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DESIGN GUIDELINES FOR CEDAR CREEK AT DEERPOINT LAKE



INTRODUCTION:

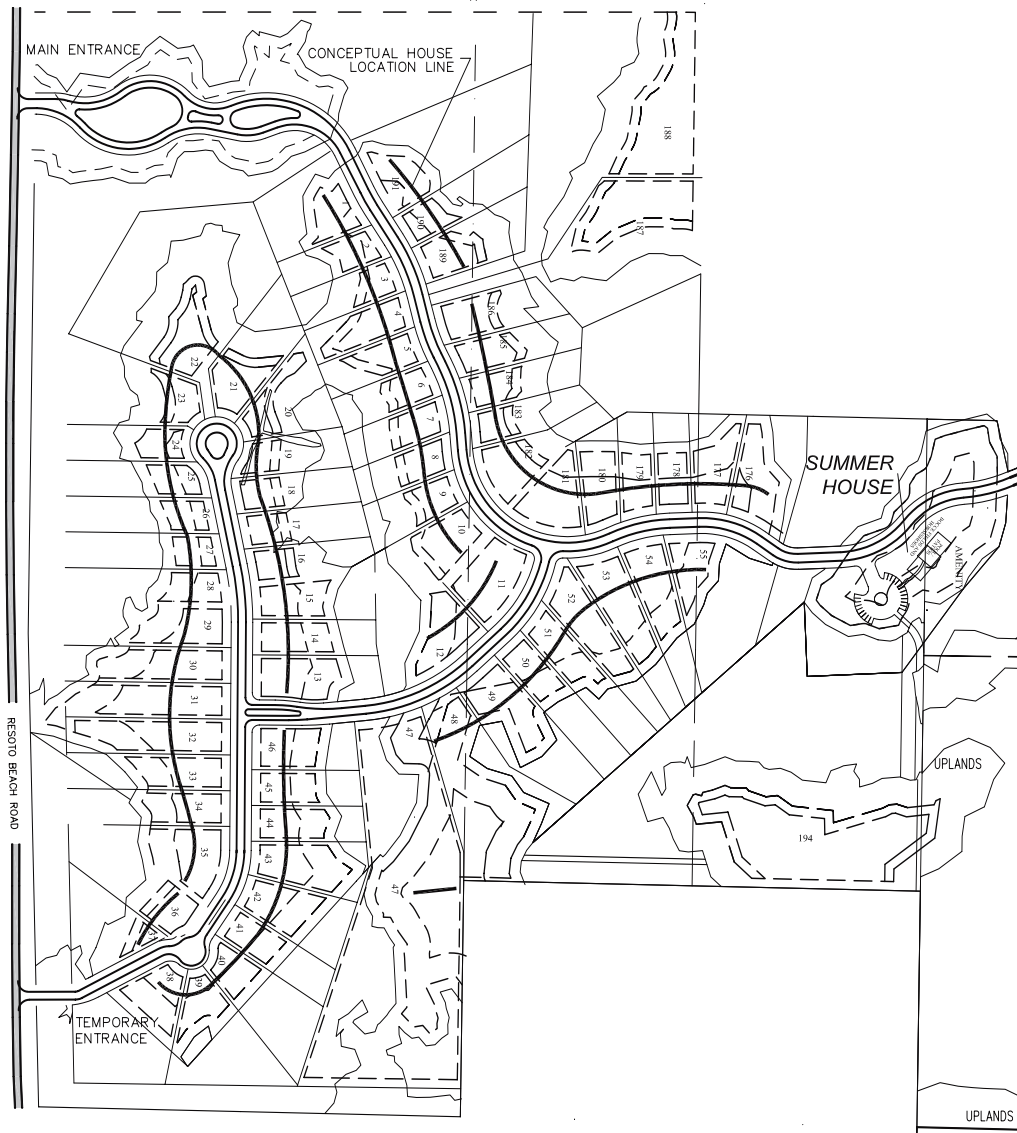
Cedar Creek at Deer Point Lake is a mindfully planned community, respectful of its tranquil location. Bordering Deer Point Lake, the community will provide unprecedented quality and value to homeowners. The architectural character will celebrate the ecology, vegetation and existing ecosystem.

The community will be encouraged to interact through common area amenities such as The Summer House and The Creek House. These structures provide a community pool, outdoor summer kitchen, meeting and party rooms, catering kitchen, and common dock. Neighbors will appreciate a pedestrian-friendly environment that respects the natural seclusion of the land.

The unique character of the environment will be enhanced through a community that recalls the flavor of “Low Country” or “Raised Cottage” architectural style. The selection of natural materials, simple details and clean lines will convey a visible respect for the landscape.

The following guidelines are meant to help ensure quality and harmonious architectural direction. The fundamentals of this Low Country or Raised Cottage style should be reflected in all elements of the homes and out buildings – foundations to roof and everything in between.

These guidelines are subject to and do not take, or imply to make, precedence over applicable local and state building codes; i.e. overall height limitations, final foundation design and proper construction relative to the site and environment. In the case of a conflict between these guidelines and any governmental regulations the more restrictive limitation shall apply.

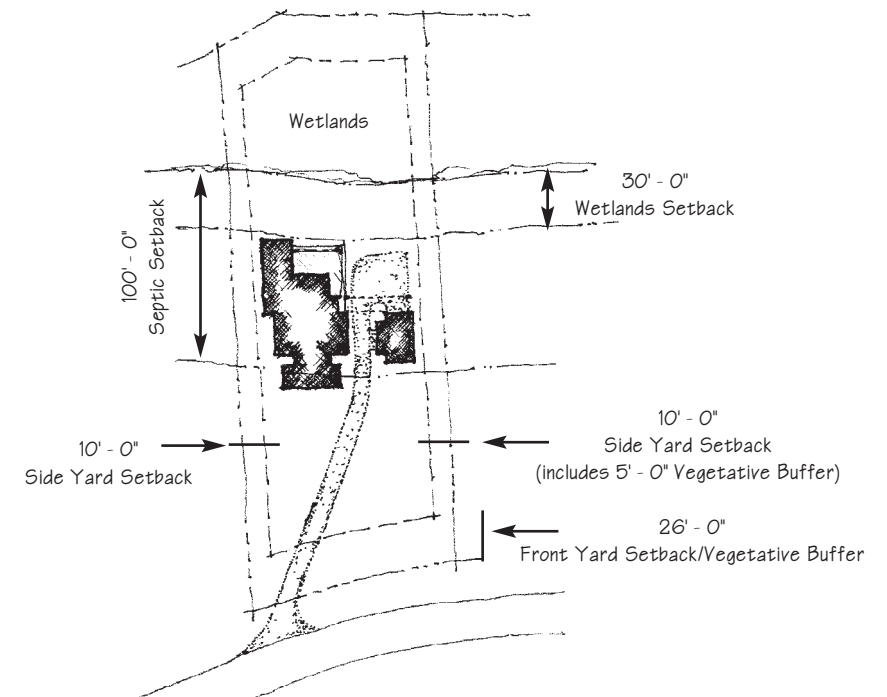


Key — Conceptual House Location Line

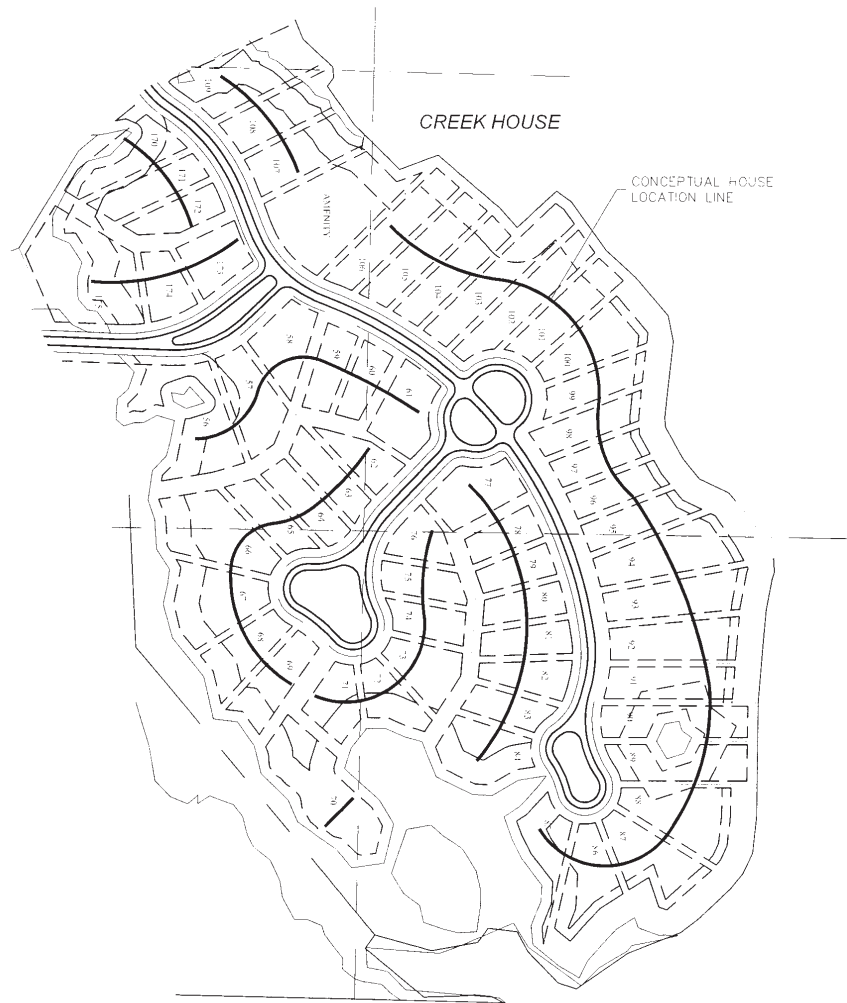
SETBACKS:

