

THE LAKES AT HARVESTON STANDARD SPECIFICATIONS

I. Preliminary Procedure:

A. Builder Signs

1. Builder shall place only the “Harveston Authorized Sign Structure” and approved sign face on each lot a few days prior to commencement of construction. No other signs are allowed on the Lot.
2. The sign face (“Sign Face”) to be used in the “Sign Structure” shall comply with the standard approved sign face that shall provide only the following:
The Lakes at Harveston Logo
Name of Builder
Lot Number, The Lakes at Harveston
“Under Contract” or “For Sale”
Cathy Cusimano, Latter and Blum Realtors
225-413-9801
Latter and Blum Logo
www.harvestonbr.com
3. No additional information shall be shown.
4. The Sign Structure and Sign Face shall be installed on the appropriate Builder Lot adjacent to the public street right of way or adjacent the alley if the lot fronts on a pond/common area.

B. Installation and Maintenance of Erosion Control Materials

1. Commencing with taking ownership and certainly prior to commencement of any work on any lot the Builder is required to install silt fence (the lower 8” of the silt fence is to be installed in a trench, which is to be backfilled and compacted) in the following locations:
 - a. for all lots at the back of curb along the front of the lot or if the lot fronts on a pocket park or pond along the sidewalk on the front of the Lot, and
 - b. for rear-load and townhome lots at the edge of the concrete alley near the rear of the lot.
2. Alternative methods of Erosion Control
In lieu of installing silt fence as set forth above, a Builder may use the following alternative methods of erosion control:
 - a. For front loaded lots and corner lots
 1. erosion control “straw” matt may be placed along the back of curb on the public street right of way to the front edge of the public sidewalk, or
 2. Alternatively, the Builder may excavate and remove 3” of soil on the front of the lot between the back of curb and the front edge of the public sidewalk and replace the excavated soil with No. 3 limestone or floralite.
 - b. For rear-load and townhome lots that front on public streets:
 1. erosion control “straw” matt may be placed along the back of curb on the public street right of way to the front edge of the

public sidewalk and from the 15' rear building line to the edge of Alley and pinned to avoid movement and displacement of same, or

2. the Builder may excavate and remove 3" of soil on the front of the lot between the back of curb and the front edge of the public sidewalk and replace the excavated soil with No. 3 limestone or floralite, or
 3. excavate and remove 3" soil between the concrete alley and 15' rear building line and replace the excavated soil with #3 limestone or floralite.
3. The above required silt fence, erosion control mat and/or limestone/floralite surface shall be maintained by the Builder throughout the construction of the Structure, i.e. if a third party damages the silt fence in any way the Builder is solely responsible for repair and replacement thereof.
 4. The Builder is responsible for removing any dirt, mud and/or other materials from the sidewalk, the public street and the rear alley each day and for relocating the dirt to low places on the Builder Lot or nearby lots and disposing of scrap materials to a dumpster each day.
 5. The Builder is responsible for removal of any mud and/or dirt that any vehicle tracks onto the public street, alley and/or sidewalk each day.
 6. If the Developer determines that the Builder has failed to install and/or maintain the required silt fencing, erosion control mat and/or limestone or floralite surface in accordance with the provisions of this section, the Developer shall give Builder written notice of same (by email) and Builder shall have 24 hours to cure the infraction. In the event the infraction is not repaired/replaced as set forth herein, Builder shall be fined \$1,000 (non-refundable) for the failure to comply with the Standard Specifications and remains responsible for curing the infraction.

C. Maintenance of Lots and Infrastructure during construction of Structure

1. The Builder shall provide appropriate drums, barrels or containers ("Trash Containers") on each Lot that construction of a Structure is an on-going "worksite" for the deposit/disposal by contractor, subcontractor and/or other workers ("Builder Associates") of any paper, bags, sacks, cups, cans, cartons, wrappers and/or other litter and/or throw-away items. Trash containers shall be emptied and/or otherwise removed from the worksite a minimum of once a week and replaced.
2. Builder Associates shall utilize these Trash Containers diligently to maintain the worksite, together with Common Areas, Alleys, public streets and other Lots in a clean, orderly and litter-free condition.
3. Mud resulting from grading, trenching, excavation, and/or delivery of materials shall be removed from Alleys, public streets, sidewalks daily by the Builder Associates.

4. Discarded construction materials, waste, debris shall be maintained in piles located so as not to obstruct sidewalks, front walks, alleys or public streets awaiting haul-off. Piles shall be removed at a minimum of once per week.
5. Vehicles and/or trailers utilized by Builder Associates to provide equipment, materials, concrete or other items utilized on the construction site that use public streets or private alleys for delivery shall be responsible for compliance with the following provisions:
 - i. No vehicle or trailer shall partially or wholly block an alley or public street except to unload and then for no more than ten (10) minutes.
 - ii. Builder Associates who are unloading a vehicle or trailer shall move the vehicle or trailer immediately in the event an Owner verbally requests that it be moved to allow the Owner to access a Structure located on the alley or a public street.
 - iii. The Common Areas are dedicated to the use and enjoyment of the Owners of Lots. Builder Associates shall have no right to enter a Common Area for any purpose whatsoever. Common Areas consist of areas in parks, around ponds, gardens, trails and/or sidewalks.
6. Silt fence and/or other erosion control devices shall be installed and maintained by the Builder Associates at all times.
7. Builder Associates shall adhere to all traffic signs and particularly speed limit signs within the development. Violators will be fined.
8. If any adjoining or nearby Lot ("Affected Lot") is affected by the construction of a Structure on a Lot in any way, i.e., rutting, dumping of dirt or debris or scrap materials, the builder of the home causing the rutting of the Affected Lot shall be responsible for clean-up of the Affected Lot. Further, erosion control devices shall be installed on the affected Lot by the Builder that has utilized the Lot for construction of a Structure on a nearby Lot.

II. Lot Grading:

- A. After the proper installation of all required erosion control materials, vegetation on the building site shall be removed and properly disposed of. Any excess dirt shall be placed in a pile and covered with visqueen to minimize erosion. It shall be the responsibility of the Builder to cleanup any erosion that occurs daily.
- B. The side yard grading and drainage plan called for in Section XXXIII hereof shall be roughed-in prior to commencement of framing.

