

DESIGN GUIDELINES



CaRACOL

Port O'Connor, Texas

TABLE OF CONTENTS

1.0 Introduction	1	6.0 Site Planning Criteria	13	7.0 Architectural Criteria	32
2.0 Procedures for Submittals	3	.1 Building Setbacks, Heights, and Densities		.1 Building Base	
.1 Process		.2 Construction Timeline		.2 Second Floor	
.2 Design Review Committee		.3 Site Access		.3 Roof Design	
.3 Plan Submittals		.4 Parking		.4 Second Story Openings	
.4 Fees		.5 Service and Loading Areas		.5 Courtyards	
.5 Plan Submittal Form		.6 Exterior Storage		.6 Building Colors	
3.0 Submittal Requirements	4	.7 Refuse Collection and Storage		.7 Windows	
.1 Step 1: Conceptual Site Plan		.8 Utilities and Communication Devices		.8 Building Floor Areas	
.2 Step 2: Preliminary Building and Site Design		.9 Drainage		.9 Building Heights	
.3 Step 3: Construction Documents		.10 Screen Walls		8.0 Landscape and Hardscape Criteria	35
.4 Step 4: County Approved Construction Documents		.11 Screening of Mechanical Elements		.1 Purpose and Intent	
.5 Step 5: Field Compliance		.12 On-Site Lighting		.2 Lot Coverage Criteria	
4.0 Design Principles and Objectives	6	.13 Seawall/Bulkhead Tieback Zone		.3 View Impairment	
		.14 Boat Houses and Docks		.4 Buffers and Screening	
		.15 Boat Storage		.5 Tree Requirements	
		.16 Decks and Porches		.6 Walls and Steps	
		.17 Garages		.7 Irrigation	
		.18 Sidewalks and Drives		.8 Plant List	
		.19 Corner Lots/Wrap Around Elevations		Appendix A - Wiring Standards	41
		.20 Pools and Spas		Appendix B - Boat Houses	44
		.21 Outdoor Cooking Areas		Appendix C - Typical 7th Street Lot Drainage and Driveway Detail	45
		.22 Site Grading		Appendix D - Utility Courtyard	46
		.23 Play Equipment		Appendix E - Plan Submittal Form	47
		.24 Patios and Courtyards			
		.25 Foundations and Pilings			
		.26 Flags			
		.27 Gutters and Downspouts			
		.28 Signage			



1.0 INTRODUCTION

The inspiration for Caracol has its roots in the context of coastal beach villages, and represents the finest casual living and water sports haven.

The Caracol Building Design Standards and design review process have been adopted to define a level of quality to be applied to all residential and public buildings within the Caracol Project. The developers of any residential building, grounds, or facility are required to implement all provisions of these Standards applicable to their specific project. All development plans, landscape plans, and graphic designs should comply with these standards, as well as, any and all other applicable regulations, laws, and permitting procedures.

These Standards are organized into four separate elements:

- Site Planning
- Architecture
- Material selections (“specifications”)
- Landscape Architecture

In addition, all applicable requirements and codes must be satisfied with the responsibility being that of the builder to be aware of and conform to these standards. These standards will be amended from time to time by the Design Review Committee without notice as described under the authority created in the Declaration of Covenants, Conditions and Restrictions for Caracol. The guidelines should be read in whole.



OVERALL SITE PLAN

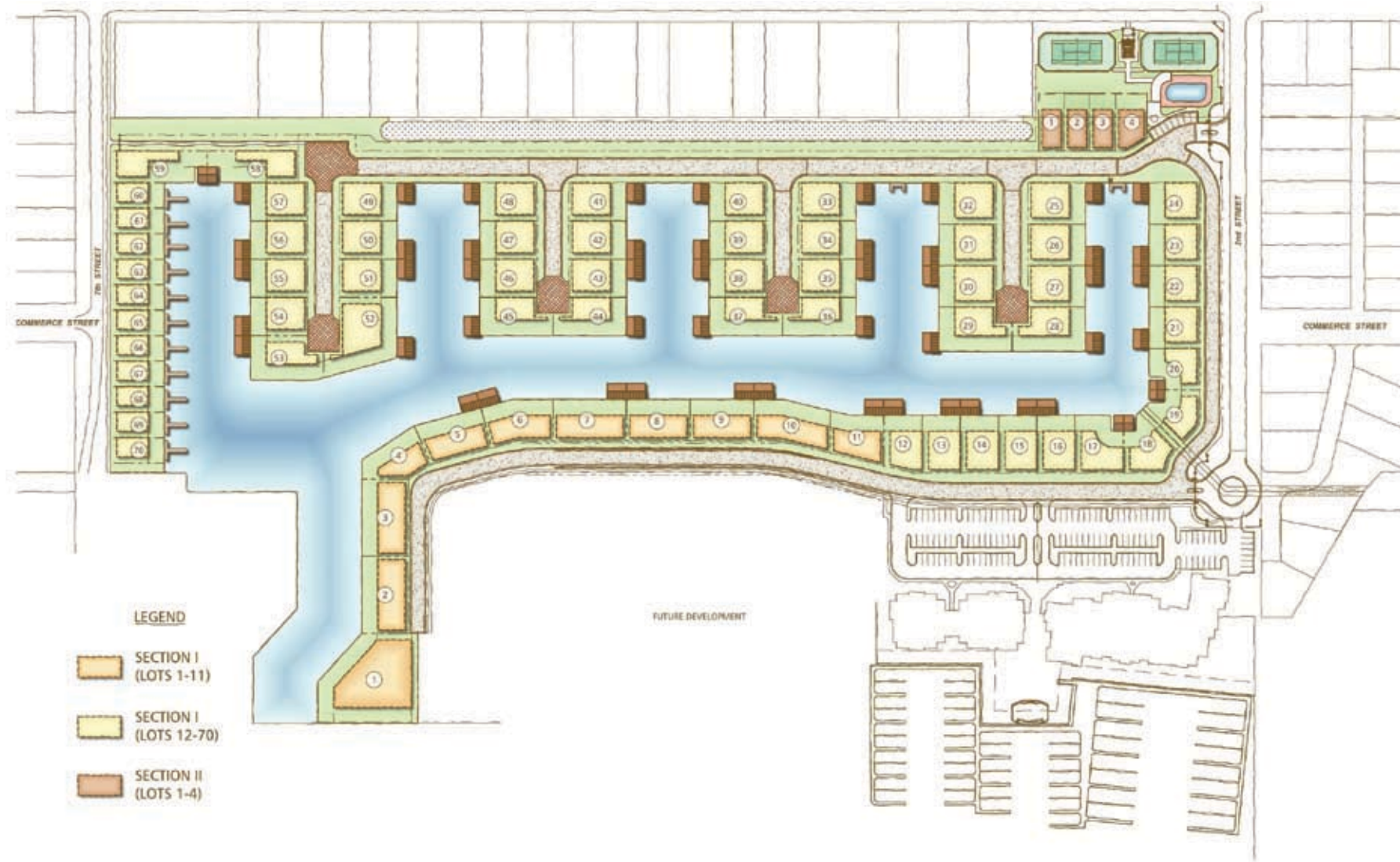


Fig. 1.1: This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

2.0 PROCEDURES FOR SUBMITTALS

2.1 Process

Submittals shall be prepared by owner or authorized agent, and delivered to the Caracol Design Review Committee (DRC). Submittals shall be made prior to plan processing at government agencies, except as otherwise indicated. Submittals shall be made according to the requirements of and in the sequence specified in the Caracol Design Review Application (plan submittal form - see Appendix E).

2.2 Design Review Committee

A three-person committee shall be established for Caracol, which will be designated by the Declarant. The term of appointment shall be 2 years, and said committee shall meet monthly for the purpose of reviewing conformance of proposed designs as they relate to these guidelines and protective covenants.

2.3 Plan Submittals

1. Building plans shall be prepared by a registered architect. Site plans shall be prepared by a registered architect or landscape architect. Landscape plans shall be submitted by a registered landscape architect. All structural plans should be prepared by a registered structural engineer.
2. Include lot and parcel map numbers on all plans and other documents submitted for review.
3. Submittals shall include a minimum of six blackline copies and one reproducible copy. Submittals of working

drawings shall include two copies. Plans should be rolled with a maximum 30" x 42" size. Submittals shall also include 11" x 17" reductions and electronic files including an AutoCAD file in the (Caracol) format in versions 2000 or newer.

4. Any incomplete submittals (wrong number of copies, incorrect information non-payment of fees) will be considered "Not Submitted".

2.4 Fees

The following fees shall be paid prior to the processing and review of each stage:

- | | |
|---|--------|
| 1. Conceptual Site Plan | \$50 |
| 2. Preliminary Building and Site Design | \$50 |
| 3. Construction Documents (CDs) | \$150 |
| 4. County Approved CDs | \$150 |
| 5. Authorization of Field Compliance | \$100 |
| 6. Construction Compliance Deposit | \$1000 |

The fee for a resubmittal of any phase shall be \$100.

2.5 Plan Submittal Form

The application form (Appendix E) shall be completely filled out with proper payment attached two weeks prior to the scheduled DRC meeting. Late submittals will be reviewed the following month.



3.0 SUBMITTAL REQUIREMENTS

The Design Review Committee shall review submittals in the sequence of the five following steps:

1. Conceptual Plan
2. Preliminary Building and Site Design
3. Construction Document Review
4. County Approved Construction Documents
5. Field Compliance

The purpose, prerequisite, and required materials for the five submittal steps are described herein. If the Field Compliance Step has not been completed within 36 months after the initial Conceptual Plan approval has been given, all previous approvals shall be revoked. The five-step sequence of submittals must then begin again. Requests for extension may be granted in cases of unusual hardship.

3.1 Conceptual Site Plan

.1 Purpose

To review proposed conceptual site organization, building size, parking, access, circulation, and grading, as well as confirm that proposed uses and site are compatible with these Standards.

.2 Prerequisite

A Master Plan is required when development will occur in phases. The Master Plan must be approved by the Design Review Committee and may require a minimum scope and size for the first phase.

.3 Required Materials

- Payment of fees.
- Conceptual site plan at a minimum scale: 1" = 20', indicating the following:
 - Proposed building footprint with dimensions to property lines.
 - Access drives (width and type).
 - Parking areas indicating location and number of spaces.
 - Pedestrian circulation.
 - General pad and FF elevations; top and bottom of slope elevations.
 - Building/parking setback lines for the specific site.
 - Proposed storage/service areas.
 - Landscaped areas by zone and type
 - Marine facilities
 - Utility court configuration and material confirmation

3.2 Preliminary Building and Site Design

.1 Purpose

To review the refined site plan, preliminary architectural and landscape designs, and confirm building program and grading concept.

.2 Prerequisite

Step 1 Conceptual Plan approved by Design Review Committee.

.3 Required Materials

- Payment of fees.
- Preliminary site plan minimum scale: 1" – 20' indicating:
 - Building footprint with dimensions to property line
 - Access drives (width and type)
 - Parking areas indicating location, number of spaces, and dimensions
 - Walkways
 - Building/parking setback lines for the specific site
 - Proposed storage/service areas
 - Marine facilities
 - Utility courtyards
- Preliminary grading plan minimum scale: 1" – 20' indicating:
 - Top/bottom of slopes, with spot elevations
 - Building pad/FF elevations
 - Parking areas with spot elevations or contours
 - Access, with spot elevations
- Preliminary storm drain locations/drainage plan.
- Preliminary landscape plan minimum scale: 1" – 20':
 - Edge conditions
 - Vehicular entry treatment
 - General plant palette
 - Outdoor gathering areas (patios, courtyards)
 - Hardscape material callouts
 - General planting areas, tree locations
 - Street trees per Landscape Criteria

- Site lighting
- Building floor plan with use areas noted minimum scale of 1/8" = 1'-0"
- Building elevations for each side of building minimum scale of 1/8" = 1'-0"
- Specification of exterior building materials (surfaces, glass, paints, stains, textures, finishes, stucco finish, screening, walls/fences). Submit color and material boards eight (8) inches by thirteen (13) inches in size. Sample size shall be a minimum of two (2) inches by three (3) inches.
- A three-dim erosional or drainage study is required. An electronic massing model depicting a minimum of three views is permissible.

3.3 Construction Documents

.1 Purpose

To review the Construction Document package. The package shall be submitted to the Design Review Committee prior to submittal for building permit.

.2 Prerequisite

Preliminary Building and Site Design approval by the Design Review Committee.

.3 Required Materials

- Payment of fees
- Complete 100% Construction Documents
- Final material boards

3.4 County Approved Construction Documents

.1 Purpose

To ensure that proposed designs comply with required building elevations.