The location of the home within the boundaries of the lot is a significant component to maintaining the character of the community. Due to the dense and mature vegetation, homes shall be mostly obscured from the street, and care and consideration shall be given to the placement of house improvements on the lot to save as many trees, shrubs and other forms of vegetation as possible. The entire community has been subdivided into three zones. There has been a line inscribed across each property to designate the conceptual location of each home. To ensure consistency from lot to lot, the majority of the main residence must be located behind the Conceptual House Location Line.

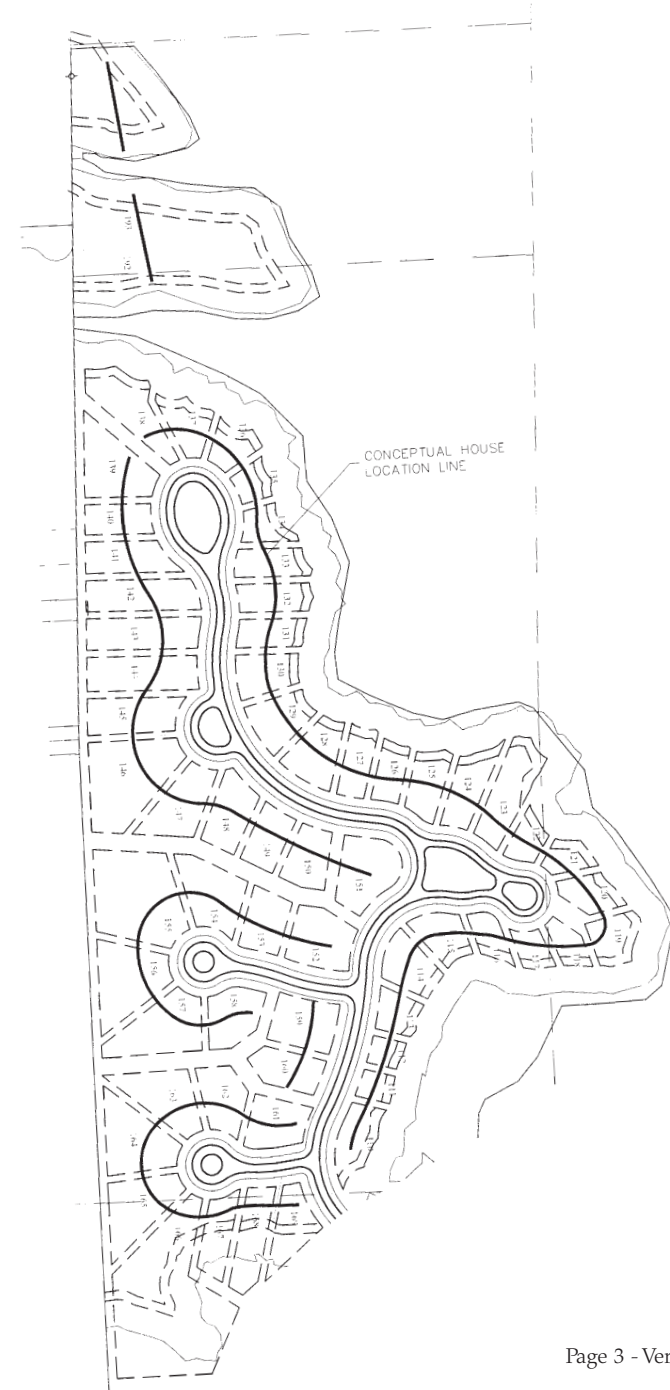
In addition, each house must comply with local codes regarding setback requirements pertaining to wetlands, side yards and septic systems. The diagram below is an example of a typical lot setback site plan.

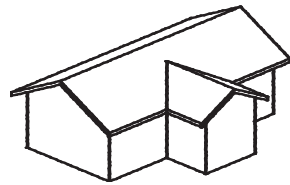
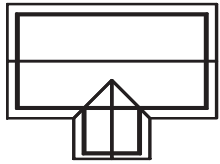


Typical Lot Setbacks 1" = 50' - 0"

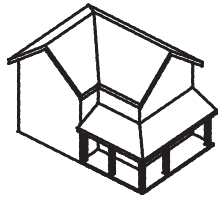


Key — Conceptual House Location Line

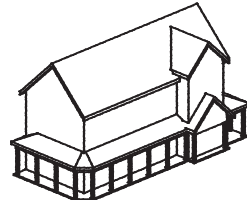
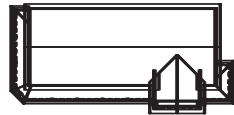




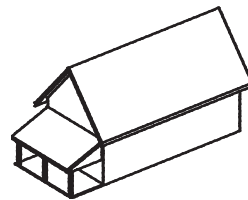
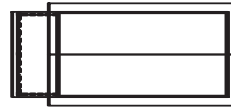
Center Gabled: 1, 2 or 2 1/2 story



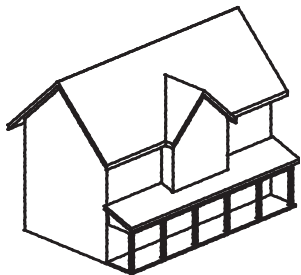
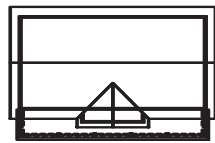
Cross Gabled



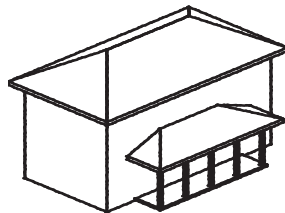
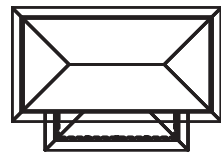
Cross-Gabled Roof



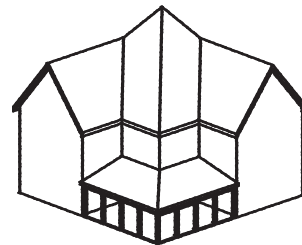
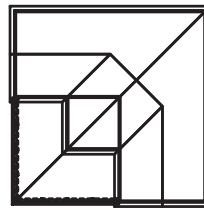
Front Gabled with Front Porch: 1 1/2 story



Side Gabled with Front Dormer: 2 story



Hipped with Full Porch



Hipped Roof with Lower Cross Gables

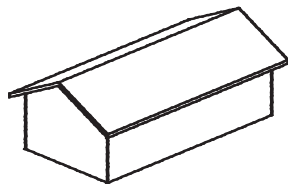
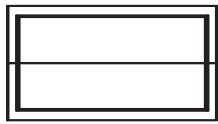
ARCHITECTURAL MASSING:

The architectural massing should have historical references to early American houses and should reflect a Low Country character. Paramount to the reflection of this architectural style is the appropriate massing, roof and window design, and selection of building materials. Preferred massing will be front and cross-gabled styles with the inclusion of porches. The maximum structure height allowed will be two-and-one-half stories, where the half-story is contained within the roof structure.

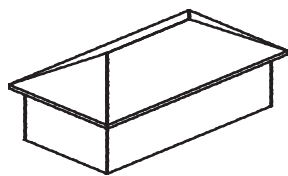
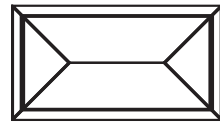
ARCHITECTURAL ELEMENT DEPICTIONS:

The following pages contain three-dimensional depictions of the architectural elements that may be included in the house design. Also shown are depictions of architectural elements that are neither acceptable nor indicative of the Low Country style. These depictions are intended to represent certain architectural features only and should not be viewed as examples of suggested home designs.