III. Foundations and Slab:

- A. Exterior Footings
 1. Bearing Depth: min. 12" into natural ground
 2. Concrete: 3000 psi
 3. Reinforcement: ½" rebar

4. Water Proofing: 6 mil visqueen
- B. Grade Beams
 1. Bearing Depth: Min 6" into natural ground
 2. Concrete: 3000 psi
 3. Reinforcement: ½" rebar
 4. Water Proofing: 6 mil visqueen
- C. Concrete Slab
 1. Thickness: 4"
 2. Concrete: 3000 psi
 3. Reinforcement: 6x6 #10 wire mesh
 4. Water Proofing: 6 mil visqueen
 5. Fill: compacted sand and dirt
- D. Termite Protection: Chemical soil poisoning by bonded, licensed pest control agency
- E. All concrete for exterior footings, grade beams and concrete slab shall be poured by utilizing a pump truck. It shall be the responsibility of the builder to remove any spillage of concrete or other substances, including oil and grease from the pump truck, from the surface of the street, alley or other surface. Driveways may be poured directly from the concrete trucks.
- F. Washout Boxes: All excess concrete and washouts shall be deposited in an approved concrete receptacle ("washout box") for disposal by Builder. The Builder shall provide washout boxes for each Lot on which a Structure, Accessory Structure, driveway and other improvements are to be constructed. The washout boxes shall be removed from the development within 5 days after the cement work has been completed for the Structure or Accessory Structure. The Builder's last name, lot number and the date of installation shall be visual on each washout box. The washout box shall not be overfilled and no concrete washout shall be permitted to fall onto the earth around the washout box. In the event the washout box is overfilled, the Builder shall be responsible for all cleanup.

IV. Minimum First Floor Elevation

- A. The minimum first floor elevation shall be 30" above the top of the curb of the public street at the center of the front of the lot.

V. Exterior Wall and Partition Framing

- A. Wood Frame
 1. Dimensions: 2x4
 2. Spacing: 16" on center
 3. Grade: stud
 4. Species: fir
- B. Pressure Treated Sole Plate
- C. Bracing: As per applicable codes

VI. Soffit/Fascia

- A. Cementitious fiber board required for soffit and fascia.
 1. Crown Molding – 1 ¾" crown at intersection of soffit at frieze (painted yellow pine acceptable)

2. Fascia to be 4" minimum on 45° angle

VII. Ceiling Framing

A. Joist

1. Dimensions: as per local building code
2. Species: yellow pine
3. Grade: #2
4. Spacing: 16" on center
5. Bridging: strong back

VIII. Ceiling Height

- A. First Floor ceiling height for heated and cooled areas shall be a minimum of ten (10') feet;
- B. Second Floor ceiling height shall be a minimum of nine (9') feet.

IX. Roof Framing

A. Rafters

1. Dimensions: 2" x 6"
2. Species: yellow pine
3. Grade: #2 or standard and better
4. Spacing: 24" on center
5. Bracing: continuous purlin with collar braces at 48" on center

B. Decking

1. Material: Solar Board (OSB with foil laminate on attic side)
2. Thickness: 7/16"
3. Size: 4' x 8'
4. Aluminum clips as needed

X. Roof

A. Shingles

1. Brand: Atlas or Certainteed
2. Color: Weatheredwood, Moiré Black or Georgetown Gray
3. Type: 35 year asphalt architecturally cut
4. Underlayment: Synthetic felt
5. Fastening: galvanized nails
6. Valley Underlay: 18" roll galvanized metal
7. Drip Edge: brown metal
8. Shingle ridge cap

B. Flashing

1. Color clad metal where exposed to view (lowest section of valley that is exposed to view)
2. Galvalume for areas not exposed to view

C. Roof Vents

1. All roof penetrations shall be galvanized metal and painted to match roof and shall not be located on the front elevation side of the roof, but shall be located

on the rear portion of the roof of the Structure so as to minimize exposure from the public street on which the lot has frontage (and/or side street).

XI. Fireplace and Chimney

A. Types:

1. Gas log (ventless) with bump-out (no chimney chase)
 - a. Material: metal, factory built
 - b. Exterior façade of bump-out may be cementitious fiber board subject to the requirement set forth in D below
2. Wood Burning Fire Place is an option to be priced per plan:
 - a. Wood burning fireplace with chimney chase: exterior of chase brick or stucco only, (no cement fiber board on chase)
 - b. Size: 42” Gas Metal B-vent
 - c. Caps of prefinished galvanized sheet metal in brown or copper

B. Mantle

1. Style: Mantle with legs
2. Material: Paint grade wood
3. Finish: paint

C. Hearth and Face

1. Material: Granite slate or marble tile

D. On houses that are located on corner lots of 1) corner formed by two (2) intersecting public streets, and 2) a lot wherein a public street is adjacent to the front or side of the Structure and a park, pond or greenspace (collectively referred to as “Common Amenity”) is adjacent to front or side of the lot in which fireplace enclosures project outside of the exterior wall line and such exterior wall faces the side public street or Common Amenity, the fireplaces shall be constructed so as to include a code-compliant chimney. The exterior of these fireplaces and chimneys shall be enclosed/finished with brick veneer or stucco. The use of a lapped siding finish at these fireplaces and chimneys is not allowed.

E. Encroachment into side yard; 1) Fireplace shall not encroach into a five (5’) foot side yard by more than 2’ feet.

XII. Attic

A. Flooring

1. Type: 7/16" OSB
2. Catwalk: to mechanical equipment

B. Access: Residential grade folding stairwell

1. Number required: one

C. Venting

1. Continuous shingle over ridge vent
2. Soffit vents where permitted by code
3. Roof Vents are permitted

XIII. Paint

A. Interior Walls and Ceiling

1. Allowance: Two wall colors, one ceiling color
2. Coats of paint: two (2) coats

3. Type of paint
 - a. Ceiling – flat
 - b. Walls –low-sheen eggshell
- B. Interior Trim
 1. Allowance: One color
 2. Coats of Paint: two (2) coats
 3. Type of paint – semi-gloss latex
- C. Exterior Siding, Trim, Shutters
 1. Three colors
 2. Type: exterior latex
 3. Finish: semi-gloss