.2 Prerequisites

Approval of completed Construction Drawings

.3 Required Materials

Payment of Fees

Proof of compliance with approved building elevations provided by a registered architect or professional engineer

3.5 Field Compliance

.1 Purpose

To provide verification of construction in compliance with approved plans.

.2 Prerequisite

Completion of improvements necessary to obtain Temporary Occupancy Permit issued by Calhoun County, and final building inspection by Calhoun County, or completion of improvements where Calhoun County Approval is not required.

.3 Required Submittals

- Notification by letter to the Design Review Committee within thirty (30) days of completion of improvements certified by the architect or engineer stating the construction was completed as submitted and approved by the DRC.
- Completed site and building review by representative of the DRC. Verification by said representative that improvements are in substantial conformance with Approved Construction Documents.
- As-built drawings in the approved AutoCad format (version 2000 or later).

Be aware that some utility service providers will require a final approval letter from the DRC before providing utilities.

4.0 DESIGN PRINCIPLES AND OBJECTIVES

In general, the following design principles provide the foundation for development standards and should provide the basis of clarification and guidance for all residential and public building types.

- Reflect the architectural heritage of the coastal fishing villages of the gulf coast. Exemplify these styles in the public and residential buildings as a distinctive imaging and placemaking stratagem for the community.
- Consider color as one of the primary tools to define the Coastal Style using tones that shall be light, natural, and blend with the natural surroundings.
- Develop appropriate building massing with a variety of studied placements for roof planes, porches, covered terraces, and fireplace elements.
- Emphasize the pedestrian scale; meaning the first floor of all residential buildings shall have a strong focus on detail, spatial intimacy, and people-gathering spaces.
- Consider sustainability in the design of all buildings and exterior spaces.



Fig. 4.1: Typical architecture and building proximity.

5.0 REGULATING PLANS

5.1 Land Uses

An integrated master plan has been developed for Caracol, with the best in casual waterfront living as

a cornerstone. A variety of residential products and lifestyle options have been carefully conceived as is illustrated below.



Fig. 5.1 (A): This plan is for presentation purposes only and may not be built. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

LAND USE PLAN



Fig. 5.1(B): This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

5.2 Accent Feature Plan

In devising a cohesive community plan that feels quaint and charming, it is necessary to prescribe where required elements occur. These may be as simple as a building elevation that wraps around a corner, a feature porch, tower element, or fireplace.

Certain spots on the plan warrant the placement of a roof feature, signature porch, or other focal element to create interest. These are indicated below, and should be developed as an integral part of the architecture as plans are submitted for preliminary review to the DRC.



ACCENT FEATURE PLAN



Fig. 5.2: This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

5.3 Lot Designation Plan

Lots at Caracol shall be built out in accordance with the setback requirements indicated on the Lot Designation Plan. As illustrated in the Lot Designation Plan, Section I lots 1 -11 have 5' and 5' side setbacks while Section I lots 12-70 have a 0' setback on one side and a 10' setback on the other. Refer to the plat for Section 2 lots 1-4.

A perimeter wall shall be constructed at the front property line of lots 59-70 and will be 6' in height. The wall will be constructed to match the style and color of Caracol's primary entry walls. Openings in perimeter walls shall be secured with doors. Doors must be provided at driveway and utility courtyard access locations. Doors shall be selected in accordance with the architectural character of the community and must be made of wood or other material to approved by the DRC. Lighting must also be provided at these locations and must be designed in accordance with the design guidelines. Lighting plans and fixtures will be subject to approval by the DRC.

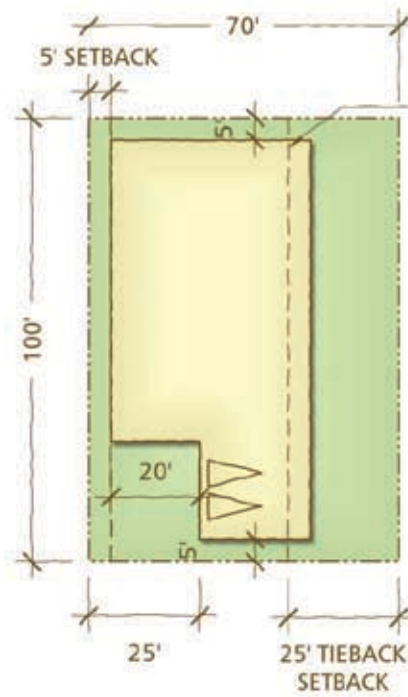


Fig. 5.3 (A): Typical Section 1 Lots 1-11

ENCROACHMENT INTO TIEBACK SETBACK MAY NOT EXCEED 10'

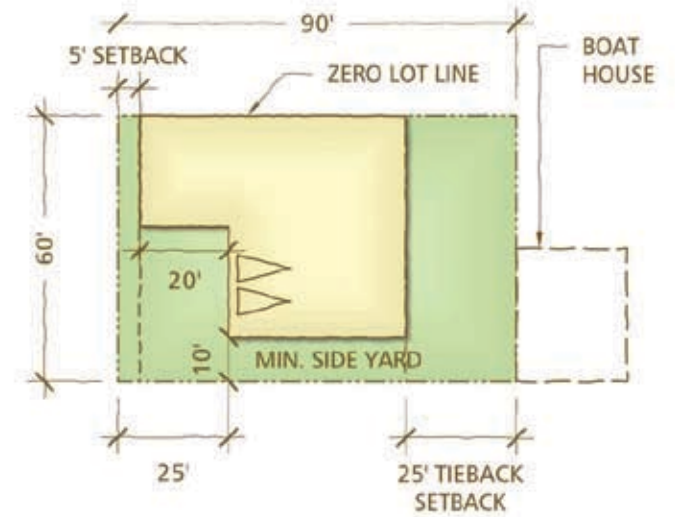


Fig. 5.3 (B): Typical Section 1 Lots 12-70

These plans are for presentation purposes only and are subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on these plans are intended.

LOT DESIGNATION AND SETBACK PLAN



Fig. 5.3 (C): This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

6.0 SITE PLANNING CRITERIA

6.1 Building Setbacks, Heights, and Densities

Specific building heights, and coverage are defined for residential units in section 7.0 Architectural Criteria. The following parameters define the standards for building restrictions:

- All setbacks will be measured from the outer wall of any building to the property line, excluding pop-outs, fireplaces, or bay windows. Allowable projections into the required setbacks include eaves, fireplaces, balconies, outside stairs, bay windows, porch columns, wing walls, courtyard walls, and similar architectural features which may project a maximum of three feet into any required lot setback or remain one foot from the property line, whichever is less. The exception, side balconies, must end at least two feet from the property line.
- Building heights will be measured from finished grade at the front yard setback at the lowest point of natural grade to the ridge line of the roof or at any architectural element concealing roof equipment, excluding, chimneys or vents.
- Towers, spires, cupolas, chimneys, necessary mechanical appurtenances and similar building elements can exceed the permitted height in accordance with the conformance standards outlined by the county.
- No building or any part of any building, architectural feature, or landscape element may on any corner lot obstruct sight visibility.

6.2 Construction Timeline

Although there is no time constraint of beginning construction of a home, it is in the best interest of the community that once construction on a home is begun, that it be completed expeditiously. At the discretion of the DRC, the general start of construction until completion should be less than 18 months.

At Caracol, property owners may build out their lots in phases in accordance with the following requirements. In the event property owners decide to build out their lots in phases the property owner must begin construction of the principal residence within 3 years of the initial construction of phased improvements. Property owners may begin construction with any portion of the structure that is intended to be habitable; however construction of the principal dwelling must be started within 3 years from the completion of the first structure. A certificate of occupancy must be submitted to the DRC as proof of the completion of construction. Boat houses may not be habitable and therefore are not included in this construction timeline.

During a phased construction process, parking and driveways shall be provided for the boat house or carriage house pursuant to the design guidelines and be sufficiently screened through use of landscape or fencing as to not create unpleasant views from adjacent lots, including the requirement to provide irrigation and grass on the remaining undeveloped area of the lot. Access, walks and parking scenarios must be submitted in plan form for approval by the DRC. The installation of any utilities must be completed in accordance with Section 6.7 of this document. All proposed improvements to the site must be approved by the DRC. No parking areas will be allowed within 50' of the bulkhead of the lot, except in lots 1-12 where this may not be possible.

SITE PLANNING CRITERIA



Fig. 6.1: This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

6.3 Site Access

- All driveway locations shall be subject to approval by the Design Review Committee and Calhoun County and be in accordance with the driveway masterplan. These shall respect, to the degree possible, the street trees described in the landscape and hardscape criteria.

6.4 Parking

- Parking provisions shall conform to the local regulations.
- Off-street parking shall be screened from view with buildings, low walls, berms and/or landscape and shall be provided at two spaces per single-family home.

6.5 Service and Loading Areas

- All trucks, boats, or other motor vehicles stored on site must be inside a closed building or screened portion of the site, unless approved in writing by the Design Review Committee. All others must be housed off-site.
- Provisions shall be made on each site for any necessary vehicle loading. No on-street loading or unloading shall be permitted.

6.6 Exterior Storage

- Exterior storage shall be fully screened by landscape or walls. If walls, they should be connected to, and of the same material as, the main building. The height shall be adequate such that no mechanical elements will be visible above the wall.

6.7 Refuse Collection and Storage

- All outdoor refuse enclosures shall be constructed of a durable wall, six-foot (6') minimum height, with a noncombustible gate, so as to screen all refuse containers from adjacent lots or streets. No refuse collection or storage areas shall be located between a street and the front of a building.
- Refuse collection areas shall be designed to contain all refuse generated on site between collections.
- Refuse collection shall occur at the back door or storage locations.