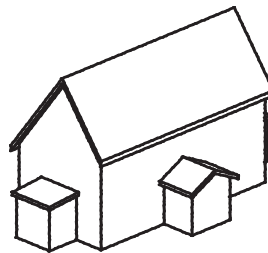
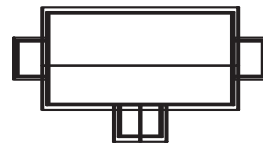
When grouped together properly with the careful placement of doors and windows these architectural elements come together to form beautiful Low Country architecture styles. The Cedar Creek Summer House, Creek House and Concept House designs are all prime examples of the proper assembly of these architectural elements.



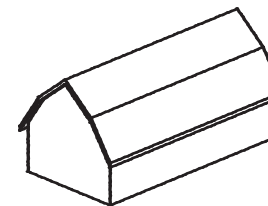
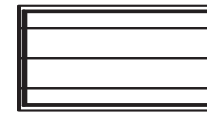
Basic Side Gabled: 1 or 2 story
NOT PREFERRED



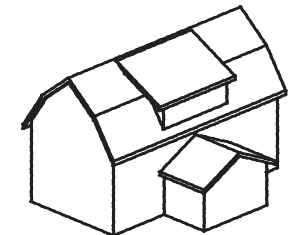
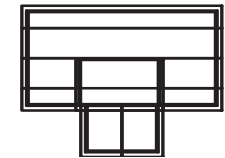
Basic Hipped: 1 or 2 story
NOT PREFERRED



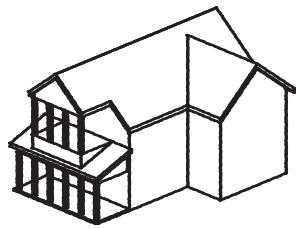
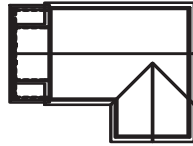
Side Gabled with 1 story side wings (open or enclosed), sometimes with flat roof
NOT PREFERRED



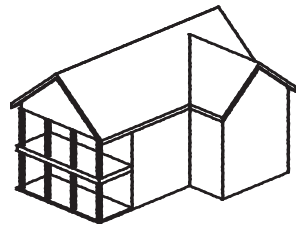
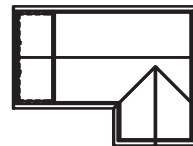
Gabled: 1 story or "nearly full" 2nd story
NOT PREFERRED



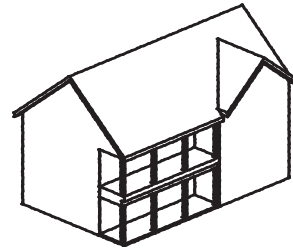
Gabled with continuous dormer at front
NOT PREFERRED



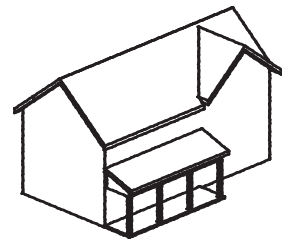
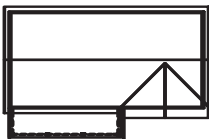
Dormer Porch



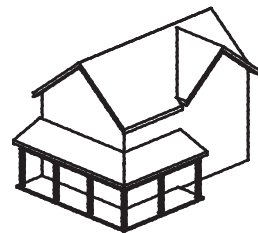
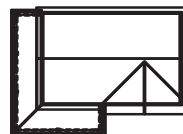
Stacked Porch



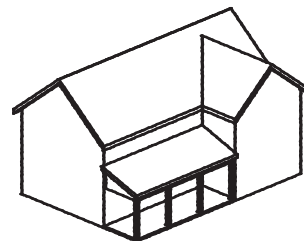
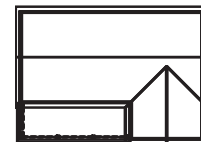
Side Porch (Inset)



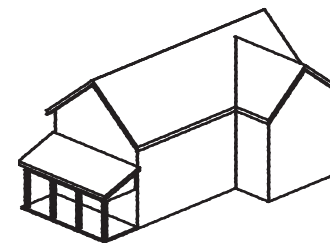
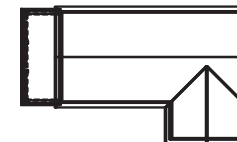
Side Porch



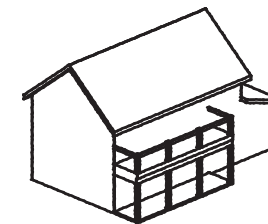
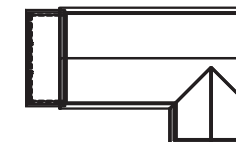
Wrap-Around Porch



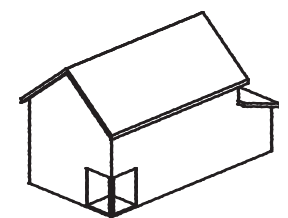
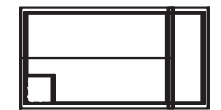
Corner Porch



Front Porch

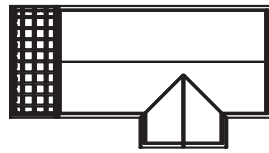


Porch with Top Corner Porch (Inset)

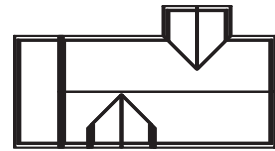


PORCHES:

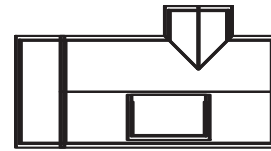
Porches are an important element in creating a transition between the community space and the private space of the home. Porches create shaded areas that may either be an addition to the primary mass or an area carved out of the primary mass. Stacked porches with simple supports are allowable, as well as screening. Porches will be painted or stained to match the trim color of the house. Porch materials will include pressure-treated wood and may be 1" x 4" painted tongue & groove. Columns are an acceptable element as long as the detailing of the columns is in keeping with the Low Country style.



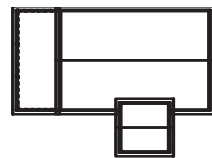
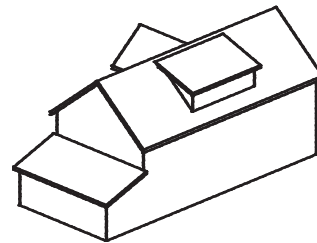
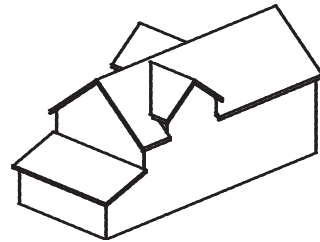
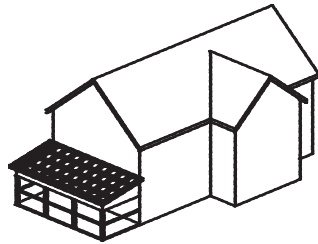
Wood Lattice



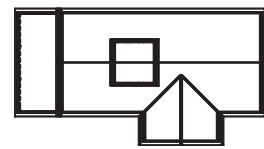
Different Gable Orientations



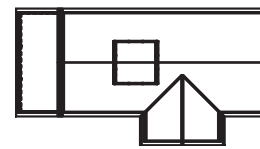
Large Dormers



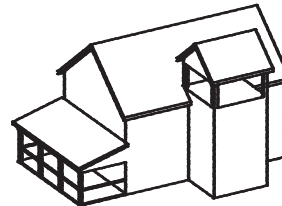
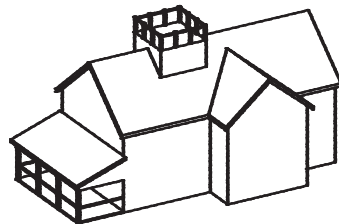
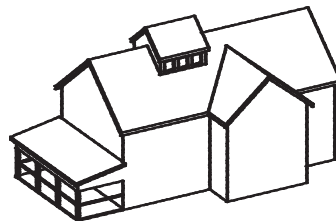
Light Monitors



Widow's Walks



Towers



ROOF DETAILS - CORNICES, PITCH AND MATERIALS:

In most cases "higher" roof pitches are preferable; however, pitch as low as 4/12 will be accepted. Low pitches will be expectable in items such as dormers and porches. For primary roofs, pitches should typically be between 6/12 and 12/12. Flat roofs are discouraged and only in rare instances will be allowed.