XIV. Doors

- A. Front Door
 1. Material: wood;
 2. Style or design: Depending on architectural style of the structure, side lights or double door permissible, no metal or fiberglass front door units permitted unless approved by the Review Architect and the Architectural Control Committee
 3. Size: eight (8') foot minimum height for door unit (with or without transom)
 4. Thickness: 1 3/4"
 5. Trim: brick mold
 6. Type: solid core
 7. Weather-stripping: vinyl gasket and/or copper weather stripping
 8. Threshold: aluminum
 9. Finish: stain or paint
- B. All Other Exterior Entrance Doors
 1. Material: Wood, metal or fiberglass
 2. Style or design: in accordance with construction plans
 3. Size: eight (8') foot minimum height for door unit on first floor (with or without transom) and in accordance with construction plans for second floor
 4. Thickness: 1 3/4"
 5. Trim: 5/4"
 6. Type: solid core
 7. Weather-stripping: vinyl gasket
 8. Threshold: aluminum
 9. Finish: stain or paint
- C. Interior Doors:
 1. Material: Masonite hollow core
 2. Style: 6 panel, 4 panel or 2 panel smooth
 3. Size: eight (8') foot door unit required for first floor and 6'8" doors for second floor
 4. Thickness: 1 /38"
 5. Trim: 3 1/4"
 6. Finish: paint
- D. Garage Door

1. Number of Doors: in accordance with construction plants
2. Rear Load Lots – The garage may have a double or two single garage doors. If the lot is wide enough to accommodate a three (3) car garage it is permissible. Rear load garages may be whatever size that can be accommodated between the side yard set backs on each side of the lot. Exception: Garages of corner lots (both public streets or a public street and an alley) that are entered from the side public street, must meet the same design criteria as street facing garage doors.
3. Size: in accordance with construction plans
4. Material: standard panel door with raised panels
5. Opener:
 - a. Type: auto
 - b. Number of remote controls: two
6. Front load lots:
 - a. Standard raised panel doors
 - b. Decorative hardware and locks required
 - c. One or two doors acceptable

XV. Windows

A. Typical

1. Type: double hung (or casement if required for egress);
2. Material:
 - a. Elevations and public street Dwellings on Corner Lots and Golf Course View Lots: areas Aluminum and/or vinyl clad wood windows with SDL bars or true divided lights shall be required,
 - b. Other Elevations: Vinyl windows with or without SDL bars (no aluminum windows permitted), unclad wood windows only permitted under porches or other covered areas
3. Glass: double-paned, insulated
4. Balances: spiral
5. Flashing: window tape
6. Trim: paint grade wood stool, picture frame with optional MDF apron, smooth drywall jamb
7. Weather-stripping: factory
8. Screens: aluminum (screens not permitted on windows on front elevation)
9. Color: sand, white, Adobe or black

XVI. Exterior Finish Details

A. Shutters

1. Type: in accordance with construction plans/architectural style of structure
2. Material: Duraprime redwood, Aeratis material, Spanish cedar or PVC shutters permitted
3. Finish: paint
4. Fastening masonry screws
5. Location: in accordance with construction plans
6. Size: each shutter shall be ½ as wide as window opening or larger

B. Posts/Columns

1. Size: in accordance with construction plans/architectural style of structure
2. Material:
 - a. Wood
 - b. Cementitious board clad treated pine hollow square posts
 - c. Fiberglass round columns
 - d. Traditional Stucco or stucco with form core over structural post
 - e. Masonry
3. Trim:
 - a. Post/Column Trim – PVC Exterior Trim (Azek or equal) or cementitious base and/or trim
4. Finish: all materials shall be caulked, painted, whitewashed, stained and then sealed or varnished

C. Siding

1. Material:
 - a. Cementitious fiber board siding, smooth finish (wood grain cement fiber board is not permitted)
 - b. If cement fiberboard siding is called for in construction plans, it is required on all areas not covered by porches or other covered areas
 - c. Cypress, Pine, Redwood and cementitious fiber board are permissible under covered areas
 - d. All wood products shall be painted, whitewashed or stained and then sealed or varnished
2. Type: Lap
3. Width: in accordance with construction plans/architectural style of structure
4. Corner returns (5/4" thick) for all siding products
5. Fastening: galvanized nails
6. Finish: paint

D. Stucco

1. Finish: polymer finish over job mix cement

E. Masonry Veneer

1. Face Brick:
 - a. Manufactured brick
 - b. Size of brick shall be modular (3 5/8" x 7 5/8")
 - c. King sized brick not permitted
 - d. Brick selections limited to selections to be made by the Builder Group
2. Vapor Barrier: Tyvek or equal house wrap and "liquid applied" moisture and air barrier.
3. Windowsills: rowlock
4. Lintels: wood or steel
5. Baseflashing: 12" 6 mil black visqueen
6. Door sills: brick

F. Hand Railings, Spindles

1. Materials: wood or wrought iron
2. Finish: all wood shall be painted, whitewashed, stained and then sealed or varnished

G. Exterior Steps

1. Materials:
 - a. Structural – treated pine
 - b. Brick, wood or cement fiber clad
- H. Covered Porches
 1. Material:
 - a. broom finished concrete (with brick borders on front porches)
 - b. Aeratis flooring 3 1/8” or 6”
 2. Ceiling Material: Plybead
- I. Courtyard/Patio Surface
 1. Material: broom finished concrete
 2. Aeratis simulated wood flooring
- J. Coordination of Exterior Finishes: The exterior finish of the front elevation shall be continued on sides of homes to a “bump out”, (i.e., corner, courtyard, fire box of fireplace), thereafter siding or stucco may be utilized and to the extent there are no “bump outs” then the front exterior finish shall be continued a minimum distance of 20’ measured from front corner of home.
- K. Water table/brick band around front and sides of Structure. The exposed concrete face of porch slabs shall be covered with the brick selected for the façade of the Structure (“Water Table”). The Water Table shall continue around each side of the Structure’s porch and curtail at the point where the porch terminates.

XVII. Cabinets

- A. Kitchen
 1. Material: Paint grade wood or stainable wood
 2. Finish: Stained or painted
 3. Countertops:
 - a. Material: solid surface granite, marble, quartz or quartzite 2cm, (Allowance \$75/sf) sink in kitchen
 4. Full backsplash:
 - a. Labor and Material: Tile (Allowance \$8.00/sf)
 - b. Labor: Customary charge for straight brickbond
 5. Door style: raised panel or Shaker overlay door not inset
- B. Bathrooms
 1. Material: wood
 2. Finish: paint
 3. Countertops: Labor and material solid surface material, under mount sink (Allowance \$55/sf)
 4. Door Style: raised panel or Shaker; overlay door not inset
 5. Mirror: above vanities
- C. Laundry
 1. Material: wood
 2. Finish: paint
 3. Door Style: raised panel or Shaker; overlay door not inset;
 4. Countertops:
 - a. Material: ceramic tile (Allowance \$3.50/sf), wood edging

XVIII. Drywall

1. Location: ceilings, interior walls
2. Material: drywall
3. Thickness: 1/2"
4. Joint treatment: tape and float
5. Outside Corner: metal beads
6. Finish: light orange peel texture

