

Exhibits

**EXHIBIT A
PROPERTY IMPROVEMENT APPLICATION
SINGLE FAMILY DETACHED HOMES**

Page 1 of 4

Owner shall complete and provide the following for Single Family Detached Homes. For Attached and Detached Condominium Homes, contact the applicable Sub-Association for specific application requirements:

1. Property Improvement Application – Exhibit A
2. Architectural Application Checklist – Exhibit B
3. Three (3) complete copies of your proposed improvement plans
4. Signed copy of the Water Quality Management – Best Management Practice Guidelines
5. Deposit & Fees

Incomplete applications will not be considered and will be returned. To assure prompt consideration, review all submittal materials for completeness before sending them to the Design Review Committee. Each submittal for architecture or landscape improvement must be submitted separately with its own submittal application, documents and associated fee.

Mail or deliver to:

Portola Springs Community Association

Attn: Design Review Committee
Keystone Pacific Property Management
16845 Von Karman, Suite 200
Irvine, CA 92606
(949) 838-3239

- | | | | |
|----------------------|---|---|---|
| Submittal #1: | <input type="checkbox"/> Architectural Improvements | <input type="checkbox"/> Landscape Improvements | <input type="checkbox"/> Deposit Received |
| Revision #1: | <input type="checkbox"/> Architectural Improvements | <input type="checkbox"/> Landscape Improvements | <input type="checkbox"/> Deposit Received |
| Revision #2: | <input type="checkbox"/> Architectural Improvements | <input type="checkbox"/> Landscape Improvements | <input type="checkbox"/> Deposit Received |

Today's Date: _____ Lot #: _____ Tract # _____

**EXHIBIT A
PROPERTY IMPROVEMENT APPLICATION**

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Applicant's Name: _____ Project Name: _____

Property Address: _____ Builder: _____

Mailing Address: _____

Home Phone #: _____

Business Phone #: _____

Additional Requested Submittals:

- | | | | |
|----------------------|---|---|---|
| Submittal #2: | <input type="checkbox"/> Architectural Improvements | <input type="checkbox"/> Landscape Improvements | <input type="checkbox"/> Deposit Received |
| Submittal #3: | <input type="checkbox"/> Architectural Improvements | <input type="checkbox"/> Landscape Improvements | <input type="checkbox"/> Deposit Received |
| Submittal #4: | <input type="checkbox"/> Architectural Improvements | <input type="checkbox"/> Landscape Improvements | <input type="checkbox"/> Deposit Received |

**EXHIBIT A
PROPERTY IMPROVEMENT APPLICATION**

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Owner shall complete the following:

Architect or Applicant's Representative (if applicable):

NAME

COMPANY

PHONE

MAILING ADDRESS

CITY

ZIP

IMPROVEMENT PLANS BEING SUBMITTED: (Please check appropriate items)

Each submittal for architecture or landscape improvement must be submitted separately with its own submittal application, documents and associated fee.

<input type="checkbox"/> ARCHITECTURAL	<input type="checkbox"/> LANDSCAPE	<input type="checkbox"/> EQUIPMENT
<input type="checkbox"/> DECK	<input type="checkbox"/> GRADING & DRAINAGE	<input type="checkbox"/> PLAY EQUIPMENT
<input type="checkbox"/> ROOM ADDITION OR EXTENSION	<input type="checkbox"/> HARDSCAPE & LANDSCAPE STRUCTURES	<input type="checkbox"/> POOL & EQUIPMENT
<input type="checkbox"/> CONCEPTUAL REVIEW REQUIRED	<input type="checkbox"/> IRRIGATION	<input type="checkbox"/> SPA & EQUIPMENT
<input type="checkbox"/> PAINTING	<input type="checkbox"/> PLANTINGS	<input type="checkbox"/> FIREPLACE
<input type="checkbox"/> CHIMNEY	<input type="checkbox"/> EXTERIOR LIGHTING	<input type="checkbox"/> BARBEQUE
<input type="checkbox"/> OTHER	<input type="checkbox"/> MISCELLANEOUS	<input type="checkbox"/> OTHER

OTHER:

**EXHIBIT A
PROPERTY IMPROVEMENT APPLICATION**

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Do Not Write Below Line. (To Be Completed By Design Review Committee Only)

Design Review Committee's response subject to notes on plan and Design Review Committee approval checklist.

