

EXHIBIT 13

AREA B DEVELOPMENT STANDARDS DETACHED RESIDENTIAL

	Parcel B-4	Parcel B-5
Minimum Lot Width at Building Line (1)	65' for all lots	70' for all lots
Minimum Lot Frontage on Street (2)	50'	25'
Minimum Lot Area (3)	7,800 SF	8,400 SF
Minimum Front Yard Setback	15'	15'
Minimum Side Yard Setback (4)	5'	5'
Minimum Rear Yard Setback	20'	20'
Maximum Building Height	35'	35'
Minimum Gross Floor Areas for Ground Levels:	1 Story: 1200 SF 2 Story: 800 SF 1 ½ Story: 800 SF	1 Story: 1200 SF 2 Story: 800 SF 1 ½ Story: 800 SF

Above requirements may be decreased a maximum of 10% on up to 10% of the residencies with the exception of lot width in which the minimum width shall not be less than 65 feet .

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

"SF" = square feet

- (1) Building Line widths on cul-de-sacs shall be exempt from this requirement, but shall be a minimum of fifty (50) feet.
- (2) Minimum lot width may be reduced to fifty (50) feet for residences with rear load garages accessed via a lane or alley.
- (3) Lot frontage may be located on Public Street or Private Drive.
- (4) Minimum lot area may be reduced to 6,000 square feet for residences with rear load garages accessed via a lane or alley.
- (4) In circumstances where distance between two residential structures is less than 15 feet than the external materials on the portion of the structures located within 15 feet shall consist of fire-retardant materials.

**EXHIBIT 13
DEVELOPMENT STANDARDS ATTACHED RESIDENTIAL**

Parcel Size*	21 AC Parcel B-1	16 AC Parcel B-2	11 AC Parcel B-3
Minimum residence set back from Internal Street	10'	10'	10'
Minimum set back from Internal Street for garages facing Internal Street	20'	20'	20'
Minimum building separation	12'	12'	12'
Minimum building set back from right-of-way of public street	15'	15'	15'
Permitted density	10 units per acre	5.5 units per acre	5 units per acre
Maximum dwelling units*	150	85	55

* Parcels may vary in size and/or maximum number of dwelling so long as the maximum number of attached units does not exceed 290 units.

1. Maximum building height:
 - (a) Primary - 50'
 - (b) Accessory, including clubhouse - 55'

2. Minimum set back from External Street: This provision shall supercede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 2.9 of this Oak Manor PUD entitled "Landscaping".

3. Parcels B-1, B-2, and B-3 may be developed under the Horizontal Property Regime.

EXHIBIT 14

AREA B ARCHITECTURAL GUIDELINES

A. Architectural Guidelines (Parcels B-1 and B-2)

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of, long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include masonry or equivalents, EIFS, stucco, wood, concrete fiber (Hardy-Plank or similar) or equivalent materials. Thirty percent (30%) of the total façade of all structures shall incorporate masonry or equivalent, stucco, EIFS, or equivalent material excluding roofs, doors, and windows.
3. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
4. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.
5. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have an architectural break, such as a chimney or other corner break. The outermost corners of an attached building shall not be considered architectural breaks.
6. Detached Garages. Detached garage structures, not to exceed ten (10) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 14.
7. Front Façade Architectural Elements. Each dwelling shall utilize a minimum of two of the following architectural elements on the front façade;
 - a. Minimum of 50% masonry or equivalent, EIFS, stucco, or equivalent material on façades facing external streets, exclusive of doors and windows.

- b. Rear load, side load, or angled garage.
- c. Roof with dormers (minimum 2 dormers).
- d. Shutters.
- e. Covered Porch (minimum of 6' in width and four feet in depth).
- f. Roof line direction or elevation change.
- g. Shed Roof accent at front entry (min. size 4' X 10').
- h. Gable accent.
- i. Decorative trim molding.
- j. Architectural elements (e.g. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.).
- k. Keystone (over all first floor, front façade windows and doors).

B. Architectural Guidelines (Parcels B-3, B-4, and B-5)

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Exterior Colors. As part of the application for a plan approval, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
4. Roof Overhangs. Each single-family residence shall have eaves of a minimum 8" overhang.
5. Design Objectives. Dwellings shall be required to meet the following:
 - A. Dwellings located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the external street.
 - B. No two dwellings located on side-to-side adjacent lots shall have substantially similar front elevations.
 - C. Dwellings with front load 2 car garages shall be designed such that the garage width is not greater than 60% of the total width of the dwelling.
6. Exterior Surfaces. Permitted exterior surfaces shall include; vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber (Hardy-Plank or similar), or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, and soffits shall be permitted.
 - A. Generally all homes shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor of the front and a minimum of 5' returns on the sides of the home or equivalent percentages thereof exclusive of windows and doors unless architectural style does not warrant.

B. Each dwelling using vinyl siding on the front façade shall utilize a minimum of three of the following architectural elements on the front façade;

1. Side load or angled garage.
2. Covered Porch (minimum of 6' in width and 4' in depth based on foundation dimensions).
3. Roofline direction, or height change greater than sixteen (16) inches.
4. Wood, Hardi-plank, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between to different exterior materials or Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision).
5. Architectural Break, including cantilevered offsets (Homes incorporating two or more architectural breaks shall be deemed to have met two of the element requirements.)
6. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
7. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

C. Each dwelling using vinyl siding on the sides of the dwelling shall utilize a minimum of one of the following architectural elements on each side façade. Side facades which face internal streets on corner lots shall utilize a minimum or two of the following architectural elements on said side façade;

1. Side load or angled garage.
2. Hip Roof
3. Roofline direction, or height change greater than sixteen (16) inches.
4. Architectural Break, including cantilevered offsets.

5. Masonry or equivalent, EIFS, stucco or equivalent material a minimum of 18" in height the entire length of the façade or 5' return on the first floor.
 6. 3 or more windows on the façade.
 7. Side Yard landscaping to include at least one tree a minimum of 6' in height at time of planting and 3 bushes 3' in height at time of planting.
- D. Each dwelling using vinyl siding and located adjacent to an External Street which is oriented as to have the rear and/or side façade of the home predominately visible from an external street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear façades facing External Streets and 5' returns for side facades facing External Streets or a minimum of two of the following design features on said façade(s);
1. Covered open or screened in porch (minimum size 10'X10', porches with arbor or similar roof treatments shall be deemed to meet this element requirement.)
 2. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision).
 3. Architectural Break. (Homes incorporating two architectural breaks shall be deemed as meeting this requirement.)
 4. Masonry, EIFS, cultured stone or equivalent material wrap a minimum of 5' for side facades facing External Streets.
 5. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18" in height the entire length of the façade.
 6. Hip Roof, only for side facades facing External Streets.
 7. Elevated deck with decorative rail minimum of 12' in width.
 8. Roofline direction, or height change greater than sixteen (16) inches.