XIX. Interior Trim and Finish Schedule

A. Foyer

1. Floor: prefinished glue down wood (Allowance \$6.50/sf), tile or masonry (Allowance \$3.50/sf)
2. Base/Finish: 7 ¼ " /paint grade MDF
3. Wall/Finish: paint
4. Crown/Cove Finish: maximum of two (2) piece (minimum 5 ¼" & 4 ¼")/paint grade or single 7 ¼" cove;
5. Additional: none

B. Dining

1. Floor: prefinished glue down wood (Allowance \$6.50/sf) all-inclusive allowance including any sealer that may be necessary), tile, masonry (Allowance \$3.50/sf)
2. Base/Finish: 7 ¼ " /paint grade MDF
3. Wall/Finish: paint
4. Crown/Cove Finish: maximum of two (2) piece minimum (5 ¼" & 4 ¼") paint grade or single 7 ¼ " cove;
5. Additional: none

C. Kitchen

1. Floor: ceramic tile (Allowance \$3.50/sf) or wood (Allowance \$6.50/sf)
2. Base/Finish: 7 ¼ " /paint grade MDF
3. Wall/Finish: paint
4. Crown/Cove Finish: two (2) piece minimum (5 ¼" & 4 ¼") paint grade or single 7 ¼" cove;
5. Additional: none

D. Laundry

1. Floor: tile (Allowance \$3.50/sf)
2. Base/Finish: 5 ¼ " /paint grade MDF
3. Wall/Finish: paint
4. Crown/Finish: none
5. Additional: none

E. Great/Living Room

1. Floor: prefinished glue down wood (Allowance \$6.50/sf), tile, masonry (Allowance \$3.50/sf)
2. Base/Finish: 7 ¼"/paint grade
3. Wall/Finish: paint
4. Crown/Cove Finish: two (2) piece minimum (5 ¼" & 4 ¼") paint grade or single 7 ¼" cove

- 5. Additional: none
- F. Hall
 - 1. Floor: prefinished glue down wood (Allowance \$6.50/sf), tile (Allowance \$3.50/sf), carpet (Allowance \$2.25/sf)
 - 2. Base/Finish: 5 ¼ " /paint grade MDF
 - 3. Wall/Finish: paint
 - 4. Crown/Finish: 5 ¼ " /paint grade
 - 5. Additional: none
- G. Master Bedroom
 - 1. Floor: prefinished glued down wood (Allowance \$6.50/sf)
 - 2. Base/Finish: 5 ¼ " /paint grade
 - 3. Wall/Finish: paint
 - 4. Crown/Finish: 5 ¼ " /paint grade
 - 5. Additional: none
- H. Bedroom #2
 - 1. Floor: carpet and pad (Allowance \$2.25/sf)
 - 2. Base/Finish: 5 ¼ " paint grade
 - 3. Wall/Finish: paint
 - 4. Crown/Finish: 5 ¼"
 - 5. Additional: none
- I. Bedroom #3
 - 1. Floor: carpet and pad (Allowance \$2.25/sf)
 - 2. Base/Finish: 5 ¼ " paint grade
 - 3. Wall/Finish: paint
 - 4. Crown/Finish: 5 ¼"
 - 5. Additional: none
- J. Bedroom #4
 - 1. Floor: carpet and pad (Allowance \$2.25/sf)
 - 2. Base/Finish: 5 ¼ " paint grade
 - 3. Wall/Finish: paint
 - 4. Crown/Finish: 5 ¼"
 - 5. Additional: none
- K. Master Bath
 - 1. Floor Material: tile (Allowance \$3.50/sf)
 - 2. Base/Finish: 5 ¼ " paint grade
 - 3. Wall/Finish: paint
 - 4. Crown/Finish: 5 ¼"
 - 5. Additional: none
- L. Other Baths
 - 1. Floor: tile (Allowance \$3.50/sf)
 - 2. Base/Finish: 5 ¼ " paint grade
 - 3. Wall/Finish: paint
 - 4. Crown/Finish: 5 ¼"
 - 5. Additional: none
- M. Garage
 - 1. Floor: broom finished concrete

2. Base/Finish: 3 ¼ " paint
3. Wall/Finish: paint
4. Crown/Finish: none
5. Additional: none

XX. Plumbing

- A. Allowances – includes all faucets, kitchen sink, all commodes, hot water heater, master tub, guest bathtub(s), bath sinks
 1. 2.5 baths home allowance is \$5,400
 2. Each additional full tub is \$1,000
 3. Each additional half bath is \$500
- B. Master Bath
 1. Tub:
 - a. Type: jetted
 - b. Size: as per plan
 - c. Material: fiberglass
 - d. Faucet: deck mounted Delta Trinsic Series, oil rubbed bronze, champagne or satin nickel (or equal price)
 - e. Surround: tile
 - f. Color: white
 - g. Skirt: tile or painted wood
 2. Shower:
 - a. Size: as per plan
 - b. Material: job built tile (walls and floors)
 - c. Faucet: Delta Trinsic Series, oil rubbed bronze, champagne or satin nickel (or equal price)
 - d. Door: Semi-Frameless
 3. Toilet:
 - a. Bowl: elongated
 - b. Color: white
 4. Lavatory:
 - a. Make: Delta Trinsic series (or equal price)
 - b. Finish: oil rubbed bronze, champagne or satin nickel (or equal price)
 - c. Faucet Spread: 8"
 5. Lavatory Basins:
 - a. Undermounted
 6. Bath Accessories – see XXV Hardware for Allowance
- C. Other Baths
 1. Tub/Shower
 - a. Size: as per plan
 - b. Material: porcelain enameled tub
 - c. Surround: tile (Allowance \$3.50/sf)
 - d. Faucet: Delta Trinsic series
 - e. Finish: oil rubbed bronze, champagne or satin nickel (or equal price)
 - f. Location: as per plans
 2. Toilet

- a. Bowl: elongated
 - b. Color: white
 - 3. Lavatory Faucets
 - a. Make: Delta Trinsic series
 - b. Finish: oil rubbed bronze, champagne or satin nickel (or equal price)
 - c. Spreads: 8"
- D. Water Piping: PEX or equal
- E. Gas
 - 1. Service: utility company
 - 2. Piping to: water heater(s), heating system(s), fireplace(s), cooktop and outdoor grill
- F. Water Heater
 - 1. Type: gas
 - 2. Capacity: 1-50 gallon (2 bath homes); 1-50 gallon and 1-40 gallon (3 bath homes)
 - 3. Location: attic
- G. Kitchen
 - 1. Sink
 - a. Style: Single, 60-40 or 50-50
 - b. Material: stainless steel
 - c. Faucet: High-arc pull out spray