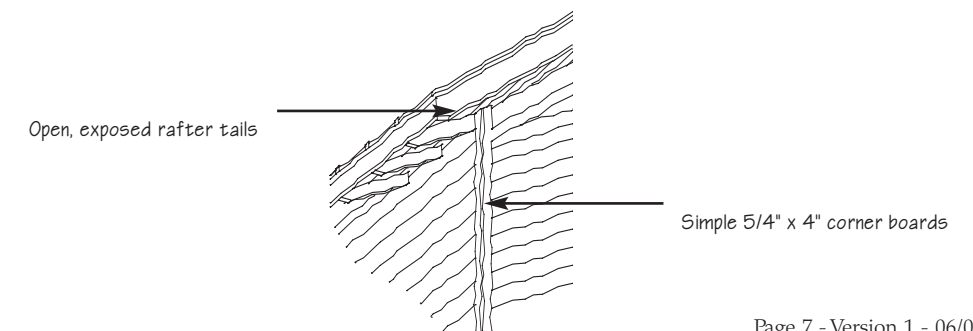
Materials that will be accepted for roofs will be metal (standing seam, 5-V crimp and "S" panel, where the thickness is not less than 26 gauge), slate, metal shingles, dimensional composition shingles, and cedar shingles.

CORNICES:

Cornices will be open-soffited with exposed rafters. No closed-soffited, crown molding, Queen Anne style or other cornices not in keeping with the Low Country style will be allowed.

SECONDARY ROOF ELEMENTS:

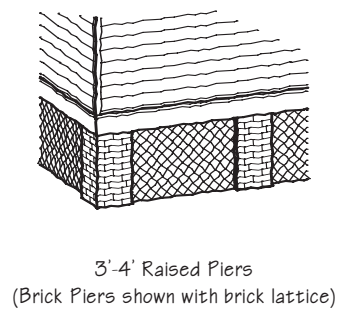
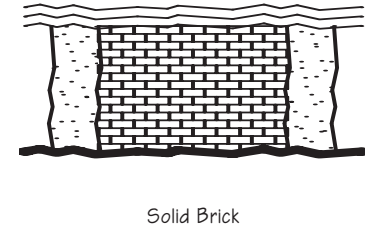
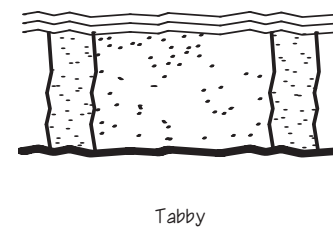
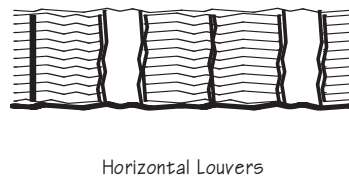
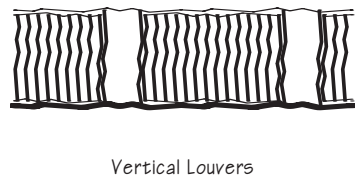
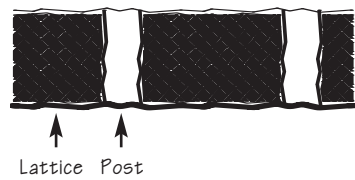
Each home is encouraged to incorporate a secondary roof element. The acceptable elements will provide roof detail interest and may or may not be accessible from the primary house. All roof heights and secondary roof elements shall comply with local codes and shall be approved by the Architectural Review Board with regard to height, location, size and details. Skylights are not encouraged, however, if used they should not be visible from the roadways. Natural light *can* be captured through the introduction of vertical windows placed under high-pitched roofs.



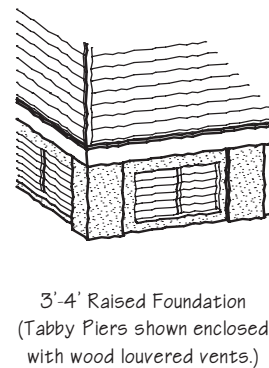
FOUNDATIONS:

There are two types of foundations in most Low Country architecture. The first is the raised basement wall design followed by simple square columns supporting upper story load-bearing walls. The materials will be brick, brick-veneered with stucco, or tabby. The amount of allowable exposed raised-basement or crawl-space material will not exceed 6 inches.

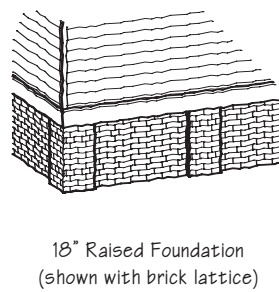
The second foundation type allowed is a raised basement or open area under the raised structure formed by wood posts or piles with the bottoms buried in the ground and the tops supporting the structure's floor framing. These piling foundations may be covered with a wood lattice or wood louvers to allow for air circulation.



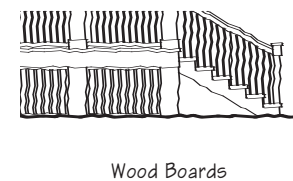
3'-4' Raised Piers
(Brick Piers shown with brick lattice)



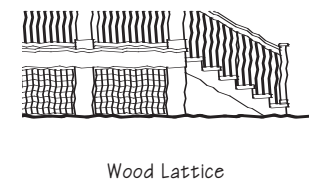
3'-4' Raised Foundation
(Tabby Piers shown enclosed with wood louvered vents.)



18" Raised Foundation
(shown with brick lattice)

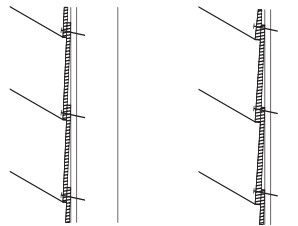


Wood Boards



Wood Lattice

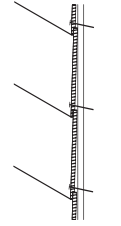
Horizontal Boards



Lapped

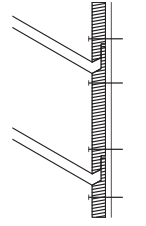
Clapboard

Bevel



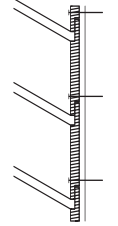
Rabbeted

Drop

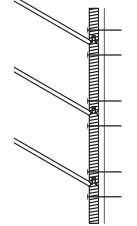


Simple Channel

Flush

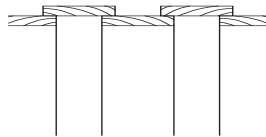


Shiplap Joint

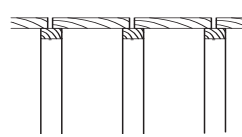


Tongue & Groove Joint

Vertical Boards

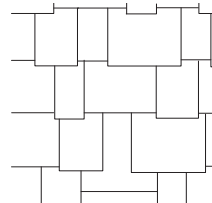


Board on Board

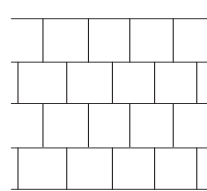


Board & Batten

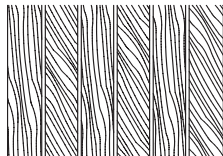
Cedar Shakes



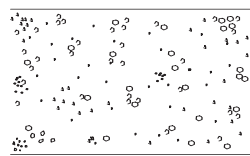
Random width staggered butt



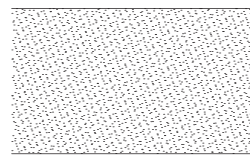
Even butt



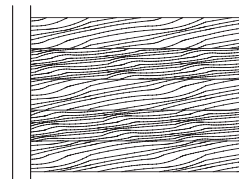
Board & Batten



Tabby



Stucco



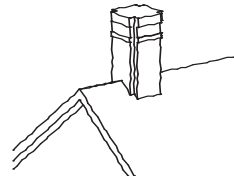
Hardie Plank

EXTERIOR WALLS:

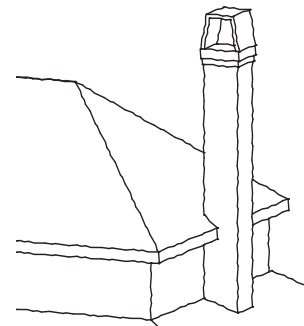
The prominent exterior wall material will be lap siding, shingles, board & batten, or stone. Hardie plank is allowable due to its water- and termite-resistant characteristics. Exterior paint colors will reflect the Low Country style and should complement the neighboring homes.

The use of clapboard will be a 6" or 8" horizontal application. Stucco should be in keeping with the natural colors and finishes of the Low Country style and used only as an accent. Allowable board & batten applications include 8" or 12" vertical boards with 3" wood batten strips. Premanufactured board & batten, vinyl, or plastic siding will not be allowed.