DRIVEWAY PLAN

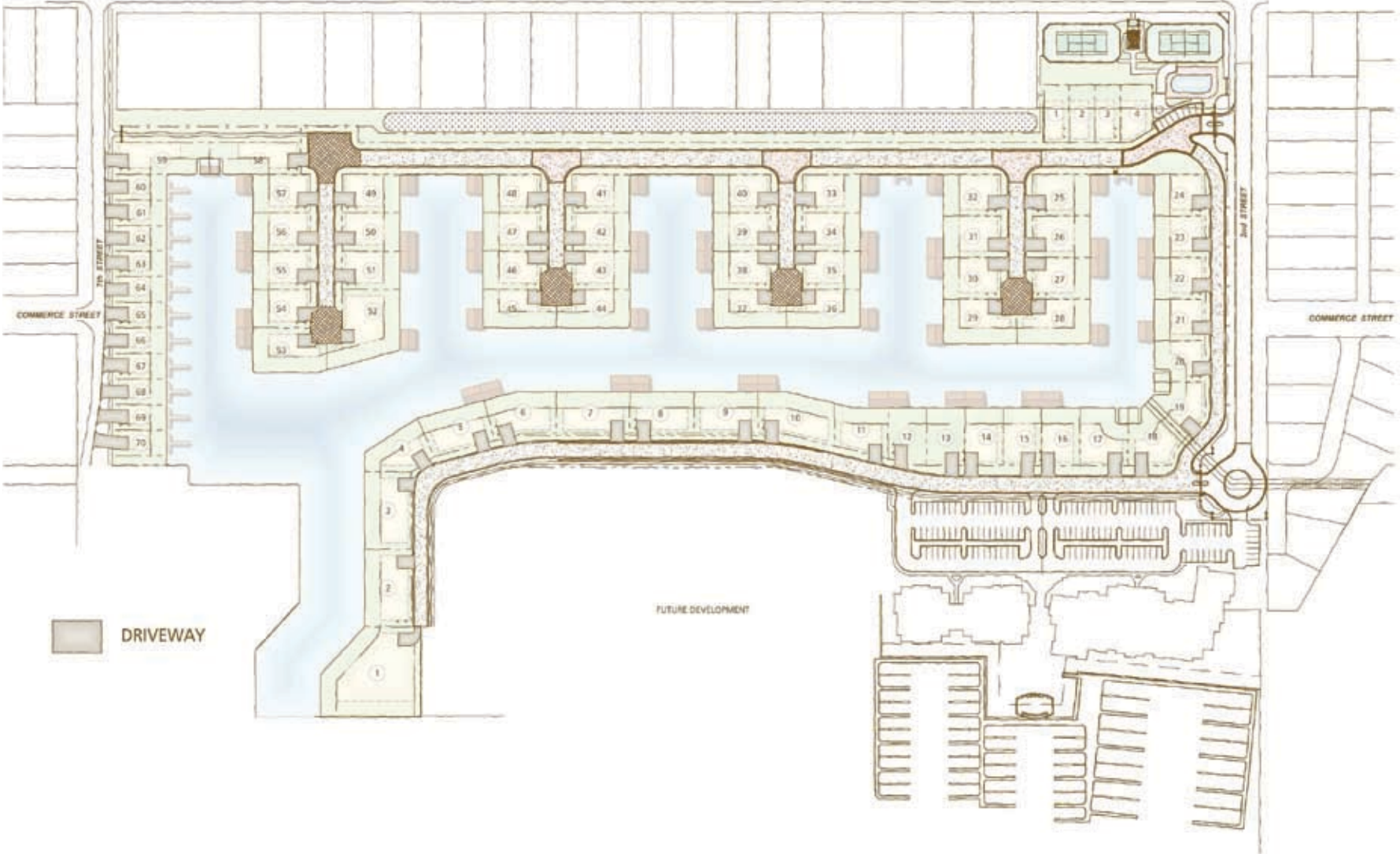


Fig. 6.3: This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

6.8 Utilities and Communication

Devices

- All exterior on site utilities—including but not limited to drainage systems, sewers, gas lines, water lines, transformers, and electrical telephone and communications wires and equipment—shall be installed and maintained underground. All above-ground utility locations are subject to review by the DRC. See Appendix “D” for Utility Courtyard layouts.
- All antenna and satellite dishes visible at a point located five (5) feet above the ground (or ground floor) level at a distance of 500 feet in any direction must be submitted for review by Design Review Committee and are subject to all federal regulations currently in effect.
- Electrical equipment shall be mounted on the interior of a building wherever practical. No antennae may be placed so it is visible from any street or other lot unless it is impossible to receive a signal from such location. In no case shall exterior electrical equipment be mounted on the street side of any building.
- Private sewer components (i.e. manholes, clarifiers, etc.) located in paving should occur in the aisles of parking lots or service drives.
- Homeowners may install propane tanks on their property at Caracol. Propane tank installations must be located and designed to meet the guidelines listed below and must be approved by the DRC prior to installation.

- Propane tanks filled on-site must be located so that the filling connection and fixed liquid level gauge are at least 10 feet from external source of ignition (i.e. open flames, AC units compressors, etc.) 10 ft. of clearance from direct vented gas appliance or in take to a mechanical ventilation system.

- Minimum distances from underground containers shall be measured from the relief valve and filling or lever gauges vent connection at the container. Where a container may be subject to abrasive action or physical damage due to vehicular traffic or other causes it must be either placed not less than 2 feet below grade or protected against such physical damage.



Fig. 6.8 (A): This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

UTILITY PLAN

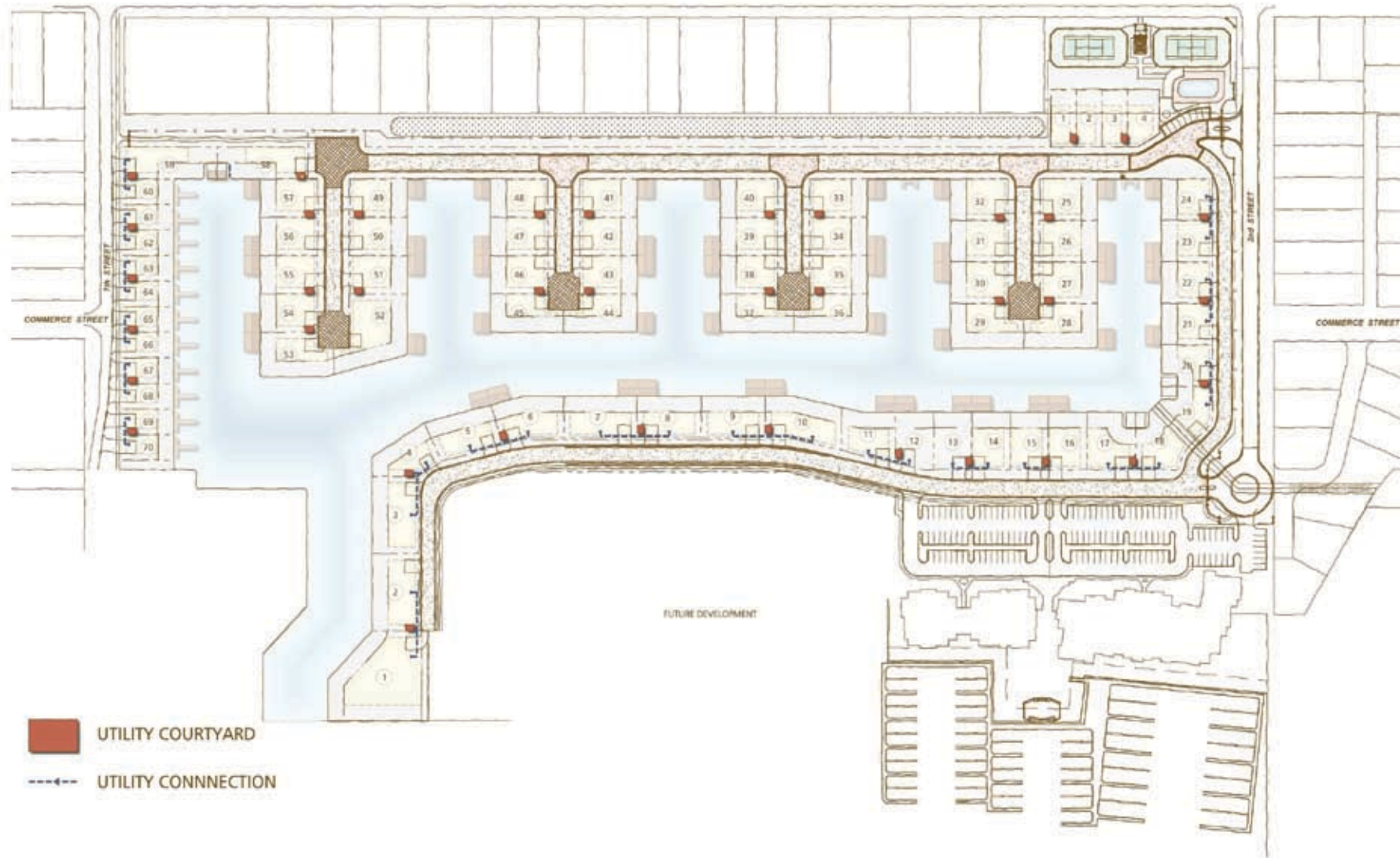


Fig. 6.8 (B): This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

6.9 Drainage

- All drainage shall comply with Calhoun County and Corps of Engineers Permit.
- Drainage needs to be back to the street except for the area 10' from the bulkhead. This must drain over the bulkhead or if through it only with engineered and sealed plans with an inspection from the engineer when the work is complete.
- See Appendix "C" for Typical 7th Street Lot Drainage.

6.10 Screen Walls

- Solid walls required for screening service and loading areas, exterior storage, refuse, and equipment shall be a minimum of six (6) feet and a maximum of twelve (12) feet in height.
- Walls located between building setback and parking setback shall be a maximum of three and one-half (3½) feet in height.
- Retaining walls and solid walls required for screening service and loading areas, exterior storage, refuse, and equipment, and not attached to buildings, shall be compatible with architecture, materials, and color of the buildings.
- In some cases, special community theme design screen walls shall be provided at designated locations.

6.11 Screening of Mechanical Elements

- All above ground utilities and their appurtenances shall be screened and shall be kept away from highly visible locations such as pedestrian and vehicular entry points
- Transformers that are separate from the building and may be visible from a public street shall be screened with either planting or a community theme wall. Where possible, refuse containers and transformers shall be integrated into the same enclosure.
- Backflow preventors should be grouped if possible with other above grade utilities and screened appropriately with landscaping. If possible, they should be located at the sides of building.
- Electrical equipment will be screened if visible. See figure 6.8 (A) on page 17.

6.12 On-Site Lighting

In general, to reduce light pollution, overall lighting should be minimized. All lighting will be in accordance with local regulations Standards in effect at the time of site plan approval and subject to approval by the DRC. Lighting guidelines are outlined below.

1. Lighting photometrics plan must be generated and approved prior to installation.
2. Fixtures should be of a scale consistent with use. Style should reflect a rustic/nautical style and will be subject to approval by the DRC.
3. For common areas, where a high intensity discharge fixture may be required, the light source must be metal halide.
4. Light fixture style, type and color should be similar and compatible throughout the project.
5. Where possible, pedestrian areas, including established off-street trails, pathways, and other public places should be illuminated in hours of darkness especially where grade changes involving ramps or stairs occur. No uncovered fixtures will be permitted.
6. Boat house and canal dock lights should be cut off as well as any lights on rear elevations.
7. High intensity discharge lamps are not permitted on private lots.
8. In all cases, lighting should not extend beyond its task. Cut-off and shielded fixtures should be used as appropriate.

9. Illumination levels should not be in excess of what is required. Lighting design should address specific functions of activity areas. Site lighting should be indirect in character and should not exceed six foot candles at the property line.
10. Color lenses or bulbs may not be used.
12. Lighting fixtures should be located to minimize shadows and interference.
13. Spillover lighting should not be permitted. Lighting should reflect away from adjoining properties.
14. Energy consumption should be considered in determining lighting fixtures.
15. No after-market fixtures will be permitted without prior DRC approval.
16. All light sources shall be metal halide or incandescent.
17. Uplighting and indirect accent lighting where the light source is hidden is preferred.
18. Neon Lighting visible from the outside is strictly prohibited.



6.13 Seawall/Bulkhead Tieback Zone

Seawall construction at Caracol implies the installation of tiebacks at six (6) feet on center with a length of 25 feet. A 25 foot Seawall Maintenance Easement will be established along the entire length of the seawall. The construction of decks, pools, spas, or similar facilities encroaching on the Seawall Maintenance Easement may be permitted at the risk of the homeowner. In the event of seawall repair the developer claims no responsibility for structures located within the Seawall Maintenance Easement.

A homeowner may choose to develop in this area, but will need to provide sealed engineering drawings demonstrating that the integrity of the seawall has been maintained.

The HOA will be responsible for maintenance and they will also have access to the zone to do repair and maintenance. A variance to develop within the zone will be granted at the sole discretion of the DRC. In no event will encroachment be allowed to occur more than 10 feet into the tieback zone.