XXI. HVAC

- A. Ducts
 - 1. Return Air: as per plan
 - 2. Ducts:
 - a. Material: flex *
 - b. Insulation: 1 ½ " vapor seal
 - c. Draft Controls: all duct runs
- B. Equipment
 - 1. Cooling
 - a. Size: To be determined by HVAC contractor
 - b. SEER: 14
 - 2. Heating
 - a. Fuel: gas
 - b. Type: horizontal flow
 - c. Location: attic

XXII. Electric Wiring

- A. Service: underground
- B. Panel
 - 1. Type: circuit-breaker
 - 2. AMP's: i-200
- C. Wiring: all copper with aluminum feed
- D. Special
 - 1. Heater Vents

- a. Location: per plans
- 2. Doorbell
 - a. Location: hall
 - b. Push-button location: front door
- 3. Cable: wire for each bedroom, kitchen, living room (high def) and patio/porch (high def)
- 4. Smoke detectors:
 - a. Location: as per code
- 5. Security System: Builder to supply
 - a. One (1) keypad
 - b. All exterior openings on first floor

XXIII. Light Fixtures

Allowance: \$4,200.00

- A. This includes one gas lantern

XXIV. Appliance Packages

A. Appliance Distributors Package

- 1. Frigidaire Gallery Single Wall Oven 30" w/ Convection, Stainless, Item # FRI FGEW3045KF
- 2. Frigidaire Microwave 2.0 CF, Stainless, Item # FR FGM0205KF
- 3. Frigidaire 30" Trim Kit for Microwave, Stainless, Item # FRI MWTK30KF
- 4. Frigidaire Dishwasher SS, Item # FRI FGHD2465NF
- 5. Frigidaire Gallery 36" Gas Cooktop, Stainless, Item # FRI FGGC3645KS
- 6. Waste King 1/2HP Disposer w/ Cord, Item # WSK L1001
- 7. Broan Power Module – 390 CFM Silver Paint, Item # BRO PM390 or European equivalent based on kitchen style
- 8. Broan 36" Hood Liner for PM390 34-7/8" w 17 1/4" deep, Item # BRO LB36

B. Notoco Industries, L.L.C. Package

- 1. GEA JTP70SMSS 30" Wall Oven, 30" Convection Wall Oven
- 2. GEA PEB2060SMSS Microwave, GE Profile 2.0CF Built in
- 3. GEA JX2030SMS Trim Kit, 25 1/2 x 16 3/4 cutout dims 30" Built in SS Trim Kit
- 4. GEA PGP966SETSS 36" Gas Cooktop, Profile 36" Gas Cooktop, GE Profile 36"5 Sealed Burners
- 5. GEA GDT530PSDSS Dishwasher, Energy Star SS Built in
- 6. GEA GFC525 1/2 HP Disposal w/ cord
- 7. PM390 Power Pak Silver Bro or European equivalent based on kitchen style
- 8. BRO LB36 Hood Liner 36"

All appliances are subject to manufacturers modifications

XXV. Insulation

A. Ceiling/Attic

- 1. Type: blown
- 2. Material: fiberglass or rock wool
- 3. R-30

- B. Exterior Walls
 - 1. Type: batt
 - 2. Material: fiberglass or rock wool
 - 3. R-13
 - 4. Foam sole plates and openings

XXVI. Hardware

- A. Hardware Allowance (interior doors, exterior doors, cabinets, bath, house numbers, door stops) \$1,800.00
- B. Allowance Includes:
 - 1. Front Door
 - Make: Kwikset (or equal price)
 - Type: handle set
 - Finish: antique nickel or polished brass
 - 2. Interior Doors
 - Make: Kwikset (or equal price)
 - Type: round knob
 - Finish: antique nickel or polished brass
 - 3. Deadbolts
 - Make: Kwikset (or equal price)
 - Type: single cylinder
 - Finish: antique nickel or polished brass
 - Location: all exterior doors on home
 - 4. Cabinets
 - Type: knobs
 - Finish: Antique nickel or polished bronze

XXVII. Walks and Driveway

- A. Driveway
 - 1. Width: equal to width of garage door(s) but must be no wider than 12' at B/T/L
 - 2. Base Material: clay
 - 3. Surface Material: 3000 psi concrete with fiber additive
 - 4. Thickness: 4"
 - 5. Finish: light broom
 - 6. Apron – 18" flair
- B. Walks
 - 1. Width: minimum 4'
 - 2. Base Material: clay
 - 3. Surface Material: Brick layed over 3000 psi concrete
 - 4. Thickness of concrete: 4"
 - 5. Front walks to be located from front steps to street (not concrete sidewalk) or driveway

XXVIII. Garage

- A. Size – Two (2) Car

- B. Attached or detached to residence
- C. Doors and windows (including garage door shall be more than 10' from oil filled electric transformers)
- D. Rear load lots: address of residence shall be prominently displayed over garage door – 4" black numbers

XXIX. Site Barrier Requirements for Alley Intersections with Public Streets.

The Developer, in the design of the community, has incorporated its policy of reducing the often negative aesthetic influence of the automobile. This policy promotes Alley-Loaded lots that provide for garages to be located behind the home with access by automobiles into garages from the Alley.

Another component of this policy is to reduce and/or somewhat restrict the view from the public street into or “down” the Alley thereby minimizing to the greatest extent possible the view of automobiles parked on driveways situated along the Alley. This is accomplished by requiring garages on corner lots (corner formed by intersection of Alley with public street) be located adjacent to the 5' rear build-to-line. This narrowing the distance between the garages on such lots which reduces the visual impact and limits the view into or “down” the Alley from the public street. If a floor plan for a home on a corner lot does not allow the garage to be placed adjacent to the rear 5' build-to-line, alternative methods may be utilized to promote the policy of limitation of view into or “down” the Alley from the public street. One such method would be to construct a brick wall with brick columns, or combination minimum six (6') foot high brick column and shadow box wood fence (“Sight Barrier Fence(s)”), adjacent to the 5' rear build-to-line replacing the garage as a sight barrier. The Sight Barrier Fence shall not encroach over, in or on any dedicated utility servitudes which may exist on the lot adjacent to the public right of way unless all utilities (electric power, gas, water, telephone and cable) have granted in writing an encroachment waiver allowing the Owner to construct the fence and/or columns within a portion of the servitude(s). It is the responsibility of the Owner/Builder to obtain the written encroachment waiver(s). The shadow box fencing portion shall be constructed, treated and finished (stained) in accordance with XXXII of these Standard Specifications. The Sight Barrier Fence shall be constructed with a minimum eight (8) brick columns and extend from the 5' rear build to line along the public street right of way a minimum distance of seventy (70') feet. The column spacing for the Site Barrier Fence(s) shall be ten (10') feet maximum. The shadow box fencing and brick columns shall adhere to the construction standards set forth in Exhibits A and B attached hereto and hereby made a part hereof. All other specifications of materials and construction standards shall be adhered to. The wall or fence shall be a partially screened from the public street view by appropriate landscaping approved by the Architectural Control Committee. Alley Access garages may be whatever size can be accommodated within the side yard setbacks and coverage allowances of the homesite. Garage doors may be up to 18 feet wide and 9 feet high and may be of any standard design compatible with the style of the Structure.

