior approval of the Declarant prior to construction or placement; and, upon approval, shall be located in compliance with the setbacks established for the City of Lewes. The design and construction of additions require Declarant's prior approval and must be consistent with the standards established herein.
- D. Fences. Allowed fencing materials shall be white, tan or beige PVC or solid-stained wood. The height of fences shall be limited to a height of five (5) feet; however, Declarant may allow a deviation from this height limitation where the fence is designed for screening trash disposal areas or for similar situations which require a greater height. The preferred style of fencing, where not of a screening type, shall be of a two or three rail flat board horizontal type (two rails for under 3' heights; three rails for over 3' heights). All fences must be approved by the Declarant prior to construction.
- E. Driveways. Acceptable material for driveways shall be limited to permanent hard surfaces of concrete or pavers. Asphalt, loose stone, gravel or unfinished surfaces will not be permitted. The driveway shall be a maximum of twelve (12) feet wide where meeting the sidewalk and street curbing, and must be located to avoid pre-planted trees and pre-installed lighting. Driveways may be widened at the discretion of the property owner beginning five (5) feet from the edge of sidewalk, but shall not exceed thirty (30) feet in width.
- F. Walkways and Steps. Acceptable materials for walkways shall be limited to permanent hard surfaces of concrete, stone or pavers; loose stone, asphalt or unfinished surfaces will not be permitted. Walkways shall be a minimum of four (4) feet wide, and walkways are required that extend to both the sidewalk adjacent to the street and the driveway. Materials for steps shall either match the walkway adjacent to them or the applicable foundation material of the dwelling.
- G. Landscaping. Property owner is required to maintain pre-planted landscaping on their property, and each homesite must be maintained and kept in a clean, neat and attractive appearance. All areas shall be landscaped according to the approved landscape plan. The landscape plan must be submitted for approval with the construction plans.
- H. Vacant Building Lots. Please be advised that according to the City of Lewes Ordinance, Chapter 148, Property Maintenance, requires a property owner to control the growth of grass, weeds and other vegetation (maximum height 12") existing on their property.

II. Standards for the Dwelling

- A. Minimum Standards for the Dwelling. The minimum criteria for a dwelling to be constructed or maintained on a homesite in the Reserve at Pilottown must comply with the following guidelines at a minimum; provided, however, that the minimum guidelines shall not be the sole criteria for determining the acceptability of a home or dwelling.

- B. Minimum Area. The minimum heated square footage, exclusive of porches, garages and decks, shall be:
 - 1) For single-story, dwellings-1,800 square feet;
 - 2) For story-and-a-half dwellings - 2,100 square feet;
 - 3) For two story dwellings - 2,500 square feet.

- C. Foundations. The materials for exposed foundations shall be brick or stone on the front (i.e. each street facing) façade. The exposed foundation of the sides and rear must either match the front foundation (brick or stone) or be parged. All dwellings shall be constructed upon crawl space or raised slab on grade.

- D. First Floor and Ceiling Height. The first floor level is to conform to the General Development Plan, prepared by Karins Consulting Engineers, dated 7-24-02. The first floor ceiling height of the dwelling shall be nine (9) feet.

- E. Roof Pitch. The minimum main roof pitch, being that portion of the roof under which the heated and enclosed living space is located and under which garages are located, shall be:
 - 1) For single-story dwellings - 7/12.
 - 2) For story-and-a-half dwellings - 10/12.
 - 3) For two-story dwellings - 7/12.
 In addition, other minimum roof pitches shall be as follows:
 - 1) For dormers and gables- 10/12.
 - 2) For shed roof front porches - 4/12.
 - 3) For gable roof covered entries 10/12
 - 4) Shed Dormers (these are only permitted on the rear of the dwelling) 3/12.
 In the event that a roof height exceeds the City of Lewes maximum building height, relief may be granted on a case by case basis.

- F. Roof Type. The main roof of the dwelling shall be of hip or gable types. For all dwellings, facades facing the street shall contain a gable, gables or dormers, or a combination of gable(s) and dormer(s) shed dormers are only permitted on the rear of the dwelling. The combined width (measured at each components widest geometry) shall total a minimum of either 25 or 50 percent (depending on type of dwelling) of the overall width of roof ridges that are parallel or nearly parallel to the street. The chart below defines the minimum percentages for the roof components of the different dwelling types.

<u>Dwelling type</u>	<u>Roof component(s)</u>	<u>Percentage of component(s)</u>
Ranch	Gable(s) and or Dormer(s)	50%
Story-and-a-half	Gable(s) and or Dormer(s)	50%
Story-and-a-half	Dormers only	25%
Two Story	Gable(s) and or Dormer(s)	25%

Gables facing the street shall include decorative or wide trim of eight (8) inch nominal width beneath the roof's rake edges. Incorporated into gables facing the street shall be trimmed window(s) and/or a decorative or functional trimmed vent sized in proportion to the gable. Rake trim shall extend at least four (4) inches from the gable facade.