- () APPROVAL
- () APPROVAL WITH CONDITIONS NOTED ON CHECKLIST _____
- () DISAPPROVED WITH COMMENTS NOTED ON CHECKLIST _____
- () RESUBMIT ITEMS LISTED _____
- () INCOMPLETE ITEMS LISTED _____

The Design Review Committee has reviewed the proposed improvements to determine whether they are aesthetically compatible with the architectural scheme of the Community and consistent with the Master Declaration and the Master Association's Design Guidelines. These plans have not been reviewed for constructability, safety, function, views, plant material survivability, privacy, or any and all engineering requirements including, but not limited to, soils, geotechnical, drainage, structural, mechanical or electrical. The Owner is also required to comply with the Master Association's Design Guidelines and the Master Declaration. The Design Review Committee has not considered whether, and its approval does not indicate, that the proposed improvements are in compliance with applicable ordinances. The Owner must obtain all necessary building permits for applicable structures from the City of Irvine. By approving such plans and specifications, the Design Review Committee, the members thereof, the Master Association, the Board, Declarant, and all agents, employees, attorneys or consultants of any of the foregoing, do not assume liability or responsibility therefore, or for any defect in any improvements constructed from such plans and specifications or for any obstruction or impairment of view caused or created as the result of any improvements approved by the Design Review Committee.

DESIGN REVIEW COMMITTEE SIGNATURE

_____ Date: _____

**EXHIBIT B
ARCHITECTURAL APPLICATION CHECKLIST**

Page 1 of 2

This checklist shall be completed by the Owner and be attached to the Design Review Committee Property Improvement Application. Failure to complete and include this checklist constitutes an incomplete submittal. All incomplete submittals will be returned without review by the Committee.

SINGLE FAMILY DETACHED HOMES (MASTER ASSOCIATION)

DEPOSITS Collected at the time of plan submission. A check made payable to the "Portola Springs Community Association" is required.

_____ \$1,000.00 – Improvement Security Deposit

SUBMITTAL FEES Collected at the time of plan submission. A check made payable to the "Portola Springs Community Association" is required.

_____ \$ 300.00 - Single Family Detached Homes - Landscape/General Resubmittal Review Fee (Includes initial review and two (2) resubmittals)
Each Additional Resubmittal Beyond 3rd Review \$150.00

_____ \$ 600.00 - Single Family Detached Homes - Room Addition/Remodel Review Fee (Includes initial review and two (2) resubmittals)
Each Additional Resubmittal Beyond 2nd Review \$300.00

_____ \$ 100.00 – Each Variance Application / Appeal Application (see exhibit "E")

_____ \$ 150.00 – Concept review fee for architectural additions/extensions

A description of what must be included on each of the drawings required below may be found in the Design Guidelines.

Note: Deposits and Fees are subject to change from time to time as deemed necessary by the Master Association.

For Attached and Detached Condominium Homes contact the appropriate Sub-Association for deposit and submittal fees.

HOMEOWNERS SIGNATURE AND DESIGN REVIEW COMMITTEE APPROVAL

I UNDERSTAND AND AGREE THAT:

No work on this request shall commence until written approval of the Design Review Committee has been received. The conditions and restrictions noted in the Design Guidelines and Master Declaration shall apply to any approval. Installation to be at no cost whatsoever to the Master Association. Any further maintenance shall be the responsibility of the applying Owner, his or her heirs and assigns. The Owner of any lot shall comply with the Master Declaration for completion of all property improvements, landscaping and alterations as noted below; Owner shall complete all landscape improvements within three hundred sixty-five (365) days of close of escrow for the Owner's lot or Dwelling.

SIGNATURE: _____
OWNER

DATE

EXHIBIT B ARCHITECTURAL APPLICATION CHECKLIST

Page 2 of 2

PART I - ALL IMPROVEMENTS

This part lists the submittal requirements of ALL IMPROVEMENTS, which must be included with any and all submittal requests.

- _____ Completed Design Review Committee Application – Exhibit A
- _____ DRC Architectural Application Checklist – Exhibit B
- _____ Plot Plan; drawn to scale at 1/8" = 1'-0" or 1/4" = 1'-0"
- _____ Signed copy of the Water Quality Management – Best Management Practice Guidelines (2 copies)

PART II - LANDSCAPE IMPROVEMENTS

This part must be completed by each applying Owner for improvements involving all landscaping on his/her lot (grading, drainage, hardscape, irrigation, plumbing and lighting).