XXX. Street Garage Access Lots.

For garages accessed directly from the public street the issues are more numerous. One of the most important issues is reducing the visual impact of the garage and also of the

automobiles which are very often parked in the driveway in front of the garage doors, perpendicular to the street. For this reason when the garage is entered straight in from the street, the garage doors must be located eighteen feet behind the front build-to line and the corner side setback line. Thus, cars parked outside the garage are partially obscured from public view by the house and porch. Garage doors on this garage type must be of the "Carriage House" style no taller than 9 feet and recessed a minimum of 10 inches into the garage façade unless otherwise approved by the ACC. A maximum of two garage doors may be parallel to the street. If double doors are to be used, there shall be a minimum of 16 inches between the two doors. Street Garage Access garages may be located at the rear of the lot and accessed either straight in from the street or "hook-in" at the rear of the home where the garage doors are perpendicular to the frontage street. Garages in this location shall meet similar criteria to Rear Lane Garage Access garages. They may be of any size and configuration that is accommodated within the setbacks of the homesite. Garage doors may be up to 18 feet wide and 9 feet high and may be of any design compatible with the style of the home. Garages may be either attached or detached.

XXXI. Landscaping

- A. Front Bed Allowance is \$1,500.00
- B. The Builder has the sole responsibility for landscaping of all new homes/lots. Therefore, it is highly recommended that the Builder include the cost of landscaping that meets the provisions of the Declaration and the Standard Specifications in the price calculated for the home to be constructed on a Lot. No home may be occupied until the minimum landscaping requirements set forth in the Declaration and/or provided herein are fully completed. Landscape plans shall be submitted by the Builder at the appropriate stage of construction of the home (See Declaration). The Construction Deposit shall be forfeited in cases where 1) the Builder fails to submit landscape plans in accordance with the provisions of the Declaration and 2) the home is occupied prior to full completion of the landscaping required by the Declaration and these Standard Specifications.
- C. All front yards of all lots shall be landscaped and fully sodded. Upon completion of Side Yard Drainage Specifications (XXXIII) the side yard shall be fully sodded. Backyards of all lots, whether rear load or front load, shall be sodded.
- D. A landscape screen (i.e., Boxwood, Holly or equal) ("Landscape Screen") shall be established along the side of the Structure from the front corner of the porch and along the exterior wall finish/ (sides of slab) of the Structure. This requirement is applicable to front and rear load lots and particularly in connection with corner lots fronting on a public street or common area with side yards fronting on public streets or facing alleys.
- E. A maintenance strip ("Maintenance Strip") no wider than eighteen (18") inches immediately adjacent to the slab of the Structure may be included on a portion of the planted bed on the front, rear and sides of the Structure to mitigate against erosion of the planting mulch and/or splash of planting mulch against the façade of the Structure from the drip-line of the roof. The Maintenance Strip shall consist of #57 limestone (or other material approved by the ACC) a minimum of three (3") inches thick.
- F. As alternative to the installation of sod in the side yard(s) of a lot, #57 limestone may be installed in accordance with the following:

(a) The side yard(s) shall be graded in accordance with the Side Yard Drainage Specifications set forth in Section XXXIII of the Standard Specifications (“Side Yard Drainage Specifications”).

(b) After the Side Yard Drainage Specifications work (“Side Yard Drainage Specifications Work”) is deemed by the Builder/Owner of the lot to be complete, the Builder/Owner shall submit a request to the ACC requesting that an inspection of the Side Yard Drainage Specifications Work be scheduled to determine whether the Side Yard Drainage Specifications Work is satisfactory, which determination shall be made in the sole discretion of the ACC.

(c) If the inspection by the ACC finds that the Side Yard Drainage Specifications Work is satisfactory, the Builder/Owner may proceed with the installation of sod or #57 limestone in the side yard(s). The limestone shall be a minimum of three (3”) inches thick.

(d) If the inspection by the ACC reveals that the Side Yard Drainage Specifications work is not satisfactory in the ACC’s sole discretion, the Builder/Owner shall take any and all actions necessary to remedy any and all deficiencies in the Side Yard Drainage Specifications Work set forth in the ACC’s inspection report. The Builder/Owner shall address the deficiencies set forth in the inspection report and may request re-inspections of the side yard(s) by the ACC until such time as the ACC submits its findings that the Side Yard Drainage Specifications Work is satisfactory. The ACC may assess charges to the Builder/Owner for re-inspections by the ACC under the provisions of the Declaration of Protective Covenants and Restrictions for The Lakes at Harveston.

(e) Appropriate Landscape Screen, approved by the ACC, must be installed to screen the limestone installed in side yard(s) from view from a public street, a common area (including walks, private servitude of access (alley) and multi-use trails or other common areas).

Notwithstanding the “allowance” established by the Harveston Builder Group to control the terms of construction contracts and/or purchase agreement entered into by and between a Builder and the Owner, sod and/or other approved and/or sanctioned lawn covering materials and minimum landscaping requirements shall be installed at the expense of the Builder prior to the occupancy of the Structure and/or transferring the title of the Lot by the Builder to the Owner (prior to execution by the Owner and/or Builder of the Notice of Termination of Work/Notice of Substantial Completion under the Construction Contract).