SEAWALL MAINTENANCE EASEMENT PLAN

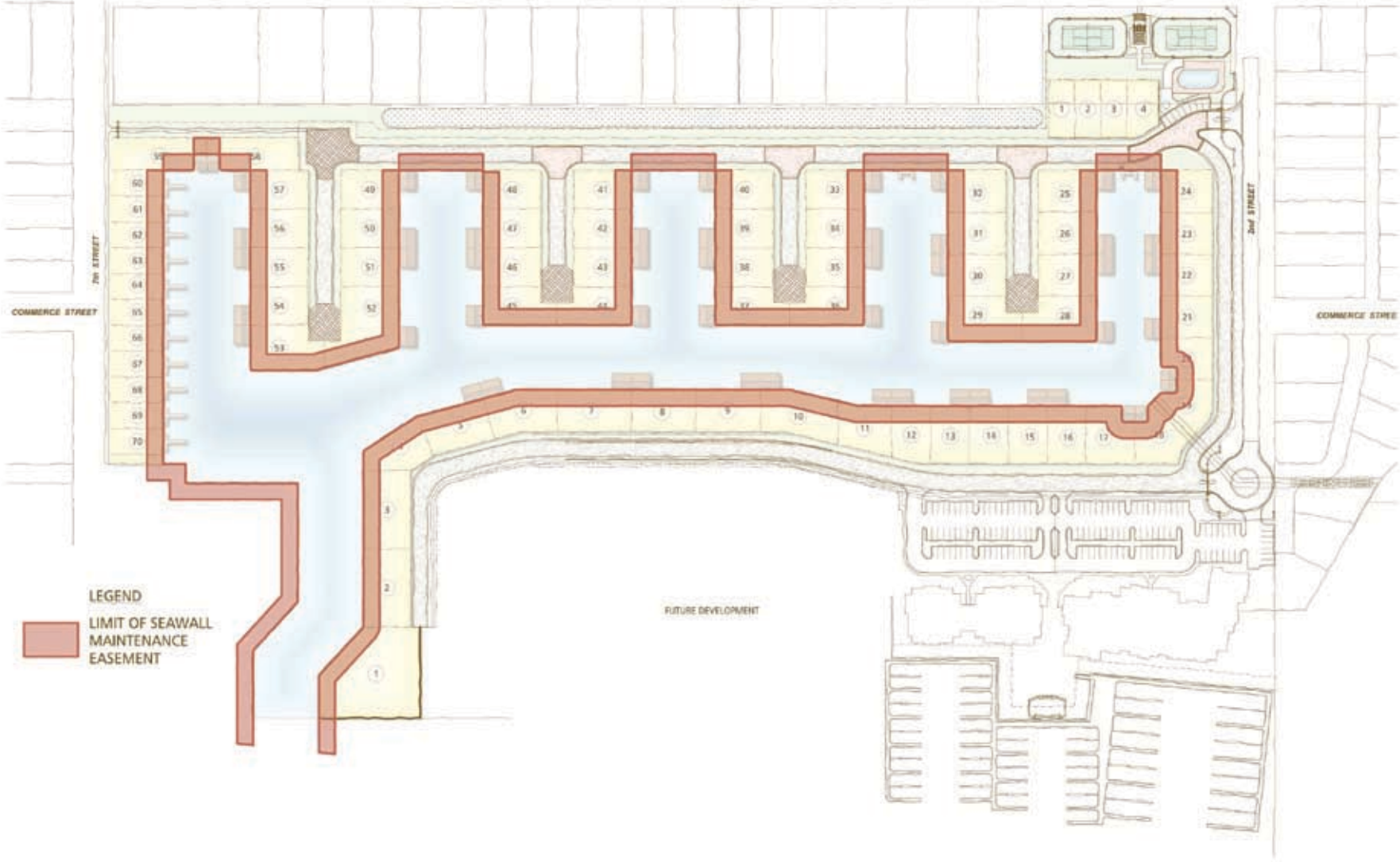


Fig. 6.13 This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

6.14 Boat Houses and Docks

The construction of boat houses and docks on lots with water frontage at Caracol is permitted, subject to USA Corps of Engineers permitting and regulations and as noted on Fig. 6.14 (D) (Boat House and Dock Plan) and in Appendix "B" for Boat Houses. Boat houses shall be constructed with a maximum dimension of 25'x30', a minimum dimension of 15'x30'. The dock height shall be one step down from the height of the bulkhead cap height. All boat house and dock structures must be located entirely within the Designated Moorings Easement and in relation to each lot as shown in the Designated Mooring Areas Plan.

Adjacent boat houses must adhere to the following:

- All boat houses must be free standing - no shared structures are allowed
- Eaves must extend less than 18" from the structure and at least 6" from the property line in order to keep at least one foot between buildings.
- Pilings must be within the 25' mooring easement. Eaves may overhang up to 18".

The architectural style of boat houses is to be in accordance with the style and materials noted in the Architectural Criteria section of this document. Boat house architecture must also be compatible with that of the principal dwelling. Decks are not permitted on tops of boat houses and flat roofs are also prohibited.

All boat house drawings must be submitted to the DRC for review and approval prior to constructing any structure. Permissible marine conditions are indicated below.

- No Exterior Lights
- Underwater Lighting
- Blue/White Controlled
- 75 Watt

6.15 Boat Storage

- All boats stored on site on trailers must be inside a closed building or screened portion of the site designated for boat storage.

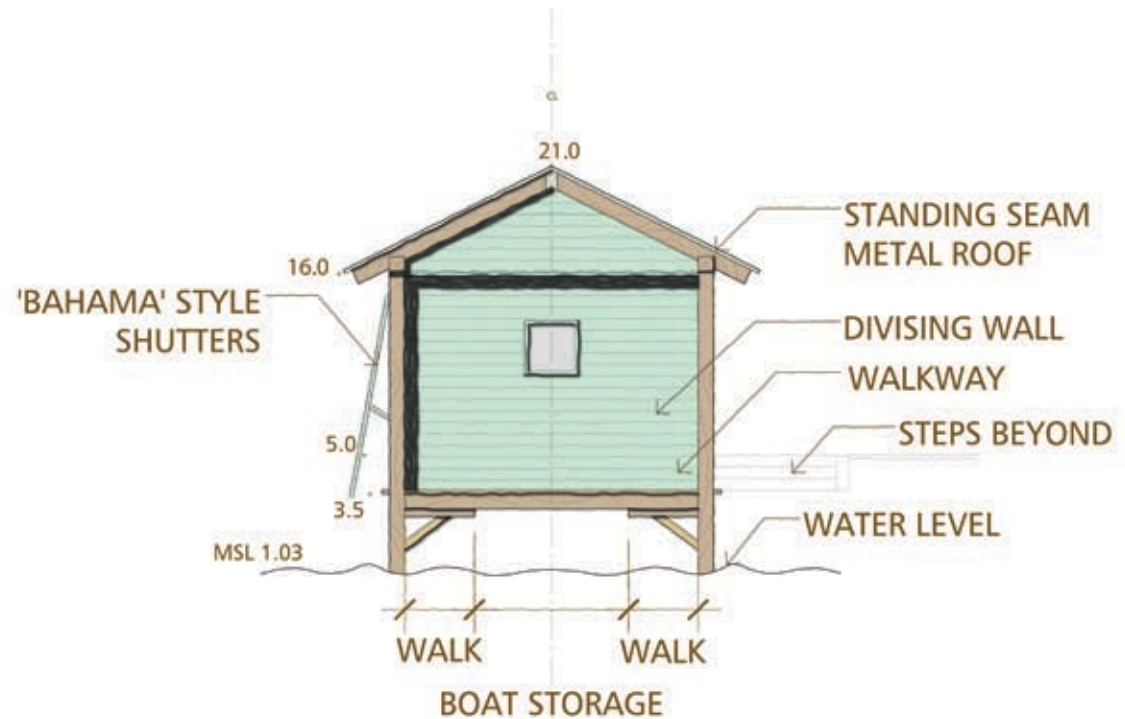


Fig. 6.14 (A): Boat house elevation based on NGVD 29. This plans is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on these plans are intended.

BOAT HOUSE AND DOCK PLAN

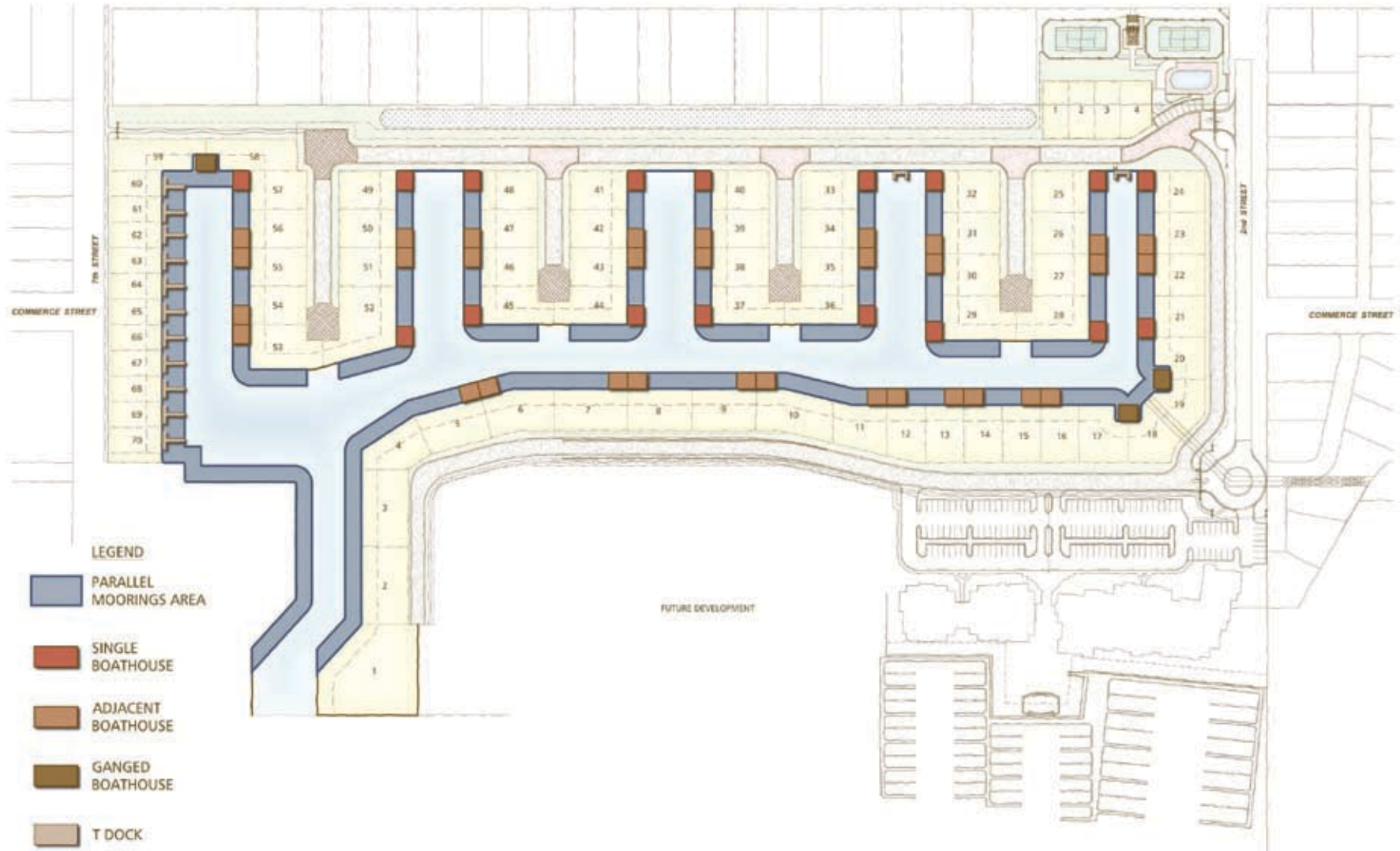


Fig. 6.14 (B): This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

BOAT HOUSE ELEVATION



Fig. 6.14 (C): Boat house elevation based on NGVD 29. This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

BOAT HOUSE AND DOCK PLAN

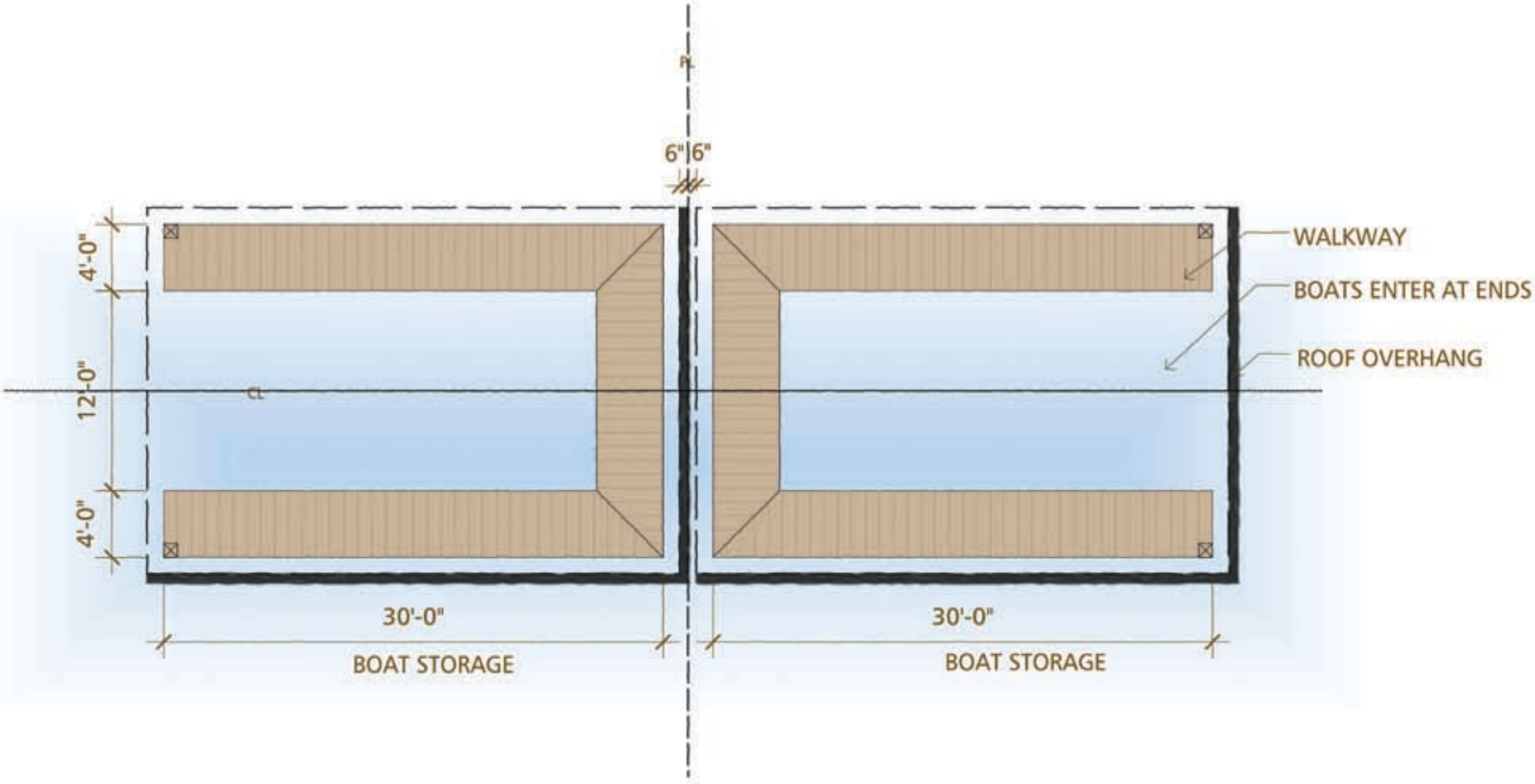


Fig. 6.14 (D): Boat house plan. This plans is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on these plans are intended.