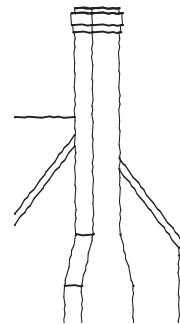
Tabby wall-finish applications will typically consist of oyster shell, lime and sand as acceptable materials.



Interior chimney



Stucco over wood-frame for pre-fab units. Metal frame/stucco cap to conceal pre-fab cap. Exterior chimney.



Real brick masonry. Exterior chimney

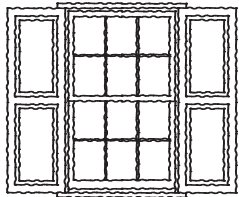
GUTTERS:

Gutters should be copper, natural galvanized aluminum, painted galvanized aluminum or steel. They should be integrated with the architectural elements and details of the house.

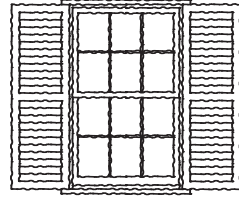
CHIMNEYS:

Chimneys should be brick, stucco, tabby or stone. All chimney caps and covers must be approved by the Architectural Review Board. Chimney caps will be in keeping with the Low Country style.

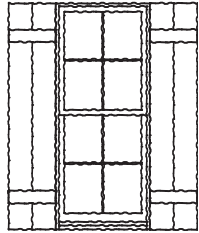
Shutters



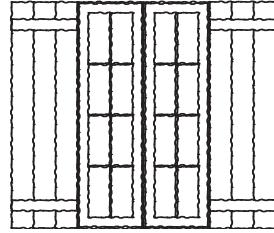
Panel



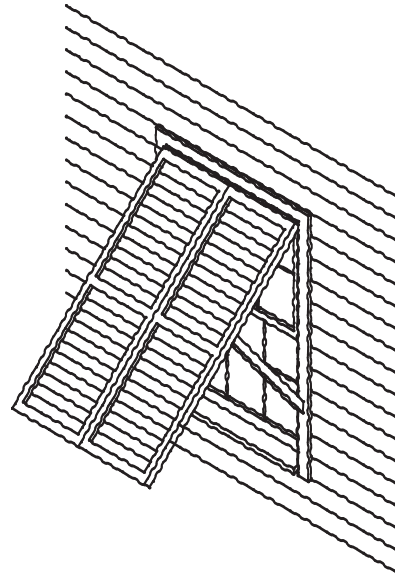
Louver



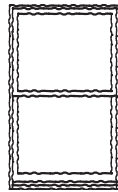
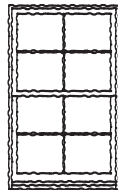
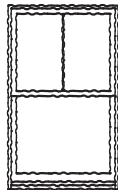
Board & Batten



Bermuda/Bahama



Standard Double-Hung Windows



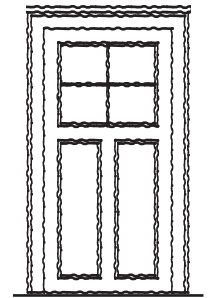
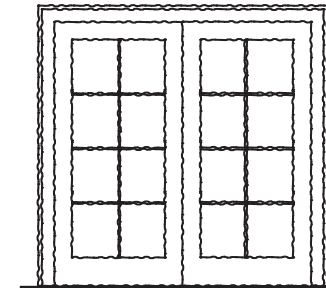
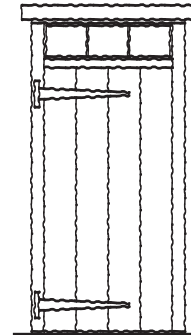
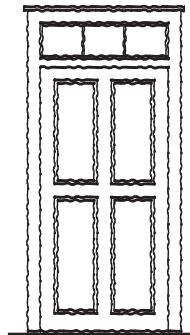
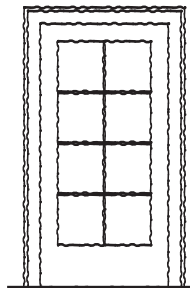
WINDOWS AND SHUTTERS:

The arrangement and location of windows within the house is extremely important in creating the character for the community. It is encouraged that windows are typically double-hung; however, large- and small-scale windows located in prudent places will add interest and a unique appearance for each house. Symmetrical and asymmetrical positioning on one plane of the home will be acceptable, in addition to a combination of sizes. Windows will typically be hung vertically, although a series of vertically hung windows may create a horizontal band on any one façade. The amount of window penetration will be in proportion to the size of the wall in which they are located. All façades will receive window penetration and the character of the window composition will be uniform in each individual house. Windows hung directly on top of one another will not be allowed.

Shutters are encouraged, and include louvered, panel, board & batten, and Bermuda/Bahama shutters. All shutters must be operable and must fully cover the window when closed. Shutters will either be painted or stained. The style, character and finishes will be in keeping with the character of the home.

EXTERIOR DOORS:

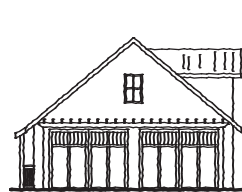
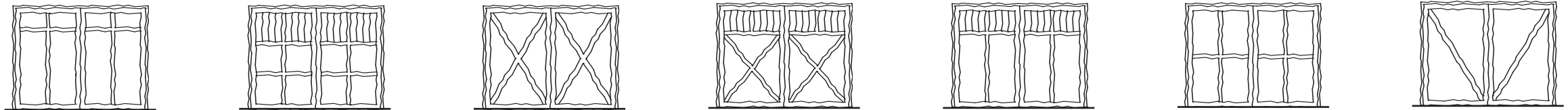
Exterior doors will be wood with optional glass penetrations. The style of the door must be consistent with the architectural style of the house, and must coordinate with the windows and shutters. All exterior doors will be rectangular, and may be combined in pairs to form a horizontal element. Doors will either be painted or stained. Two-story entry doors will not be allowed.



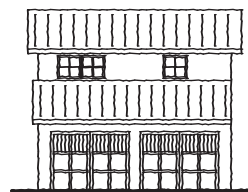
GARAGES, GARAGE DOORS AND STORAGE STRUCTURES:

Garages will either be freestanding structures or incorporated into the architectural design of the house. Garages may be two car, single car, and single car with an adjoining carport or a double carport. Garages will have a pitched roof that is uniform with the roof of the house and materials that are consistent with those used on the house. Garages will not have doors facing the main entry off the street unless the garage doors can be obscured from street view by the main house or landscaping. The design must include either a walled service court or space inside the garage to shield garbage cans.

Storage structures should be obscured from view from the street with adequate landscaping and if the lot abuts another lot in the rear, the storage structure must be obscured from view with adequate landscaping. Materials for storage structures will be consistent with the home, will incorporate a pitched roof, and will not exceed one story in height.



Double-car Garage with suite above



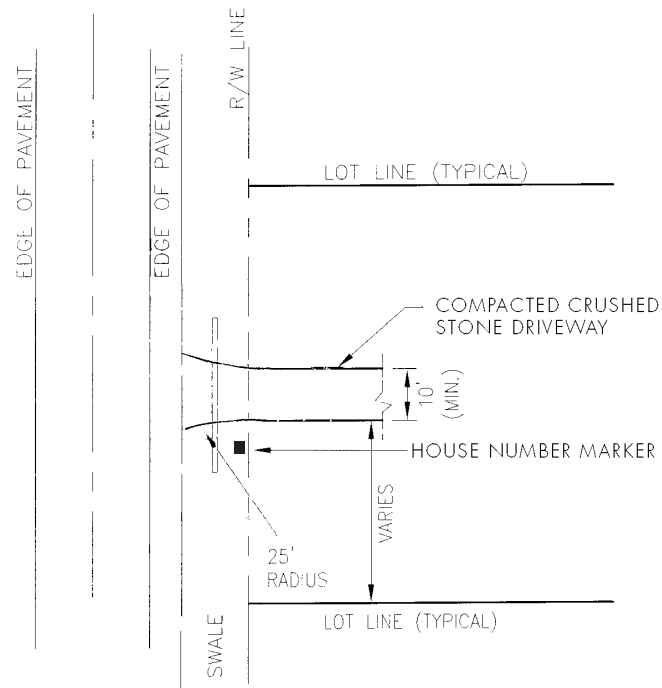
Double-car Garage



Single-car Garage with suite above



Double-car garage with suite above



Plan View

SURFACE MATERIALS AND PAVING:

The selection of the surface materials and paving will be compatible with the terrain and environment. Materials indigenous to the geographical location of the community will be used, such as bricks, wood, stone and granite. In an effort to conserve water, grass will only be planted within 30 feet of the home and in common areas. Residents may utilize a combination of natural surface materials and natural vegetation for other exterior areas.