- _____ Site Photos
- _____ Landscape Construction Plan and Details
- _____ Grading and Drainage Plan
- _____ Irrigation Plan or Notes
- _____ Planting Plan
- _____ Landscape Lighting Plan

PART III - ARCHITECTURAL IMPROVEMENTS

This part must be completed by each applying Owner for improvements involving all architectural improvements on his/her lot (e.g., room additions).

- _____ Site Photos
- _____ Exterior Elevations/Building Sections
- _____ Floor Plan (must be included on a Plot Plan)
- _____ Roof Plan
- _____ Finish and Materials Schedule

**EXHIBIT C
DRC APPROVAL FORM**

To be completed by the Design Review Committee:

Date: _____ Lot and Tract # _____
Name: _____ Project Name: _____
Address: _____ Builder: _____

Re: Portola Springs Community Association

The Design Review Committee has reviewed the proposed Improvements to determine whether they are aesthetically compatible with the architectural scheme of the Community and consistent with the Master Declaration and the Master Association's Design Guidelines. These plans have not been reviewed for construction, safety, function, views, plant material survivability, privacy, or any and all engineering requirements including, but not limited to, soils, geotechnical, drainage, structural, mechanical or electrical. The Owner understands that he/she must comply with the Master Association's Design Guidelines and the Master Declaration. The Design Review Committee has not considered whether, and its approval does not indicate that the proposed Improvements are in compliance with applicable laws, ordinances, regulations and codes. The Owner must obtain all necessary building permits for applicable structures from the applicable public agency. Please be advised that the plans and specifications are not approved for (a) engineering design, (b) compliance with zoning and building codes, and other applicable statues, ordinances or governmental rules or regulations, (c) compliance with the requirements of any public utility, (d) consistency with easements or other matters of record, or (e) preservation of any view. By approving such plans and specifications, the Design Review Committee, the members thereof, the Master Association, the Board, Declarant, the Merchant Builder and their respective agents, employees and consultants do not assume any liability or responsibility relating thereto (including, without limitation, any defect in any Improvements constructed from such plans and specifications, or for any obstruction or impairment of view caused or created as the result of any Improvements approved by the Design Review Committee).

Sincerely,

PORTOLA SPRINGS COMMUNITY ASSOCIATION

DRC Authorized Representative Signature

Date

EXHIBIT D
DRC NOTICE OF COMPLETION FORM

Owner shall complete the following:

I hereby certify that all work has been completed and done in substantial compliance with the approved plans and specifications and the Design Guidelines.

Date: Lot and Tract #

Name: Project Name:

Address: Builder:

Signature:

- Type of Work: (Please check one or more)
Architectural, Landscape, Hardscape, Pool/Spa/Water Feature, Patio Cover, Lighting, Other

SUBMIT PHOTOS OF ALL INSTALLED IMPROVEMENTS INCLUDING RETAINING WALL SYSTEMS, DRAIN INLETS, FLASH WALLS, LIGHT FIXTURES, BACKS OF FIREPLACES, EQUIPMENT AREAS (DIGITAL PHOTOS MAY BE SUBMITTED TO architectural@keystonepacific.com).

(DO NOT WRITE BELOW THIS LINE)

The Design Review Committee conducted the Final Inspection by:

Reviewing the Homeowner submitted photos Conducting a site visit

The Design Review Committee recommends the following:

APPROVED: Final inspection is complete and the Improvements are in substantial conformance with the approved plans and the Design Guidelines.

DISAPPROVED: The Improvements are not in substantial conformance with the approved plans, specifications and/or Design Guidelines. The Applicant must complete/modify/remove the items noted below on Exhibit D-1. After all items have been corrected, submit to the Property Manager photos of revised construction.