6.16 Decks and Porches

Porches are encouraged as a means of promoting interaction among neighbors, improving streetscape facades, mitigation of summer afternoon heat gain, and promoting the coastal style. Porches should be functional rather than a stylistic add-on and should encourage and enhance blending of indoor and outdoor space.

- Wherever possible, porches should wrap a corner to give added dimension to the indoor/outdoor sequence.
- Porches on two levels can be dramatic, yet require careful integration with facade and roofline design.
- Railing style and materials should be consistent with detailing of the columns and facades. Elaborate wrought iron or aluminum railings are not acceptable. Spacing between railing pickets shall conform to height and applicable building codes.

6.17 Garages

- Garage door heights and sizes must be in scale with the facade and architecture of the home.
- Garages must be integrated with the overall proportions and styling of the main structure.
- Garage rooflines are to be carefully planned to harmoniously combine with the lines and details of the other building masses.
- When a three car garage facing the street is proposed, the garage facade must contain a plane break to reduce the visual span of the three car opening. A double wide door or two single garage entries can be on the same plane, however, three garage entries may not be on the same plane.
- Garage doors shall be 10 feet high or less.
- Garage door construction and materials must achieve the appearance of wooden carriage doors.
- The garage doors and windows within garage doors are to be detailed and constructed with the detailing of the other exterior facades. Materials and color schemes are to be consistently used to blend visually. Garage doors which face the street are to be recessed at least 10" to provide adequate relief to the facade.
- A separate side passage door will be required for all garages which face the street. This will help to discourage leaving the garage door open for pedestrian ingress and egress.
- All recreational vehicles to be parked or stored on lots must be kept in a fully enclosed roofed garage.

6.18 Sidewalks and Drives

Lots that are accessed directly from the street require a layout that lessens the visual effect of garage doors and parked cars facing the street. Lots fronting on 7th Street shall have driveways with a brick band no less than 5 ft. wide and located at the front property line, as shown in Appendix C.



Fig. 6.17: Typical garage

6.19 Corner Lots/Wrap Around Elevations

The relationship of buildings to one another and the street is especially important at corners. Buildings on corner lots must address both streets. Wrap-around porches are encouraged for corner lots.

6.20 Pools and Spas

Location of pools and spas will be approved by the Design Review Committee on a case by case basis.



Fig. 6.19: Wrap around porch

6.21 Outdoor Cooking Areas

Built-in barbecue units, outdoor kitchens, fire pits and/or fireplaces must be contained within the rear yard patio or courtyard and must be designed as an integral part of the home landscape. Chimney elements should avoid obstructing views from adjacent properties.

6.22 Site Grading

Contouring of front and back yards is encouraged to create visual interest in the landscape and produce soft, gentle transitions between the existing grade of the home and the adjacent street and canal. Contouring should transition into grades on both sides of the lot to create a flowing, continuous streetscape.

Residential storm drainage should be accomplished primarily through surface contouring within the limits of the homeowner's property. Residential lot plans submitted to the DRC will clearly identify lot grading and drainage within the following guidelines:

1. Yard contouring should not result in major changes to original drainage patterns of the lot. Water may not be directed toward the building foundation or toward any neighboring property.
2. Yard contouring should create microclimates for planting. Depressed areas may collect natural runoff for plants that benefit from additional water and mounded areas can reduce water intake for other drought tolerant plants.

3. Drainage may not be altered to create any condition that could lead to off-site soil erosion on adjoining lots or open space.
4. In accordance with Army Corps of Engineers permits, no more than last 10 feet of yard may drain to bulkhead.

The storm drainage systems from residential lots lead to drain lines via curb and gutter in the streets that are adequate to handle storm drainage per Calhoun County Standards and Requirements. The use of custom retaining walls of native rock and landscaping to screen cut slopes and fill areas will be encouraged and required in many cases to control erosion from terraces and pools.

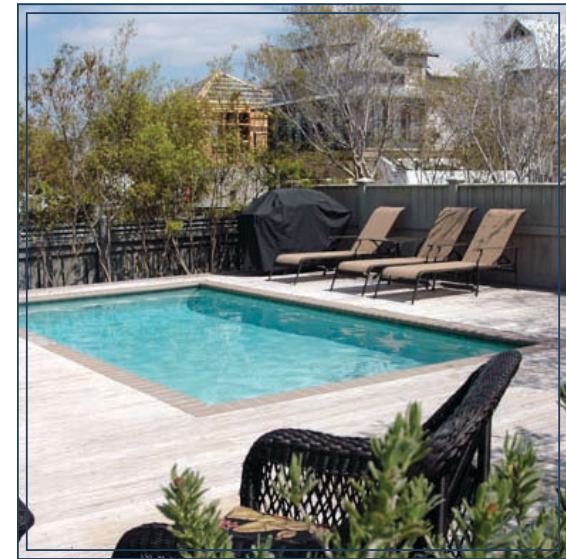


Fig. 6.20: Pool

6.23 Play Equipment

Design Review Committee approval is required for all play equipment installations. Play equipment must be screened and will be allowed in side and rear yards only. Multicolored covers are prohibited.

6.24 Patios and Courtyards

Patios and courtyards should be designed as an integral part of the architecture of the home. The configuration of hardscape areas should be dictated by circulation patterns, the landscape design concept and, in some cases, the shape or configuration of the chosen paving material. Natural building materials like stone, brick, integral-colored and/or exposed aggregate concrete are logical selections for exterior ground surfaces.

6.25 Foundations and Pilings

Foundation Walls, Piers, and Pilings shall be parged block, smooth finished poured concrete, or wood. Retaining walls shall be masonry with a stone, stucco, or precast finish in a white color.

6.26 Flags

Flags and flagpoles are not permitted at Caracol except official flags of countries, states, counties, or cities flown from 5' poles mounted at a 45 degree angle to the building walls. Seasonal flags may be utilized if not viewable from the street.



Fig. 6.24: Courtyard

6.27 Gutters and Downspouts

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), anodized or ESP aluminum. Metal Chains may be used in lieu of downspouts. Downspouts shall be placed at the corner

of the building least visible from nearby streets. Splash blocks shall be made of concrete, brick, or gravel.

Gutters are required on all zero lot sides to prevent runoff onto adjacent properties.

MONUMENTATION PLAN

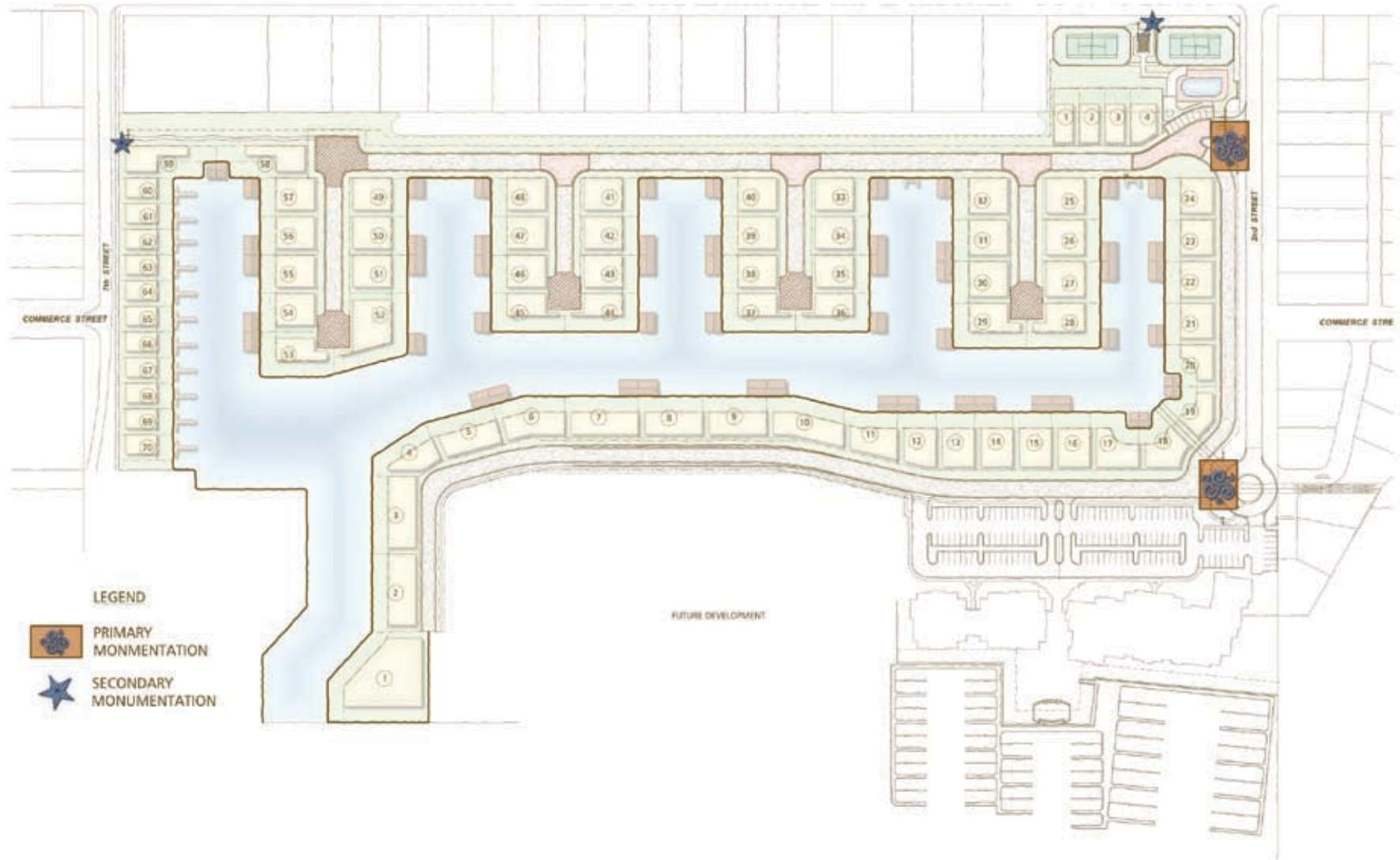


Fig. 6.25: This plan is for presentation purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

6.28 Signage

The purpose of the signage system is to enhance the resident experience through clearly marked directions and identification. Each parcel is to have a project identification monument located at its primary entrance, and a system of addresses within the parcel.

The signage system is intended to be subtle, yet helpful and pleasing in its design. The system of signs should be designed with the beach/fishing village in mind to reinforce the community's overall identity.

1. Individual residence addressing shall be located at eye height, include the Caracol logo, and be lit sufficiently enough to be read from at least 20 feet away.
2. Address lettering can be raised, flush, or recessed from the primary plane of surface on which they are located.

If raised, appropriate materials include wood, bronze, or brushed aluminum.

If recessed, appropriate materials include wood, stone, bronze, aluminum, or tile.

If flush, appropriate materials include hand-painted tile set flush with a stucco finish.

Should a Caracol home be placed for rent or sale at any time, the associated yard signage must adhere to the following standards, as illustrated in Figure 6.28.

- The sign shall include the Caracol logo as shown.
- The sign shall follow the basic format shown, including basic contact information.
- The sign shall be encased in a wooden frame of the specified shape and mounted on a wooden 4x4 post.