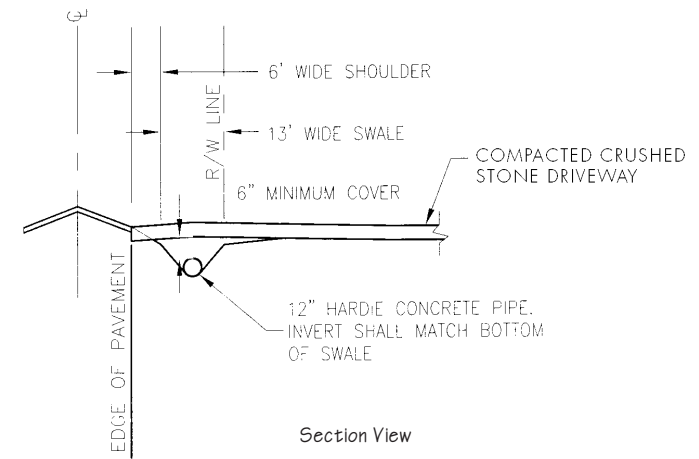
DRIVEWAYS:

To ensure consistency between the street and the driveway, all driveways must be compacted crushed stone from the edge of the roadway to the rear of the Front Yard Setback/Vegetative Buffer.

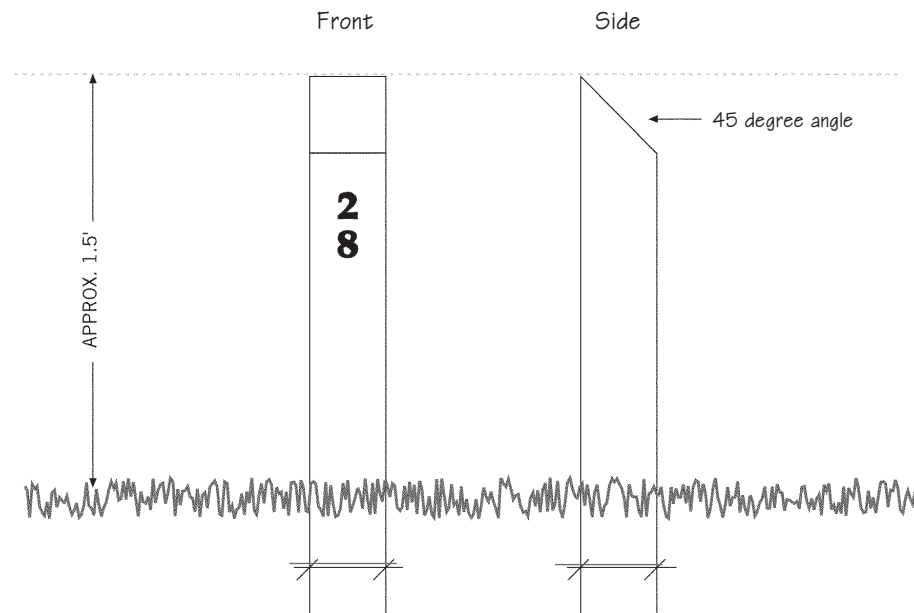
The driveway foundation must consist of a properly compacted base material, such as "A-base" or Limestone.

The driveway surface material must be natural blending colors and be a compactable angular stone, such as #89 stone. Rounded pea gravel is not acceptable.

All swale ditches along the right-of-way must remain intact and functional at all times. The integrity of the swale drainage system may not be compromised at any time.



Section View



House number signs are to be a 4 x 4 pressure-treated posts and may not be stained or painted.
Numbers are to be 4" black metal.

EXTERIOR LIGHTING:

Exterior lighting should be limited to porches, patios, entries and pathways as needed. The light source should be shielded from view, and spotlights are not permitted. Low-voltage path lighting is encouraged, and exterior lighting should not exceed 40 watts.

HOUSE NUMBERS:

House numbers will be standardized throughout the community and will be clearly visible from the street. Their location will be on the right side of the driveway as you are facing the home from the street. See driveway detail plan view sheet 14 for exact location.

GOLF CARTS:

Electric golf carts are permitted in the community; however, they must be stored in the owner's garage or carport. Gas-powered golf carts are not allowed. Acceptable golf cart colors are beige, tan and khaki. Carts may not be modified from the manufacturers stock body or motor configuration.

BOAT DOCKS:

Boat docks on the lakefront shall not exceed 1,000 square feet in total. Consideration should be given to neighboring docks with regard to style and design. Floating docks, spotlights and covered areas on the docks are not allowed. Low voltage pathway lighting is permitted on the dock surface.

The boat-dock permitting process is the responsibility of the lot owner. Design of the boat docks must be approved by the Architectural Review Board prior to permitting and shall be identified on a site plan. Compliance with the requirements of all regulating agencies is the responsibility of the lot owner.

Boats and trailers may not be stored within the community other than in an enclosed garage. An off-site storage facility should be utilized to store boats, trailers, RVs, etc. If a boat lift is used, it must be designed such that it is kept as low as possible to the water and does not significantly obstruct the view from the adjoining lots. Boat covers and/or shelters must be natural or earthtone in color.






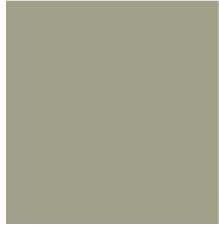



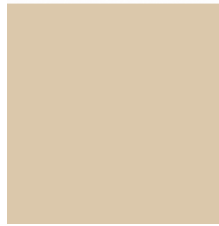









No boat launch ramp facilities are available within the community. Boats other than kayaks, canoes, etc. must be launched from facilities designated for such use outside the community.



3

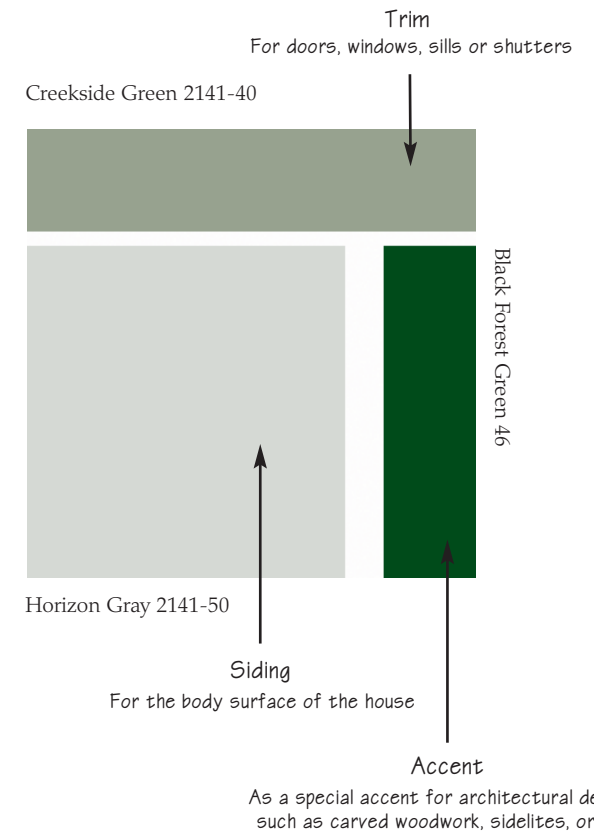
ARCHITECTURAL GUIDELINES

Color chart is for presentation purposes only. Please refer to Benjamin Moore Exterior Inspirations swatch book for color accuracy.

<p>Doe Beige HC-45</p>  <p>Arroyo Red 2085-10</p>  <p>Rockies Brown 2107-30</p>  <p>Additional Accent Colors</p>  <p>River Rock 2139-10</p>	<p>Litchfield Gray HC-78</p>  <p>Travertine Tan HC-77</p>  <p>Lincoln Brick 2092-30</p>  <p>Pine Cone Brown 2113-20</p> 	<p>Saddle Soap 2110-30</p>  <p>Butte Beige HC-47</p>  <p>Camouflage 2143-40</p>  <p>Newburg Green HC-158</p> 	<p>Sandy White 2148-50</p>  <p>Briarwood 73</p>  <p>Pebblestone Beige HC-80</p>  <p>Acorn Yellow 2161-40</p> 	<p>Tudor Brown 62</p>  <p>Copper Mine 2094-20</p>  <p>Chestnut 2082-10</p> 
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SUGGESTED COLOR SCHEMES:

The following color schemes represent the suggested palette for the homes at Cedar Creek. Variations of these and similar colors may be used for the exterior of the home, however the overall color scheme should not vary dramatically from this palette. All exterior colors must be listed on the Architectural Review Application and meet final approval.