XXXII. Fences

- A. Builder shall apply to the ACC for fence approval as provided for in Article VI, Section 21, Subpart (a) of the Declaration
- B. Fence materials, location and specifications
The materials used, the design, style, color and location of all fencing on any Lot shall be approved by the Architectural Control Committee prior to erection and/or

construction. For new construction of Structures that include fencing the submittal of the design, style, color and location of fencing shall be made with the Exterior Material and Color Submittal (Declaration Article V, Section 4, b, 2). Fences shall conform to the following:

(a) No fencing or gates shall be constructed, erected and/or located on the Lots except (1) pine, cedar and/or cypress picket fences not exceeding four (4') feet in height constructed of rough cut boards, posts (4" x 4") #2 treated material and rails (2" x 4") #1 treated material; (2) shadowbox fencing having a maximum height of eight (8') feet constructed of Aeratis Heritage Universal Porch Plank vertical fence boards, #2 grade 6" x 6" treated pine posts and #1 grade 2" x 6" treated pine horizontal rails (shadowbox fencing shall be constructed in accordance with the drawings and specifications set forth in the Standard Specifications) and (3) wrought iron or simulated wrought iron fencing made of aluminum or steel not exceeding eight (8') feet in height (collectively "Harveston Approved Fence Types"). Use of chain link fencing is prohibited.

(b) Approved fencing shall be treated, finished and stained in accordance with the following:

- i) Picket fences and gates shall be finished as follows:
 - a) Initially treated with Cedar Shield to prevent cracking and deterioration by water/moisture penetration, then stained uniformly with two (2) coats (last coat rolled) of Benjamin Moore Exterior Oil Based Arborcoat Solid Stain, color White or White Washed, Product No. 06401X
- ii) Harveston Shadow Box Fences and gates shall be constructed utilizing the posts and rails described in subpart (b) above and utilizing 8" wide rough cut pine, cedar and/or cypress vertical fence boards, horizontal top trim and top cap initially treated with Cedar Shield to prevent cracking and deterioration by water/moisture penetration, then stained uniformly with two (2) coats (last coat rolled) of Benjamin Moore Exterior Oil Based Arborcoat Solid Stain, color Spanish Moss, Product No. 06404X or in the alternative with 7/8" thick and 5 1/2" wide Aeratis Heritage Universal Porch Plank vertical fence boards, horizontal top trim and top cap.

Framing and support of Harveston Shadow Box Fences may be accomplished by either of two (2) methods:

- a) By utilizing 6" x 6" #2 treated pine posts installed at eight (8') foot centers, or
 - b) By utilizing brick columns on a maximum sixteen (16') foot centers with one (1) 6" x 6" #2 treated pine post installed at the midpoint between brick columns, i.e., at a point eight (8') feet between brick columns
- iii) Wrought iron or simulated wrought iron fencing made of aluminum or steel not exceeding eight (8') feet in height and gates shall be painted with:

- a) Benjamin Moore DTM latex or oil based paint - Black, Bronzestone or Black Forest Green
- (c) All pets must be maintained in a fenced area which shall be screened from view with landscaping and/or approved fencing materials so that the pets cannot be seen from any street right-of-way in the community.
- (d) For Front Load Lots no fence shall be constructed any closer to the street right of way than twenty (20') feet back of the front build-to line.
- (e) Fences located between a Structure (House or Townhouse) and the side property line (i.e., fences wholly or partially within the five (5) side yard on a Lot) may contain a pedestrian or "walk" gate. The pedestrian or walk gate shall adhere to design specifications set forth in the Standard Specifications. If a pedestrian or walk gate is not included, then any fence located in the side yard shall be partially screened from view of the street right of way with landscaping approved by the Architectural Control Committee.
- (f) No posts or poles or other structural member of any fence shall be placed or located so that it can be viewed from the street right-of-way, from another Lot or from Common Property (for instance a Trail or an Alley) (all posts and structural members shall be on the inside of the enclosed and/or fenced area).
- (g) The provisions of this Article XXXII shall also apply to the shadowbox portion of all Sight Barrier Fences required under the provisions of Article XXIX hereof.
- (h) An Application for approval of fences shall be submitted to the Architectural Control Committee and approved by the Architectural Control Committee prior to any fences being erected, constructed, placed on or permitted to remain on any Lot, nor shall any existing fence be modified unless an Application for change/modification thereof shall first have been submitted to and approved by the Architectural Control Committee. Such Application shall be of such form and shall contain such information as is required under Section 4 of Article V of the Declaration.

XXXIII. Finish Grading of Lot and Side Yard Drainage Specifications

- A. All Lots to be graded for proper drainage in accordance with the Drainage Plan and in strict conformance with the Side Yard Drainage Specifications:
 The Builder shall establish and construct the high point with additional fill as required in the side yard at approximately midway of the length of the lot, i.e., at about 60' from the front property line for rear load lots and townhome lots and about 70'/75' from the front property line for front load lots. A swale ("Swale") shall be established and constructed at the center of the side yard with a two (2%) percent grade from the high point each way (towards the front of the Lot to sidewalk and towards the rear of the Lot to the alley or rear of Lot). Two six (6") inch diameter subsurface PVC pipe drains shall be installed below swales with a minimum of a 6" thick earth cover installed over the top of each pipe. The drains shall be installed at the high point of each swale. One drain shall extend below the Swale to the street located in the front of the lot. The other

drain shall extend to the alley or rear of the lot. The drains shall outflow to the street, alley or rear of lots via the use of a pop-up outflow drain and cover. In order to ensure proper storm water drainage in the side yard areas and prevent water runoff onto an adjoining lot, side yard area catch basins and gutter downspouts are to be installed and connected into the subsurface pipe drains as required. In lieu of installing grass sod in the side yard area located between adjoining houses, aggregate paving, modular concrete pavers and other similar paving materials that are approved for use by the Architectural Control Committee may be utilized to pave these site areas. See “Schematic Adjoining 5’ wide Side Yards Drainage Plan” prepared by Cockfield Jackson, Architects and drawings prepared by Reich and Associates which are hereby incorporated herein and attached as Exhibit “C”.