Gold Sign Color: Pantone 4505 M

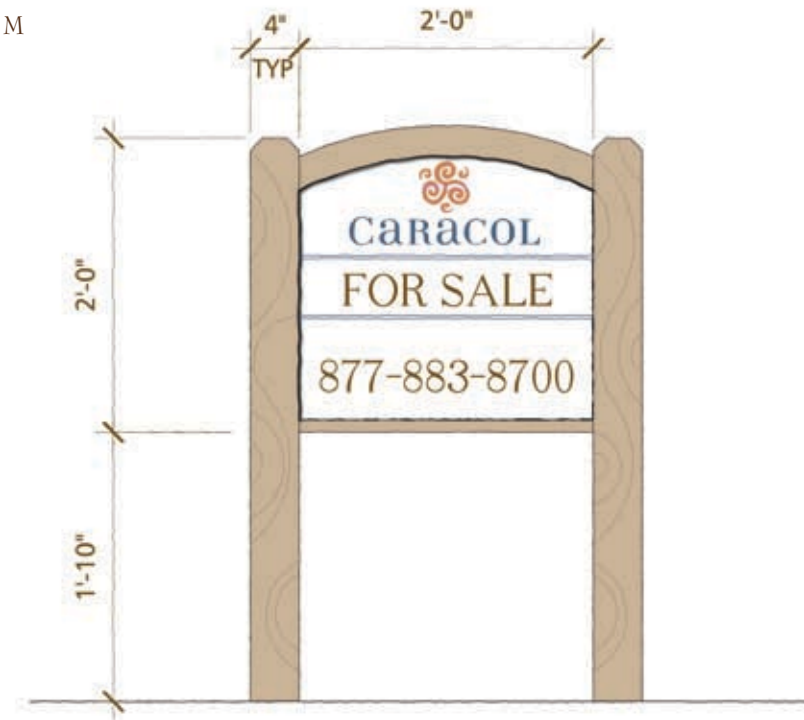


Fig. 6.28: Sale sign

7.0 ARCHITECTURAL CRITERIA

7.1 Building Base

Buildings shall be designed at no more than three stories at any location within the community. The maximum height of buildings shall be limited to 55'. The ground level shall be considered the base for the second story. The ground level shall read as a base when viewed in elevation. As such window openings shall be smaller, in square or vertical proportion.

Awning style wood shutters are encouraged for window openings on the ground level. Window openings and window installations shall read as being recessed into a masonry type wall construction. Window openings on the ground level shall be devoid of window trim. White washed cement stucco is the only acceptable exterior finish on the ground level.



Fig. 7.1: Typical architectural character

7.2 Second Floor

The second floor shall have more generous openings, more architectural detail, and exterior porches.

Exterior porches shall be protruded from the main façade leaving a relatively simple building shape. Porches can be cantilevered, supported by structural braces or supported by columns. For cantilevered conditions the exterior porch must be supported by heavy timber beams. Structural brackets must also be of heavy timber construction.

Shuttering of exterior porches is required on the zero lot line side of all homes excepting corner lots and encouraged elsewhere.

Exterior porches shall be accessed by French doors. For larger porches multiple sets of French doors are required.

Second floor exterior finishes shall be cementitious 'wood' siding or stucco as a continuation of the building base.

7.3 Roof Design

Roof design must be simple and minimalist.

Within the primary roof, if used, shed dormers are recommended. Generally it is preferred that roofs are free of dormers altogether.

Simple gables are encouraged where the eave faces the street and canal and the rake faces the side yard. Overhangs must be generous on the eaves and extending the overhang to cover porches on the building's front is required. A simple change in pitch over the porch helps define the character of the architectural style.

Rafter tails must be exposed on the eaves of the roof.

A variety of rafter tail detailing is acceptable.

Rake overhangs shall be generous and accommodate substantial rafter tails. On building side elevations where the roof is raked, raked and sculpted parapet walls are encouraged.

Hip roofs are also acceptable roof forms. Again hip roofs with subtle roof pitch changes help define the architectural massing of the community.

Chimneys shall be located on side walls and must protrude at least 6' above the roof (and must meet local building codes). Chimney caps must be architecturally designed. All chimney materials must be masonry and consistent with the style and design of the home. All roof vents must not be on a street elevation.

Finished roof materials shall be standing seam metal, flat tile, slate (synthetic or natural), or weathered copper.

7.4 Second Story Openings

Windows on the zero side of any lots must be shuttered or opaque (through the use of materials such as glass block) to restrict views to adjacent lots except for corner lots.

Side shutters are encouraged on openings within covered porches.

Window trim shall not exceed 4" in width on exterior walls with wood or cementitious siding. Windows in stucco walls shall be recessed and devoid of window trim.

7.5 Courtyards

Side courtyards are encouraged. Courtyard walls shall be an extension of the ground level walls. Courtyard entries must have formal doors which are architecturally designed and consistent with the character of the home.



Fig. 7.5: Typical courtyard

7.6 Building Colors

Building colors shall be subdued and highlight the materials they render. Stucco shall be white. Cementitious siding shall appear to have a semi transparent stain that highlights the natural grain of the material. A palette of pale olive greens and lighter shades of brown is encouraged for exterior siding.

Wood braces, cantilevered beams, rafter tails, rain water leaders, railings, window mullions and mutin bars and window trim shall be of deeper colors that are in harmony with the exterior siding and roof colors.

Roofs shall be a light dull grey, galvalume (with a prescribed weathered patina look), natural weathered slate, or weathered patina appearance.

7.7 Windows

Windows shall be hurricane proof. Roll down shutters are not permitted. Shutters, where used, should be operable and consistent in proportion and style of the home.

Feature glass inserts, i.e. stained glass or themed glass, are not permitted.

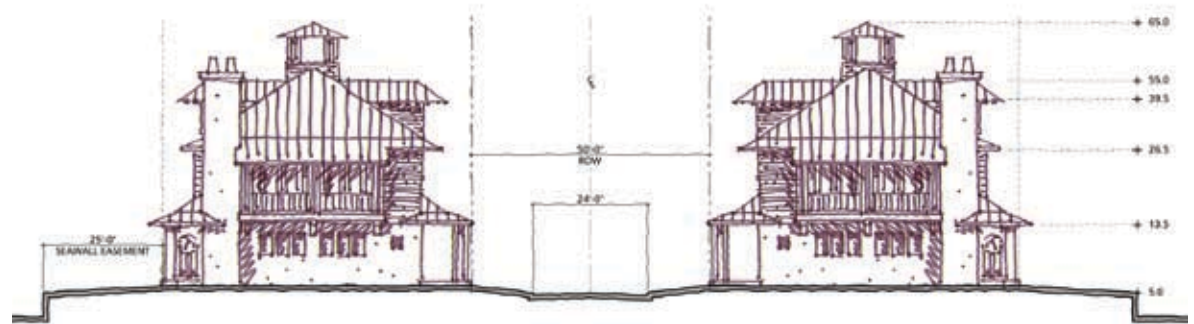


Fig. 7.9(A): Typical building heights

7.8 Building Floor Areas

Buildings must be designed to meet minimum floor areas. At Caracol, lots 1-58 must be designed to areas no smaller than 1800 square feet. Lots 59-70 and lots 1-4 in section 2 must be no smaller than 1650 square feet. Building floor areas will be verified by the DRC.



Fig. 7.9 (B): Typical architectural character

7.9 Building Heights

Buildings must be designed not to exceed the following maximum heights. First finished floor must be 13.5 feet mean sea level (msl). Second floor may not exceed 26.5 feet msl. Third floor may not exceed 39.5 feet msl. The highest pitch of the rooftop may not exceed 55.5 feet msl. Tower elements and approved feature elements require specific DRC approval and may not exceed 65 feet msl. MSL based on NGVD 29.



FigS. 7.9 (C): Typical architectural character

1. Building clad with stucco base and siding above
2. Hipped or gabled roofs
3. Cantilevered balconies are common
4. Extended walls enclose side yard
5. Vertical windows may be casement or double hung

8.0 LANDSCAPE AND HARDSCAPE CRITERIA

8.1 Purpose and Intent

The following standards are intended to direct the nature and intensity of landscape design and implementation within residential neighborhoods at Caracol. The DRC or the Administrator may adopt additional regulations to reflect new concepts in community planning or to recognize trends that are superior to the current standards outlined herein. Adherence to the standards will ensure a level of quality that is consistent with the goals, objectives and policies of these guidelines. All landscaping within the community will be provided in accordance with County Code, if any, these guidelines and the additional requirements of any government agency having approval authority over the plans. The DRC and the Administrator may establish different standards from time to time as new codes, techniques and market conditions impact Caracol.

The standards and requirements for the installation of landscaping within Caracol are set forth in order to promote the general welfare of the community, to encourage logical development, to aid in the enhancement of property values, to create an attractive, consistent appearance along common streets and open spaces, to complement the visual effect of buildings, to provide appropriate buffers between incompatible land uses and protection from intense activities, and to aid in conserving water by encouraging the use of varieties of plants, trees and shrubs indigenous to arid regions.

When selecting and placing species, builders and developers shall follow the Caracol approved plant list for each zone outlined in this section and as provided in Section 8.8 of these guidelines. Conformance review

for plant material and landscape implementation will be conducted by the DRC and the Administrator prior to approval of any landscape plans in accordance with these Standards and this Guidebook.

8.2 Lot Coverage Criteria

The Design Review Committee will require full landscaping in the front and back yards and/or common areas of all residential units. Each builder within 30 days from certificate of occupancy will install required landscaping and irrigation in the homeowner's yard in accordance with the approved plans.

8.3 View Impairment

Neither the Declarants, DRC, nor the Association guarantee or represent that any view over and across the lots, Common Areas, bodies of water, or open space within or in the vicinity of the Subdivision, will be preserved without impairment. The Declarant, DRC, and the Association shall have no obligation to relocate, prune, or thin trees or shrubs on the Common Area. The Association and Declarant shall have the right to add trees and other landscaping to the Common Area. There shall be no express or implied easements for view purposes or for the passage of light and air.

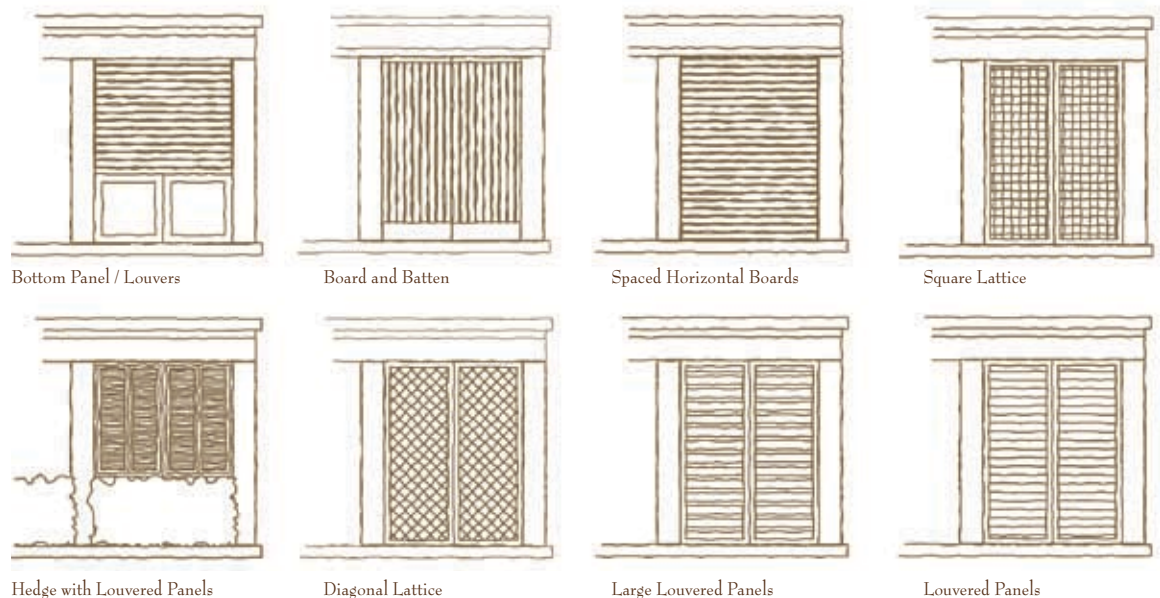


Fig. 8.4: Screening details

8.4 Buffers and Screening

The landscaping along the road periphery shall be a minimum width of 15 feet and provide a mix of trees, shrubs, and living groundcover. The trees shall be a minimum of 4 trees per 100 lineal feet and 6 shrubs per tree. All parking courts shall incorporate landscaping at the periphery to screen cars and pavement from view.

All sites shall incorporate screening at their periphery. Screening shall be implemented utilizing evergreen shrubs and ornamental grasses that are 30 to 36 inches high at maturity to create a loose, informal landscape screen.