This list consists of native species. Please refer to the setback page to verify Lot Vegetation Buffer requirements.

CEDAR CREEK - NATURAL AREA PLANT MATERIAL CHOICES

Botanical Name	Common Name	Botanical Name	Common Name
TREES			
<i>Acer rubrum</i> v. <i>drummondii</i>	Drummond Red Maple	<i>Juniperus virginiana</i> and cultivars	Red Cedar
<i>Acer rubrum</i> and cultivars	Red Maple	<i>Lagerstroemia fauriei</i> 'Fantasy'	Fantasy Crape Myrtle
<i>Castanea alnifolia</i>	Trailing Chinkapin	<i>Lagerstroemia indica</i> 'Whit II'	Dynamite Crape Myrtle
<i>Cercis canadensis</i>	Eastern Redbud	<i>Lagerstroemia</i> x ' <i>Acoma</i> '	Acoma Crape Myrtle
<i>Chionanthus virginicus</i>	American Fringetree	<i>Lagerstroemia</i> x ' <i>Biloxi</i> '	Biloxi Crape Myrtle
<i>Halesia diptera</i>	Two-wing Silverbell	<i>Lagerstroemia</i> x ' <i>Choctaw</i> '	Choctaw Crape Myrtle
<i>Ilex</i> x <i>attenuata</i> 'Eagleston'	Eagleston Holly	<i>Lagerstroemia</i> x ' <i>Lipan</i> '	Lipan Crape Myrtle
<i>Ilex</i> x <i>attenuata</i> 'East Palatka'	East Palatka Holly	<i>Lagerstroemia</i> x ' <i>Miami</i> '	Miami Crape Myrtle
<i>Ilex</i> x <i>attenuata</i> 'Foster'	Foster Holly	<i>Lagerstroemia</i> x ' <i>Muskogee</i> '	Muskogee Crape Myrtle
<i>Ilex</i> x <i>attenuata</i> 'Savannah'	Savannah Holly	<i>Lagerstroemia</i> x ' <i>Natchez</i> '	Natchez Crape Myrtle
<i>Ilex cassine</i>	Dahoon Holly	<i>Lagerstroemia</i> x ' <i>Sarah's Favorite</i> '	Sarah's Favorite Crape Myrtle
<i>Ilex cornuta</i> 'Burfordii'	Burford Holly	<i>Lagerstroemia</i> x ' <i>Sioux</i> '	Sioux Crape Myrtle
<i>Ilex latifolia</i>	Lusterleaf Holly	<i>Lagerstroemia</i> x ' <i>Tonto</i> '	Tonto Crape Myrtle
<i>Ilex opaca</i>	American Holly	<i>Lagerstroemia</i> x ' <i>Tuscarora</i> '	Tuscarora Crape Myrtle
<i>Ilex</i> x ' <i>Oakleaf</i> '	Oakleaf Holly	<i>Ligustrum japonicum</i>	Wax Leaf Ligustrum
<i>Ilex</i> x ' <i>Patriot</i> '	Patriot Holly	<i>Magnolia ashei</i>	Ashe Magnolia
<i>Ilex</i> x ' <i>Robin</i> '	Robin Holly	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia
<i>Ilex</i> x <i>wandoensis</i> 'Aspire'	Aspire Holly	<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia
<i>Ilex</i> x 'Emily Brunner'	Emily Brunner Holly	<i>Magnolia grandiflora</i> 'Claudia Wannamaker'	Claudia Wannamaker Magnolia
<i>Ilex vomitoria</i> and cultivars	Yaupon Holly		

LANDSCAPING AND SITE DEVELOPMENT:

The natural landscape of the Cedar Creek community is being enhanced at the direction of a licensed biologist and a professional landscape architect. Great care has been taken to restore the natural beauty of the community setting and to allow the native plant species to thrive. The community contains many unique varieties of plant life and ecological resources. All of the common areas, wetlands, and street scapes will be created and maintained with special sensitivity to preserving these assets. Each lot owner is encouraged to assume the same care and enthusiasm in preserving the natural beauty of the rich vegetation Cedar Creek has to offer.

All landscaping and site development plans must be approved by the Architectural Review Board to ensure that maximum care is taken in any clearing of existing trees. To the extent possible, existing trees and vegetation will be retained or relocated. No trees, shrubs or other vegetation are to be removed from wetland, conservation or other areas restricted by county, state or federal regulations. The Developer and Homeowners Association retain the right to replace trees, shrubs, or other vegetation improperly removed by the homeowner at the homeowner's expense, as well as the right to relocate trees from common areas and home sites that are marked for removal. No trees, shrubs or other vegetation are to be removed from the Vegetative Buffers of the lot. (Unless approved by the Architectural Review Board in the case of invasive species)

Trees over 8" in diameter cannot be removed without approval of the Architectural Review Board. Replanting of vegetation will be encouraged from where it is removed.

CEDAR CREEK - NATURAL AREA PLANT MATERIAL CHOICES

Botanical Name	Common Name	Botanical Name	Common Name	Botanical Name	Common Name
<i>Magnolia grandiflora</i> 'D.D. Blanchard'	D.D. Blanchard Magnolia	<i>Quercus hemisphaerica</i>	Darlington Oak	<i>Buxus microphylla</i> and cultivars	Japanese Boxwood
<i>Magnolia grandiflora</i> 'Green Giant'	Green Giant Magnolia	<i>Quercus laevis</i>	Turkey Oak	<i>Callicarpa americana</i>	American Beautyberry
<i>Magnolia grandiflora</i> 'MGTIG'	Greenback Magnolia	<i>Quercus lyrata</i>	Overcup Oak	<i>Callicarpa americana</i> 'Lactea'	White-fruited American Beautyberry
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	<i>Quercus michauxii</i>	Swamp Chestnut Oak	<i>Calycanthus floridus</i>	Carolina Sweetshrub
<i>Magnolia x soulangiana</i> and cultivars	Saucer Magnolia	<i>Quercus nuttallii</i>	Nuttall Oak	<i>Camellia japonica</i> and cultivars	Japonica Camellia
<i>Magnolia stellata</i> and cultivars	Star Magnolia	<i>Quercus pagoda</i>	Cherrybark Oak	<i>Camellia sasanqua</i> and cultivars	Sasanqua Camellia
<i>Magnolia virginiana</i> v. <i>australis</i>	Evergreen Sweetbay Magnolia	<i>Quercus phellos</i>	Willow Oak	<i>Cassia corymbosa</i>	Shrubby Cassia
<i>Magnolia virginiana</i>	Sweet Bay Magnolia	<i>Quercus shumardii</i>	Shumard Oak	<i>Clethra alnifolia</i> and cultivars	Summersweet
<i>Magnolia x 'Ann'</i>	Ann Magnolia	<i>Quercus virginiana</i>	Live Oak	<i>Cliftonia monophylla</i>	Buckwheat-tree
<i>Magnolia x 'Butterflies'</i>	Butterflies Magnolia	<i>Taxodium distichum</i>	Bald Cypress	<i>Conradina canescens</i>	Beach Rosemary
<i>Magnolia x 'Elizabeth'</i>	Elizabeth Magnolia	<i>Taxodium ascendens</i>	Pond Cypress	<i>Cycas revoluta</i>	King Sago
<i>Osmanthus americanus</i>	Devilwood	<i>Ulmus americana</i>	American Elm	<i>Cyrilla racemiflora</i>	Cyrilla
<i>Osmanthus x fortunei</i>	Fortunes' Osmanthus	<i>Ulmus parvifolia</i> and cultivars	Lacebark Elm	<i>Eriobotrya x 'Coppertone'</i>	Coppertone Plant
<i>Osmanthus fragrans</i>	Fragrant Tea Olive	<i>Vitex agnus-castus</i> and cultivars	Chastetree	<i>Fatsia japonica</i>	Fatsia
<i>Persea borbonia</i>	Red Bay			<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Pistacia chinensis</i>	Chinese Pistache	SHRUBS		<i>Fothergilla gardenii</i>	Dwarf Fothergilla
<i>Pinus clausa</i>	Sand Pine	<i>Abelia x grandiflora</i>	Glossy Abelia	<i>Fothergilla gardenii</i> 'Blue Mist'	Blue Mist Fothergilla
<i>Pinus elliotii</i>	Slash Pine	<i>Agarista populifolia</i>	Florida Leucothoe	<i>Fothergilla x 'Mt. Airy'</i>	Mt. Airy Fothergilla
<i>Pinus glabra</i>	Spruce Pine	<i>Amorpha fruticosa</i>	Indigobush	<i>Gamolepis chrysanthemoides</i>	African Bush Daisy
<i>Pinus palustris</i>	Longleaf Pine	<i>Aucuba japonica</i> and cultivars	Green Aucuba	<i>Gardenia jasminoides</i> and cultivars	Gardenia
<i>Pinus taeda</i>	Loblolly Pine	<i>Baccharis halimifolia</i>	Groundsel-bush	<i>Hibiscus mutabilis</i> 'Rubrus'	Red Confederate Rose
<i>Podocarpus macrophyllus</i>	Japanese Yew	<i>Buddleia davidii</i> and cultivars	Butterfly-bush	<i>Hibiscus syriacus</i> 'Aphrodite'	Aphrodite Shrub Althea
		<i>Bumelia tenax</i>	Tough Bumelia		