EXHIBIT A

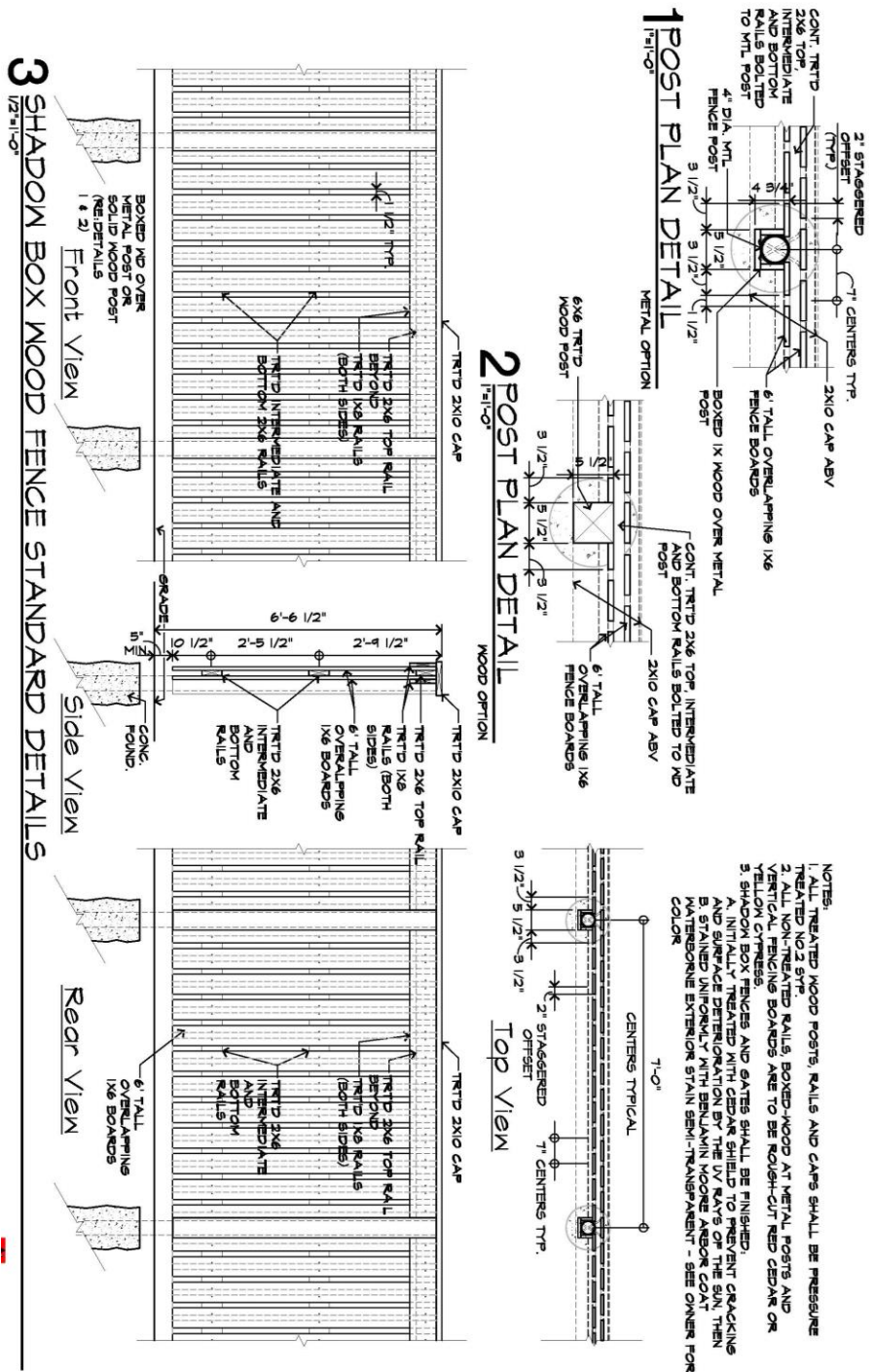
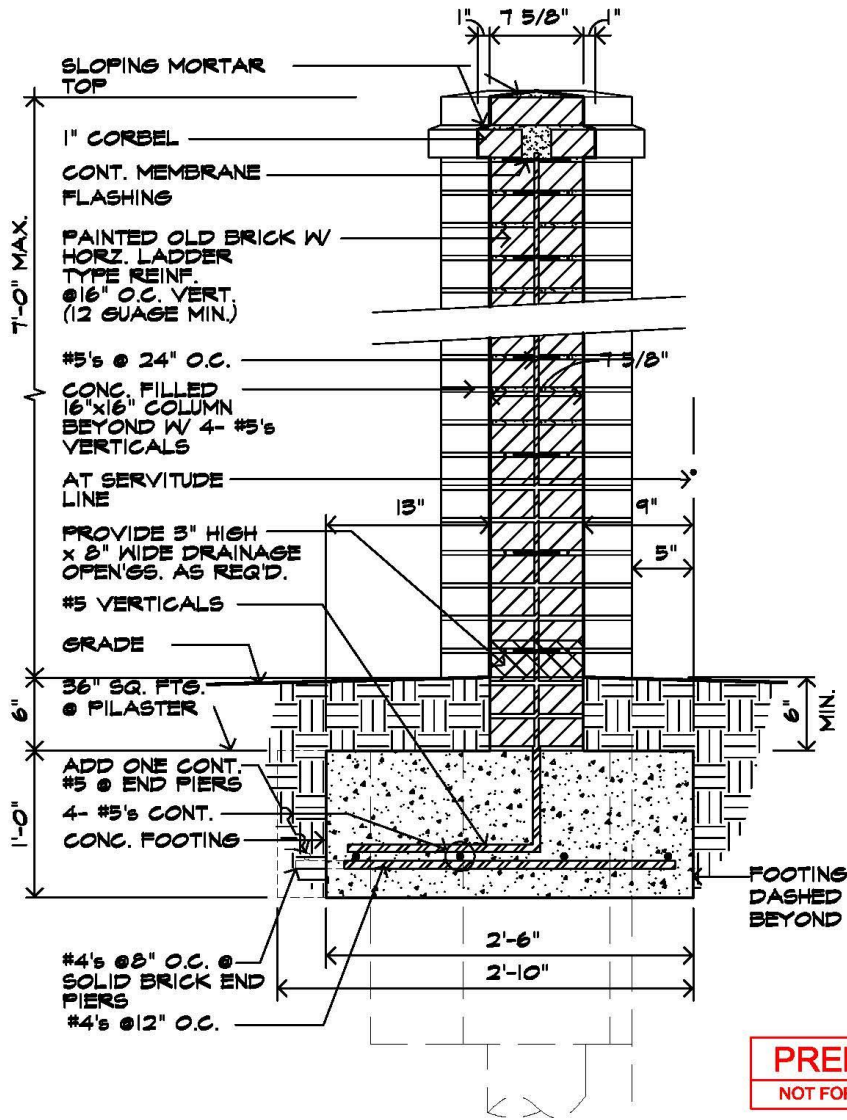


EXHIBIT B



PRELIMINARY
NOT FOR CONSTRUCTION

1 BRICK FENCE WALL
1/2"=1'-0"

EXHIBIT C