Provide evergreen trees at 4 trees per 100 lineal feet of landscape area. Evergreen trees shall be installed at a mix of 50% 6 foot in height and 50% 8 foot in height.

8.5 Tree Requirements

Street Trees

Florida Palmetto (Sabal Palmetto) are the designated street trees and are required in all yards facing streets. Builders must provide a minimum of two street trees in all front and side yards. Trees can be in a straight line parallel to the curb or in clusters to create a more informal look. Street trees shall have a minimum trunk height of 10-12' and shall be spaced no more than 30' apart. The builder is required to notify all utility companies before excavation and installation of trees.

Tree Lawns

All local streets shall include tree lawns on both sides of all local streets. Tree lawns shall be planted with sod as specified by the Developer.

8.6 Walls and Steps

Walls and fences are an integral part of the community architecture and theme. In order to establish a recognizable and cohesive appearance throughout the community, consistency in the design of walls and fences is essential in establishing continuity in the streetscape and community appearance. Perimeter walls and fences should be designed and implemented to maintain consistency with an overall range of themes related to the coastal style, which reinforces the use of quality, indigenous materials. All perimeter walls and fences must use white stucco. Adaptations of this central wall and fence theme shall be used throughout the site to provide consistency, yet allow flexibility in the overall appearance to coincide with the character of each home.

8.7 Irrigation

Irrigation is to be design by a licensed irrigation professional. Irrigation should be designed to effectively irrigate landscape areas while maintaining a standard of low water usage. Irrigation designs must meet local codes.



Figs. 8.6 (A): Caracol entry wall

PLANT LIST

Ground Cover	
Common Name	Scientific Name
Asparagus Fern	<i>Asparagus Densiflorus 'Sprengeri'</i>
Trailing Lantana	<i>Lantana Montevidensis</i>
Virginia Creeper	<i>Parthenocissus Quinquefolia</i>
Stonecrop	<i>Sedum</i>
Asian Jasmine	<i>Trachyospermum Asiaticum</i>
Confederate Jasmine	<i>Trachyospermum Jasminoides</i>
Shore, Blue Pacific Juniper	<i>Juniperus Conferta</i>
Liriope	<i>Liriope Muscari</i>
Japanese, Purpleleaf Honeysuckle	<i>Lonicera Japonica</i>
Mondo Grass	<i>Ophiopogon Japonicus</i>
Dwarf Bougainvillea	<i>Bougainvillea 'Helen Johnson'</i>
Dwarf Carissa Holly	<i>Carissa Macrocarpa 'Emerald Blanket'</i>
Golden Lantana	<i>Lantana Carara 'Gold Mound'</i>
Dwarf Fountain Grass	<i>Pennisetum Alopecuroides 'Hameln'</i>
Evergreen Giant Liriope	<i>Liriope Muscari 'Evergreen Giant'</i>
Aztec Grass	<i>Ophiopogon Jaburan 'Argente Ovittatus'</i>

Small Shrubs (less than 6 feet tall)	
Century Plant	<i>Agave Americana</i>
Pampas Grass	<i>Cortaderia Selloana</i>
Rosemary	<i>Rosmarinus Officinalis</i>
Yucca	<i>Yucca spp.</i>
Abelia	<i>Abelia Grandiflora</i>
American Beautyberry	<i>Callicarpa Americana</i>
Sago Palm	<i>Cycas Revoluta</i>
Coralbean	<i>Erythrina Herbacea</i>
Red Yucca	<i>Hesperaloe Parvifolia</i>
Dwarf Yaupon	<i>Ilex Vomitoria 'Nana'</i>
Dwarf Oleander	<i>Nerium Oleander</i>
Indian Hawthorne (pink, white)	<i>Raphiolepis Indica 'Clara, Snow White'</i>
Bougainvillea	<i>Bougainvillea 'Barbara Karst'</i>
Natal Plum	<i>Carissa Grandiflora</i>
Crinum Lily	<i>Crinum Asiaticum</i>
Hibiscus	<i>Hibiscus spp.</i>
Fountain Grass	<i>Pennisetum Setaceum</i>
Pittosporum	<i>Pittosporum Tobira</i>
Cardboard Plant	<i>Zamia Furfuracea</i>

Coontie	<i>Zamia Pumila</i>
Miscanthus Grass	<i>Miscanthus spp.</i>
Dwarf Pittosporum	<i>Pittosporum Tobira 'Wheeler's Dwarf'</i>
Yellow Bush Allamanda	<i>Allamanda Schottii</i>
Dwarf Bottlebrush	<i>Callistemon Citrinus 'Little John'</i>
Daisy Bush	
Medium Shrubs (6 to 9 feet tall)	
Eleagnus	<i>Eleagnus Pungens</i>
Wax Myrtle	<i>Myrica Cerifera</i>
Pittosporum	<i>Pittosporum Tobira</i>
Bamboo	<i>Bambusa</i>
Bird of Paradise Bush	<i>Caesalpinia Gilliesii</i>
Glossy Privet	<i>Ligustrum Lucidum</i>
Waxleaf Ligustrum	<i>Ligustrum Japonicum</i>
Bottlebrush	<i>Callistemon Citrinus</i>
Coppertone Loquat	<i>Eriobotrya Deflexa</i>
Loropetalum	<i>Loropetalum spp.</i>

Large Shrubs (greater than 10 feet tall)	
Pineapple Guava	<i>Feijoa Sellowiana</i>
Yaupon Holly	<i>Ilex Vomitoria</i>
Oleander	<i>Nerium Oleander</i>
Japanese Yew	<i>Podocarpus Macrophylla</i>
Arborvitae	<i>Thuja spp.</i>
Small Trees	
Texas Persimmon	<i>Diospyros Texana</i>
Southern Golden Raintree	<i>Koelreuteria Bipinnata</i>
Lavender Chaste Tree	<i>Vitex Agnuscastus</i>
Camphor Tree	<i>Cinnamoumum Camphora</i>
Citrus	<i>Citrus spp.</i>
Loquat	<i>Eriobotrya Japonica</i>
Retama	<i>Parkinsonia Aculeata</i>
Tree Ligustrum	<i>Ligustrum Japonica</i>
Japanese Black Pine	<i>Pinus thunbergia</i>
Tree Ligustrum	<i>Ligustrum japonica</i>

Large Trees	
Salt Cedar	<i>Tamarix spp.</i>
Arizona Cypress	<i>Cupressus Glabra</i>
Live Oak	<i>Quercus Virginiana</i>
Nuttall Oak	<i>Quercus Nuttalli</i>
Bald Cypress	<i>Taxodium Distichum</i>
Palms	
Palmetto Palm	<i>Sabal Minor</i>
Texas Palmetto	<i>Sabal Texana</i>
Florida Palmetto	<i>Sabal Palmetto</i>
Washington Fan Palm	<i>Washingtonia Filifera</i>
Pindo Palm	<i>Butia Capitata</i>
European Fan Palm	<i>Chamairops Humilis</i>
Phoenix Date Palm	<i>Phoenix Canariensis</i>
Medjool Palm	<i>Phoenix Dactylifera 'Medjool'</i>
Mexican Fan Palm	<i>Washingtonia Robusta</i>



Fig. 8.6 (B): This plan is for presentation purposes only and may not be built. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown on this plan is intended.

APPENDIX A - WIRING STANDARDS

Home wiring systems provide a reliable, advanced, system for today's modern home. Systems use proven off-the-shelf technology, configured to meet the consumer's growing need for broadband connections for telephone services, entertainment services, data, and security. The systems are designed to provide a smooth interface with every community network allowing the new homebuyer access to services available today, and in the future. Features include a master control center, category 5 wiring, RG-6 quad shielded co-axial cable, home alarm systems, and an option for video monitoring.

Master Control Center

A master control center is the centralized cabinet of the home run network, providing cabling to all phone, data, and cable television outlets, allowing easy configuration of a home LAN (local area network) and/or "whole home" cable modem service.

Category 5e Wiring

Category 5e wiring is the standard for telephone and data use by quality homebuilders nationwide. It allows for reliable high-speed data transmission.

RG-6 Quad Shielded Co-axial Cable

Quad-shielding provides added protection from outside broadband interference, ensuring the highest quality cable television picture and the fastest Internet speeds available.

Home Alarm Systems

A complete system is included and many optional features may be easily added. A monitored smoke detection and fire alarm system provides additional peace of mind and is an option that is available to all home buyers with home wiring systems. Homeowners may save 10-20% off homeowner's insurance rates with a monitored alarm system – ask your home buyers to call an insurance agent for details.

Video Monitoring

Wiring for a video camera system, using the co-axial cable system, for delivery of pictures to any TV outlet location, on a selected television channel should also be considered.

Other Considerations

Home theater, surround sound, or satellite systems are options, and may also be integrated into the home wiring systems.

Telephone jacks	Category 5e, eight conductor, UL listed, CSA certified jacks. Insertion loss of less than 0.40 dB at 100 MHz.
Telephone cable	Category 5e, eight conductor (4 pair). Must comply with EIA/TIA 568A specifications for 100-MHZ UTP premise wiring. Either PVC jacketed or plenum spec is acceptable, choice up to contractor depending on requirements of individual runs.
Coaxial cable jacks	Jack: UL listed F-81 Type bulkhead jack, Leviton 4068 cable jacks or equivalent. Connector: F556 Crimp Connector, ½ inch attached ring.
Coaxial cable	Quad Shielded RG6. Either PVC jacketed or plenum spec is acceptable. Choice up to contractor, dependent on requirements of state and local codes for individual runs.
Data cable jacks	Category 5e, eight conductor, UL listed, CSA certifies jacks. Insertion loss of less than 0.40 dB at 100 MHz.
Data cable	Category 5e, eight conductor (4 pair). Either PVC jacketed or plenum spec is acceptable, choice up to contractor depending on requirements of state and local codes for individual runs.

Entry Alarm system	<p>Minimum 6 zone non-proprietary system consisting of:</p> <ul style="list-style-type: none"> · Installed minimum 6 zone alarm panel · Fully operational stand alone alarm system to include: · Battery backup · Telephone interface, RJ31X or equivalent wired to facilitate line seizure · Contact devices on all windows and doors (any opening greater than 96 square inches) · Must be downloadable, accessible and unlocked for remote programming · Wiring in place for a minimum of three keypads. (Two entry doors and master bedroom) · All wires must be home run to the central location of alarm control panel and properly labeled. <p>OPTIONAL Non-Proprietary MONITORABLE fire alarm system. Install smoke detector(s), quantity and placement as required by building codes.</p> <p>OPTIONAL Video Surveillance Minimum two camera wiring in place at front and back door as follows:</p> <p>Wiring for cameras at front and back doors is to include a coaxial cable and an 18 gauge 2 conductor stranded wire run to appropriate location to provide unobstructed view of traffic at front and back door. Wire shall be terminated at a single gang electrical box and home run to structured wiring cabinet. Location of box shall be under the patio or other cover suitable to provide adequate protection from direct exposure to environmental hazards.</p>
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Control Cabinet	<p>Control Cabinet</p> <ul style="list-style-type: none"> · UL approved · Fits between 16" stud spacing · Flush amount · Sufficiently houses coax and telecom distribution panels · Includes 12" by 12" of empty space · 110 AC outlet inside <p>Coax Distribution Panel</p> <ul style="list-style-type: none"> · Passive video splitter · One input, minimum of eight outputs · Standard "F" type connectors · Bandwidth: 5 MHz-1GHz <p>Telecom Distribution Panel</p> <ul style="list-style-type: none"> · Accommodates all incoming phone lines · Flexible distribution to a minimum of 8 telephone locations with expansion capability. · Security system compatible. (Must be clearly labeled and wired properly to achieve line seizure) · Voice ports meet TIA 568A category 3 specifications · Data ports meet TIA category 5 specifications. · All voice connectors are to be wired to TIA 568A
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Outlet Requirements	<p>Install outlets to satisfy your customer's requirements. There should be a minimum of one data, cable TV, and phone outlet in every livable space (i.e. bedrooms, family rooms, den, office, study, gameroom, etc.) Each of these outlet locations must also have an additional Category 5e cable. (Trimming the additional Category 5e cable is optional). In addition, traditional kitchen phone outlet and outlets containing telephone, cable and data at any entertainment media centers is required. While telephone and CATV outlets must be trimmed out, the data outlets may be marked and blanked for future trimming. All cables in the control cabinet must be clearly marked.</p>
Cable and Wire Runs	<ul style="list-style-type: none"> · Avoid sharp bends in the cable. This could damage the shielding on the cables. DO NOT use staples. · Maintain 6" or more distance from parallel electrical lines. DO NOT run cables through the same holes as electrical lines. · Always cross over electrical lines at 90 degree angle where possible. · Provide approximately 4' of extra cable at the control cabinet termination. · Label each cable run with the location of the jacks. This is especially important for ease of customer and utility company connection. Use proper anchoring hardware for the cables. <p>Home Theater wiring is highly recommended</p>

APPENDIX B - BOAT HOUSES

Project Description

Boat House Structures will be allowed at Caracol within the specified Mooring Easements. Structures associated with piers shall include boat mooring facilities, hoists and normal appurtenances such as, stairways, fish cleaning tables, and walkways. The design of these facilities must be designed to meet the following requirements for DRC approval prior to construction.