CEDAR CREEK - NATURAL AREA PLANT MATERIAL CHOICES

Botanical Name	Common Name	Botanical Name	Common Name	Botanical Name	Common Name
<i>Hibiscus syriacus</i> 'Diana'	Diana Shrub Althea	<i>Leucothoe racemosa</i>	Sweetbells	<i>Rhododendron canescens</i>	Piedmont Azalea
<i>Hydrangea quercifolia</i> and cultivars	Oakleaf Hydrangea	<i>Ligustrum japonicum</i> and cultivars	Waxleaf LigustrumLigustrum	<i>Rhododendron serrulatum</i>	Hammock Sweet Azalea
<i>Hypericum densiflorum</i> 'Creel's Gold Star'	Creel's Gold Star Hypericum	<i>Lonicera fragrantissima</i>	Bush Honeysuckle	<i>Rhus copallina</i>	Shining Sumac
<i>Hypericum galioides</i>	Bushy St. John's Wort	<i>Loropetalum chinense</i> and cultivars	Fringeflower	<i>Rhus glabra</i>	Smooth Sumac
<i>Hypericum reductum</i>	Atlantic St. John's Wort	<i>Lyonia lucida</i>	Fetterbush	<i>Rosa banksiae</i> 'Lutea'	Lady Bank's Rose
<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly	<i>Malva viscus arboreus</i> v. <i>drummondii</i>	Dwarf Turk's Cap	<i>Rosa chinensis</i> 'Mutabilis'	Mutabilis China Rose
<i>Ilex cornuta</i> 'Carissa'	Carissa Holly	<i>Mahonia fortunei</i>	Chinese Mahonia	<i>Rosmarinus officinalis</i>	Rosemary
<i>Ilex cornuta</i> 'Needlepoint'	Needlepoint Holly	<i>Michelia figo</i>	Banana Shrub	<i>Rosa polyantha</i> 'Nearly Wild'	Nearly Wild Rose
<i>Ilex decidua</i>	Deciduous Holly	<i>Myrica cerifera</i> and cultivars	Waxmyrtle	<i>Rosa</i> x 'Knockout'	Knockout Rose
<i>Ilex decidua</i> 'Warren Red'	Warren Red Holly	<i>Myrica heterophylla</i>	Swamp Candleberry	<i>Sabal minor</i>	Dwarf Palmetto
<i>Ilex glabra</i> and cultivars	Inkberry	<i>Nandina domestica</i> 'Fire Power'	Fire Power Nandina	<i>Sambucus canadensis</i>	Elderberry
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	<i>Nandina domestica</i> 'Gulf Stream'	Gulf Stream Nandina	<i>Serenoa repens</i>	Saw Palmetto
<i>Ilex vomitoria</i> 'Shillings Dwarf'	Shillings Dwarf Yaupon Holly	<i>Nandina domestica</i> 'Moon Bay'	Moon Bay Nandina	<i>Serenoa repens</i> 'Cinera'	Silver Saw Palmetto
<i>Illicium floridanum</i>	Florida Anise	<i>Nerium oleander</i> cultivars	Oleander	<i>Spiraea catonensis</i> 'Lanceata'	Double Reeve's Spirea
<i>Illicium parviflorum</i>	Ocala Anise	<i>Pittosporum tobira</i>	Pittosporum	<i>Ternstroemia gymnanthera</i>	Cleyera
<i>Itea virginica</i> and cultivars	Sweetspire	<i>Pittosporum tobira</i> 'Variegata'	Variegated Pittosporum	<i>Vaccinium arboreum</i>	Sparkleberry
<i>Jasminum floridum</i>	Showy Jasmine	<i>Podocarpus macrophyllus</i> v. <i>maki</i>	Dwarf Japanese Yew	<i>Vaccinium darrowi</i>	Evergreen Blueberry
<i>Lagerstroemia indica</i> 'Victor'	Victor Crape Myrtle	<i>Quercus myrtifolia</i>	Myrtle Oak	<i>Vaccinium elliotii</i>	Elliot's Blueberry
<i>Leucothoe axillaris</i> 'Jenkins'	Jenkins Leucothoe	<i>Rhapidophyllum hystrix</i>	Needle Palm	<i>Vaccinium myrsinites</i>	Myrtleleaf Blueberry
<i>Leucophyllum frutescens</i> 'Compactum'	Dwarf Texas Sage	<i>Rhaphiolepis indica</i> and cultivars	Indian Hawthorn	<i>Viburnum awabuki</i>	Awabuki Viburnum
<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Texas Sage	<i>Rhododendron</i> cultivars	Azalea cultivars	<i>Viburnum dentatum</i>	Arrowwood Viburnum
		<i>Rhododendron austrinum</i>	Florida Flame Azalea	<i>Viburnum nudum</i>	Possumhaw Viburnum

GENERAL NOTES:

- An application fee of \$1,150 is required for the review of all single-family home sites. Structures or changes submitted separately at a later date, including dock, will require an additional \$250 ARB fee.
- The minimum required square footage of the house is 2,200 square feet. A variance for a smaller home may be granted if the relationship between the size of the home and the buildable area of the lot warrants a home smaller than 2,200 square feet.
- Fences in the front yard or in front of the home are not permitted.
- A site clearing plan must be submitted and approved prior to the commencement of any clearing.
- The contractor will keep an approved set of plans at the construction site.
- The construction site is to be kept in a neat and orderly manner.
- The Architectural Review Board will have the right to remedy violations of these guidelines with the use of a lot owner's Construction Compliance Deposit or impose fines as deemed appropriate.
- Each lot will be allowed only one construction sign per site, and the signage will be kept in a neat and orderly manner.
- Portable toilets must be kept behind the Front Vegetative Buffer (see sheet 2 for location) of the lot and out of view from the street.

Cedar Creek Architectural Review Application
For Building Construction

Page 1 of 2

Date _____

Lot # _____ Street _____

Property Owner _____

Mailing Address _____

Telephone _____ Alternate # _____

Architect _____ Firm _____

Address _____

Telephone _____ Fax _____

Landscape Architect _____ Firm _____

Address _____

Telephone _____ Fax _____

Type of Construction: House _____ Gazebo _____ Dock _____

Has the architect and landscape architect/designer visited the site? Yes No

This application must include:

Copy of architect's current registration certificate, stamped with licensing seal

Application fee in the amount of \$1,150 payable to Cedar Creek Homeowners Association, Inc.

Three sets of the following plans:

1. Site plan
2. Floor plans with square footage summary on plan
3. Elevations showing existing and proposed grade, height of ridge dimensioned
4. Existing landscape and proposed landscape plan
5. Completed Material List form including color selections

Submitted By: _____ Check # _____

Signature:

Please submit to: Cedar Creek ARB
c/o Burg Management
2827 Joan Avenue
Suite B
Panama City Beach, FL 32408

EXTERIOR MATERIALS & COLORS: LOT# _____

<u>ITEM</u>	<u>MATERIAL</u>	<u>COLOR</u>
Siding (Wood)	_____	_____
Siding (Masonry)	_____	_____
Siding (Other)	_____	_____
Roofing	_____	_____
Handrails	_____	_____
Pickets	_____	_____
Fascia, Trim	_____	_____
Columns	_____	_____
Shutters	_____	_____
Front Door	_____	_____
Exterior Doors	_____	_____
Garage Door	_____	_____
Windows	_____	_____
Chimney	_____	_____
Gutters	_____	_____
Drive	_____	_____
Walks	_____	_____
Stairs	_____	_____
Fences	_____	_____
Foundation	_____	_____
Other	_____	_____

Submitted By: _____

Signature: _____ Date: _____