- G. Roof Materials. The main roof of the dwelling and roof over garages shall be asphalt/fiberglass architectural grade shingles, minimum thirty (30) year. Colors shall be black, charcoal or weathered wood or wood shingles. All other roof material shall require Declarant's prior written approval.
- H. Siding. The exterior siding of the dwelling shall only be of vinyl, wood, "hardiplank", stone or brick (provided the brick and or stone is in combination with the other materials listed, and does not exceed fifty (50) percent of the total area of the street facing facade excluding the foundation masonry). Siding types allowable are shake, shingle, or lap. Beaded or dutch-lap sidings are acceptable. Acceptable colors shall be clay, beige, tan, grey, pewter, cream, almond, soft yellow, light blue or white.
- I. Trim. The exterior trim boards of the dwelling shall only be of vinyl, wood, "hardiplank" (or composites of any of these). Aluminum wrapped trim will also be acceptable. Soffit trim boards are required beneath fascia and/or rake boards on the street-facing facade: either decorative or wide trim of eight (8) inch nominal width. Corner trim boards shall be of three (3) inch nominal width. Fascia and rake board trims shall be a minimum of eight (8) inch nominal width, and shall include a nominal three (3) inch drip edge trim board. Acceptable trim colors shall be beige, tan, cream, almond or white.
- J. Windows. Operable windows on the street-facing facades of the dwelling shall have a head height of at least 7'-8" above the first floor. Sizes of first-floor operable windows shall be a minimum 2'-4" x 6'-0". Muntins are required in the entire window or at least the upper half of the windows on the front (street facing) facade; muntions on the side and rear windows are optional. Shutters are required on single windows only, unless windows are trimmed in a vinyl or wood panel at least a nominal 6-inches wide on all sides. Such shutters shall be a minimum of 16" wide or equal to one-half the width of the windows they are adjacent to, whichever is less. Head and sill trim shall be at least a nominal 6-inches wide regardless of whether or not shutters are provided. Such trim is also required for all non-operable, multiple operable or decorative windows; shutters will not be permitted for such windows. Window colors must be white.

- K. *Front Door*. Entry doors are to be incorporated into the front-facing facades of the dwelling and must incorporate a transom window to equal the 7'-8" head height established for the windows in such facades. Also, at least one (1) sidelite window must be included. Doors must be of a panel or decorative glass insert type; trim to match those described for windows. Door color is to be approved by the Declarant.
- L. *Covered Entry or Front Porch*. Each dwelling is required to have either a covered entry or a front porch. The structure requires roof covering, comprising at least seven (7) feet wide of the street-facing facade. The structure shall be of a minimum six (6) foot depth, shall be of eight (8) foot minimum floor to ceiling height and shall be covered with a roof material matching the main roof or of standing seam metal. (Colors to be grey, black, forest green, or maroon). All covered entries or front porches require columns that consist of an articulated base and capital, shall be of square or cylindrical profile, and shall be constructed of wood or fiberglass. Minimum column widths must be eight (8) inch nominal. Railings, where provided, shall be of a vertical picket or decorative style (such as chippendale). Columns, railings and trim colors to match those described for trim.
- M. *Garages*. Each dwelling shall include at least a two-car-garage. Garage structures must be completely enclosed and equipped with a garage door or doors; which, when closed, prevents the interior of the garage from being visible from any road or adjoining lot. Front entrance doors for all garages are to be of panel style with windows required in the upper 1/4 portion of the door. Door trim to include nominal six (6) inch widths for jamb trim and nominal ten (10) inch height for head trim. Except as provided below all garages are to be attached to or integral to the dwelling and shall be placed rearward a minimum of 2-feet from the front-most living-space projection of the dwelling. A courtyard type garage (side-entry courtyard garage projected forward of the dwelling) will be permitted for single-story (or 1 1/2 story) garage only, with the following minimum standards that are in addition to the garage requirements as stated above. A minimum of two (2) windows must be incorporated into the street facing façade of the garage. The street side of the driveway must be curved with no right angles. A masonry type decorative screen wall attached to the corner of the garage that extends six (6) to eight (8) feet along the edge of the driveway. The decorative wall is to be approximately six (6) feet tall at the garage wall and reducing down to approximately four (4) feet tall at the opposite end. The end of the decorative wall shall include a capped masonry column. The masonry used for the decorative wall is to be of the same type and color as the foundation masonry. Additional landscaping is to be added in front of the driveway to lower the visual impact of the driveway.

Note: These guidelines **Do Not** substitute the architectural review by the Declarant. A complete architectural review is required prior to obtaining a building permit and commencing construction.

Compensating or offsetting components may provide relief for certain conditions, requirements or requested exceptions. Any exception granted for whatever reason shall not automatically become a new standard. Only changes duly approved and adopted by the Declarant or Architectural Review Committee can modify the Architectural Standards.