General Conditions

1. The use of the structure must not interfere with the navigation of surrounding waters. Aside from an allowable 18" roof overhang, the structure is not permitted to extend outside of the mooring easement provided.
2. Boat houses at Caracol must reflect the architectural style of the community through form and use of materials. The boat house design must also meet USA Corps of Engineers permitting requirements and all state, local, or regional standards as required.
3. Prior to construction, boat house plans must be approved by the DRC. Boat house structures must also be inspected to assure that construction is completed in accordance with the guidelines.
4. Boat house eaves must remain 6" from the side lot property line. Boat house pilings may not encroach into the 25' mooring easement.

Required Materials

The following materials will be required for submittal to the DRC.

1. A complete application for DRC review
2. A Site Plan delineating the location of the proposed boat house.
3. Plan and Elevation drawings communicating architectural character and materials.
4. Section Drawings showing the dimensions of the boat house structure and the distance that it will extend into the water body from Mean High Water Level (MHW).
5. Section drawings showing the top of deck elevation in relation to the MHW and the depth of water at the beginning of the terminal structure as measured from the MHW line.
6. A description of the proposed method of construction.

APPENDIX C - TYPICAL 7TH STREET LOT DRAINAGE AND DRIVEWAY DETAIL

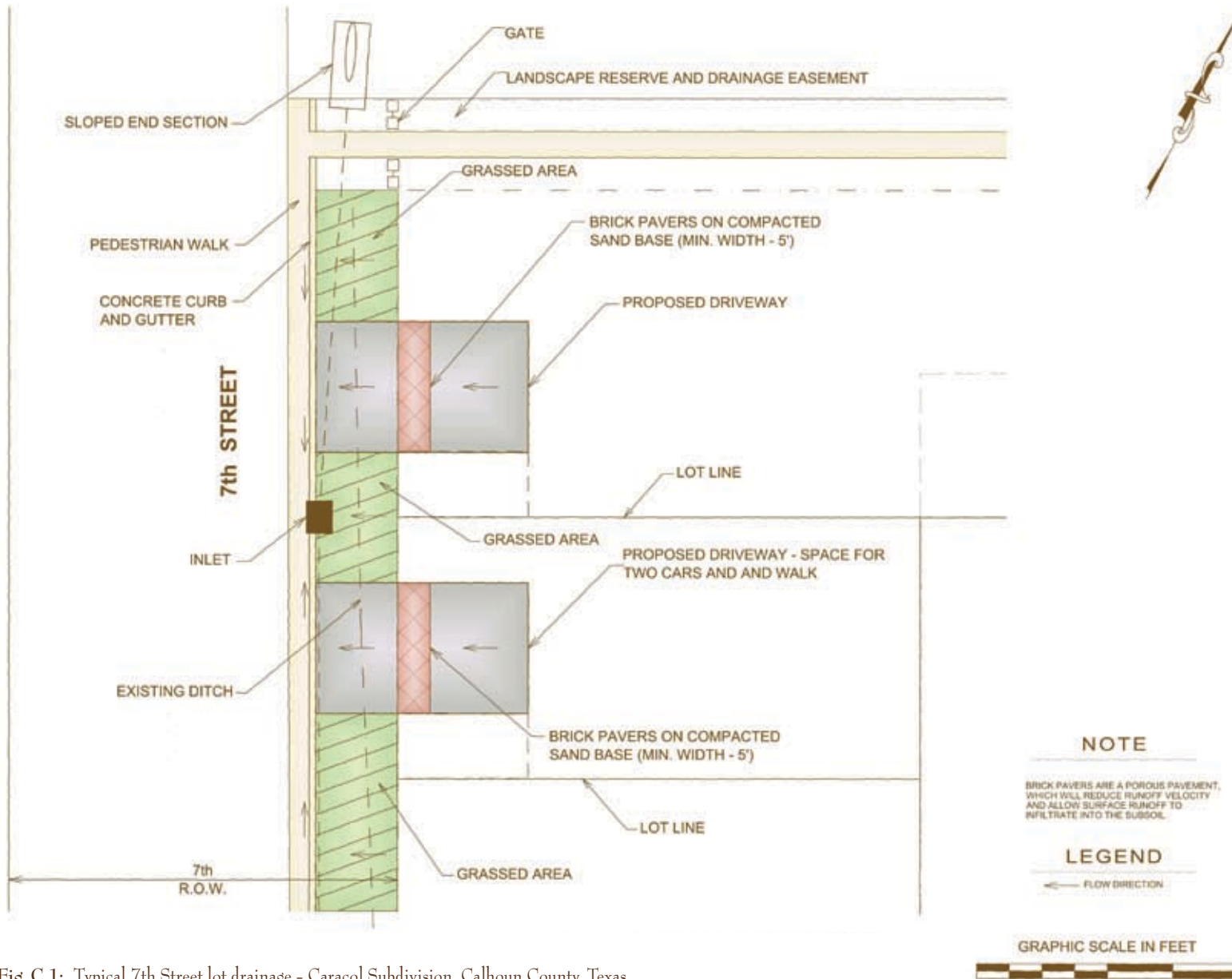


Fig. C.1: Typical 7th Street lot drainage - Caracol Subdivision, Calhoun County, Texas

APPENDIX D - UTILITY COURTYARD

23.30.450.27 National Electrical Code Article 450.27 amended — Oil insulated transformers installed outdoors.

Article 450.27 of the National Electrical Code is amended and supplemented by the addition of the following text to the end of the last paragraph of Article 450.27 to read as follows:

Oil-insulated transformers located adjacent to building(s) or structures shall comply with the following:

- (1) Transformers shall not be located closer than 2.5 m (8 ft) to any part of a building or structure constructed of combustible material including any eaves, overhangs, or decks;
- (2) Transformers shall not be located closer than 900 mm (2 ft) to any part of a building or structure constructed of non-combustible material including any eaves, overhangs, or decks and must be outside a line extended vertically from the ends of the eaves, overhangs or rooflines of the building or structure;
- (3) Transformers shall not be located closer than 2.5 m (8 ft) to any part of doors, windows, stairways, ventilation openings, other types of openings of all buildings or structures;
- (4) Transformers shall be located such that any oil leaking from the transformer will flow away from the building or structure and will not pool; and
- (5) Transformers located in areas subject to vehicular traffic shall be provided with adequate guarding.

- (6) Enclosures for total underground oil filled transformers shall not be located closer than 2.5 m (8 ft) to any part of a doorway, window, stairway or fire escape. Adequate space must be maintained above the enclosure so that a boom may be used to lift the transformer from the enclosure

(Ord. 5530 2, 2004)

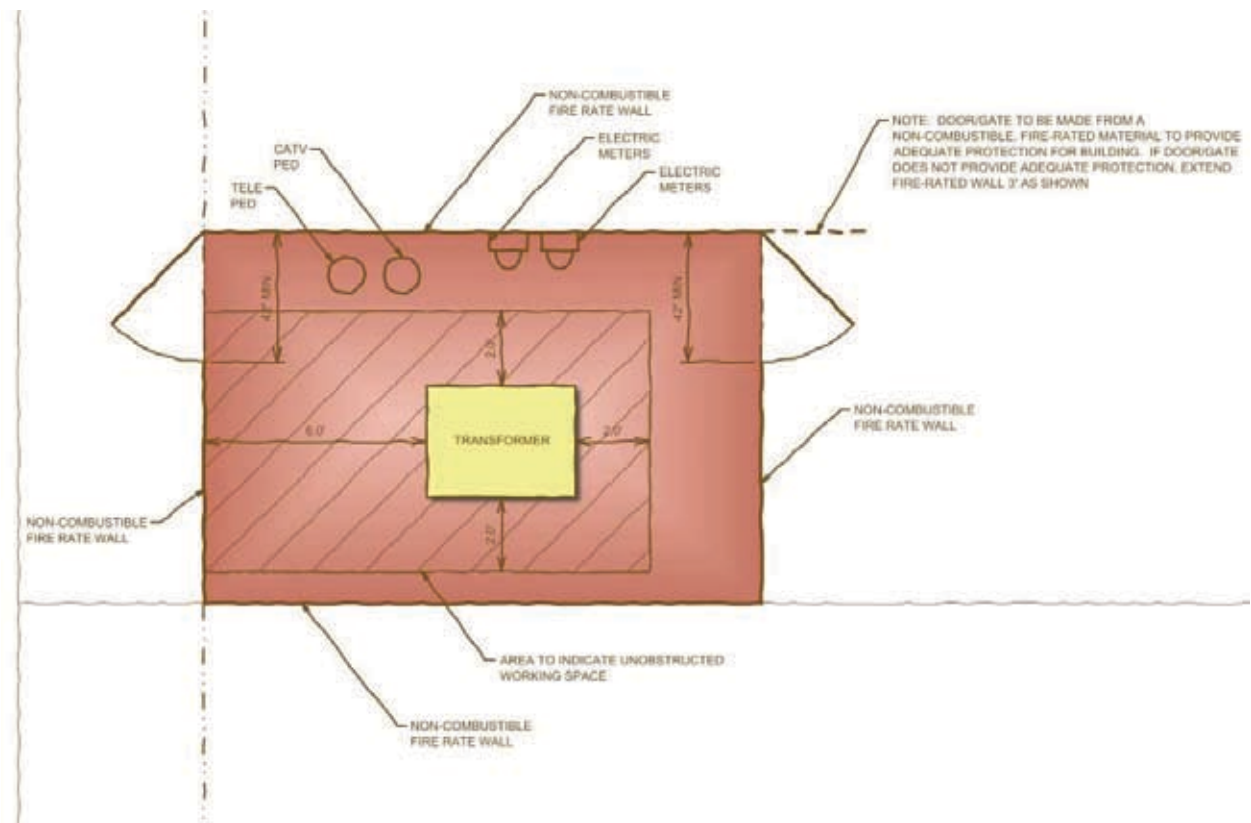


Fig. D.1: Utility Courtyard - Caracol Subdivision, Calhoun County, Texas

APPENDIX E - PLAN SUBMITTAL FORM

Caracol Design Review Application Site Planning_Architecture_Material Selections_Landscape Architecture_

Fees and Submittal Requirements:

Conceptual Site Plan Lot Number	paid _____
Preliminary Building and Site Design	paid _____
Construction Documents	paid _____
County Approval CDs	paid _____
Authorization Field Compliance	paid _____

Regulating Plans			
.1 Land Uses	.15 Boat Storage		.5 Courtyards
.2 Accent Feature Plan	.16 Decks and Porches		.6 Building Colors
.3 Lot Designation Plan	.17 Garages		.7 Windows
	.18 Sidewalks and Drives		
	.19 Corner Lots/Wrap Around Elevations		8.0 Landscape and Hardscape
Site Planning Criteria	.20 Pools and Spas		.1 Purpose and Intent
.1 Building Setbacks, Heights and Densities	.21 Outdoor Cooking Areas		.2 Lot Coverage Criteria
.2 Construction Timeline	.22 Site Grading		.3 View Impairment
.3 Site Access	.23 Play Equipment		.4 Buffers and Screening
.4 Parking	.24 Patios and Courtyards		.5 Tree Requirements
.5 Service and Loading Access	.25 Foundations and Pilings		.6 Walls and Steps
.6 Exterior Storage	.26 Flags		.7 Paving
.7 Refuse Collection and Storage	.27 Gutters and Downspouts		.8 Irrigation
.8 Utilities and Communication Devices	.28 Signage		.9 Plant List
.9 Drainage			
.10 Screen Walls	7.0 Architectural Criteria		
.11 Screening of Mechanical Elements	.1 Building Base		
.12 Lighting	.2 Second Floor		
.13 Seawall Tieback Zone	.3 Roof Design		
.14 Boat Houses and Docks	.4 Second Story Openings		

Date: _____
 Reviewed: _____
 Approval Status: _____

March 2007