Portola Springs Design Review Committee

DRC Authorized Representative Signature

Date

EXHIBIT E
REQUEST FOR BOARD-APPROVED DESIGN GUIDELINES EXCEPTION

Owner shall complete the following:

Date: _____ Lot and Tract # _____
Owner: _____ Project Name: _____
Lot Address: _____
Home Phone: _____ Work Phone: _____ Fax: _____
Signature: _____

Description of Request (Please include drawings, photographs and a description of your special circumstance for the Board's review):

DO NOT WRITE BELOW THIS LINE

Disapproved as presented Approved as presented Approved as revised

Board Signature _____ Date _____
Board Signature _____ Date _____
Board Signature _____ Date _____

Please allow sixty (60) days for review. You will be notified in writing of the Board's decision.

**EXHIBIT F
LANDSCAPE PALETTE**

Page 1 of 6

The following Community plant palette is preliminary. Plant materials of similar character may be substituted pending DRC approval.

TREES:

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Acacia sp.	Acacia	Ilex sp.	Holly
Agonis flexuosa	Peppermint Tree	Jacaranda mimosifolia	NCN
Arbutus sp,	Strawberry Tree	Koelreuteria sp.	NCN
Avocado varieties	Avocado	Lagerstroemia indica	Crape Myrtle
Bauhinia sp.	Orchid Tree	Laurus nobilis	Sweet Bay
Betula sp.	Birch Tree	Ligustrum lucidum	Glossy Privet
Brachychiton sp.	Bottle Tree	Liquidambar styraciflua	Sweet Gum
Callistemon viminalis	Weeping Bottle Brush	Magnolia sp.	Magnolia
Calodendrum capense	Cape Chestnut	Maytenus boaria	Mayten Tree
Cinnamomum camphora	Camphor Tree	Melaleuca linarifolia	Flaxleaf Paperbark
Cupaniopsis anacardioides	Carrotwood Tree	Melaleuca quinquenervia	Cajeput Tree
Elaeocarpus decipiens	Japanese Blueberry Tree	Metrosideros excelsus	New Zealand Christmas Tree
Eriobotrya sp.	Loquat	Michelia doltsopa	NCN
Eucalyptus lehmannii	Bushy Yate	Olea europaea	Olive
Eucalyptus nicholii	Nichol's Willow	Pinus eldarica	Afghan Pine
Eucalyptus sideroxylon 'Rosea'	Red Iron Bark	Pinus halepensis	Aleppo Pine
Ficus benjamina	Weeping Fig	Pinus pinea	Italian Stone Pine
Ficus microcarpa	Indian Laurel Fig	Pistachia chinensis	Pistache
Ficus rubiginosa	Rusty Leaf Fig	Pittosporum sp.	Pittosporum
Ficus r. 'Florida'	NCN	Platanus sp.	Plane Tree, Sycamore
Geijera parviflora	Australian Willow	Podocarpus gracilior	Fern Pine
Hymenosporum flavum	Sweet Shade		

EXHIBIT F LANDSCAPE PALETTE

Page 2 of 6

TREES: (Continued)

BOTANICAL NAME	COMMON NAME
<i>Pinus thunbergia</i>	Japanese Black Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Prunus</i> 'Krauter Vesuvius'	Purple Leaf Plum
<i>Prunus lyonii</i>	Catalina Cherry
<i>Pyrus calleryana</i>	Ornamental Pear
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus ilex</i>	Holly Oak
<i>Quercus suber</i>	Cork Oak
<i>Rhus lancea</i>	African Sumac
<i>Shinus molle</i>	California Pepper Tree
<i>Stenocarpus sinuatus</i>	Firewheel Tree
<i>Syzygium paniculatum</i>	Brush Cherry
<i>Tipuana tipu</i>	Tipu Tree
<i>Tristania</i> sp.	Brisbane Box
<i>Ulmus parvifolia</i>	Chinese Evergreen Elm

SMALL REAR YARD TREE LIST:

BOTANICAL NAME	COMMON NAME
<i>Agonis flexuosa</i>	Peppermint Tree
<i>Arbutus</i> sp.	Strawberry Tree
<i>Bauhinia</i> sp.	Orchid Tree
<i>Betula</i> sp.	Birch Tree
<i>Brachychiton discolor</i>	Bottle Tree
<i>Callistemon viminalis</i>	Weeping Bottle Brush
<i>Cupaniopsis anacardioides</i>	Carrotwood Tree
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Elaeocarpus decipiens</i>	Japanese Blueberry Tree
<i>Eriobotrya</i> sp.	Loquat
<i>Geijera parviflora</i>	Australian Willow
<i>Hymenosporum flavum</i>	Sweet Shade
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Laurus nobilis</i>	Sweet Bay
<i>Ligustrum</i> sp.	Privet
<i>Magnolia</i> sp.	Magnolia
<i>Maytenus boaria</i>	Mayten Tree
<i>Melaleuca quinquenervia</i>	Cajeput Tree
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree
<i>Michelia doltsopa</i>	NCN
<i>Pinus thunbergia</i>	Japanese Black Pine
<i>Pittosporum</i> sp.	Pittosporum
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Pyrus calleryana</i>	Ornamental Pear
<i>Rhaphioepis</i> 'Majestic Beauty'	NCN
<i>Rhus lancea</i>	African Sumac
<i>Strelitzia nicolai</i>	Giant Bird of Paradise
<i>Tristania laurina</i>	NCN

**EXHIBIT F
LANDSCAPE PALETTE**

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ACCENT TREES:

Note: Accent trees do not satisfy front yard, side yard, or rear yard screen tree or anchor tree requirements.

BOTANICAL NAME	COMMON NAME
Aloe arborescens	Tree Aloe
Beaucarnea recurvata	Ponytail Bottle Palm
Citrus species	Citrus
Cordyline sp.	Dracena
Cupressus sempervirens	Italian Cypress
Dracaena draco	Dragon Tree
Feijoa sellowiana	Pineapple Guava
Leptospermum laevigatum	Australian Tea Tree
Melaleuca nesophila	Pink Melaleuca
Rhaphiolepis 'Majestic Beauty'	NCN
Strelitzia nicolai	Giant Bird of Paradise

PALMS:

14' Brown Trunk Height (BTH) maximum at installation. BTH is measured from the ground line to the base of the heart frond.

BOTANICAL NAME	COMMON NAME
Archontophoenix cunninghamiana	King Palm
Arecastrum romanzoffianum	Queen Palm
Brahea sp.	Guadalupe Fan Palm
Chamaerops humilis	Med. Fan Palm
Howea forsterana	Paradise Palm
Phoenix canariensis	Canary Island Palm
Phoenix dactylifera	Date Palm
Phoenix roebelenii	Pigmy Date Palm
Rhapis excelsa	Lady Palm
Washingtonia filifera	California Fan Palm

EXHIBIT F LANDSCAPE PALETTE

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SHRUBS and GROUNDCOVERS:

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Acanthus mollis	Bears Breech	Dietes vegeta	African Iris
Agapanthus sp.	Lily-of-the-Nile	Diplacus aurtantiacus	Monkey Flower
Agave sp.	Agave	Dodonea viscosa	Hopseed Bush
Aloe sp.	Aloe	Echeveria species	Hen & Chicks
Alyogyne huegelii	Blue Hibiscus	Echium fastuosum	Pride of Madeira
Anigozanthus flavidus	Kangaroo Paw	Elaeagnus pungens	Silverberry
Arbutus unedo 'Compacta'	Compact Strawberry Tree	Encelia californica	California Encelia
Arctostaphylos sp.	Manzanita	Eriobotrya sp.	Loquat
Artemesia sp.	Artemesia	Escallonia sp.	Escallonia
Asparagus d. 'Sprengeri'	Ornamental Asparagus	Euonymus sp.	Euonymus
Azalea varieties	Azalea	Feijoa sellowiana	Pineapple Guava
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush	Festuca californica	California Fescue
Baccharis 'Starn Thompson'	Thompson Broom	Festuca mairei	Mairei Fescue
Billergia nutans	Nutans Billbergia	Festuca ovina glauca	Fescue
Bougainvillea sp.	Bougainvillea	Gardenia sp.	Gardenia
Buddleia davidii	Butterfly Bush	Geranium species	Geranium
Buxus sp.	Boxwood	Grevillea banksii	Grevillea
Calliandra sp.	NCN	Hakea suaveolens	Sweet Hakea
Camellia sasanqua	Camellia	Hedera helix 'Hahns'	Hahn's Ivy
Carissa sp.	Natal Plum	Helictotrichon sempervirens	Blue Oat Grass
Ceanothus sp.	California Lilac	Hemerocallis hybrid	Day Lily
Cestrum nocturnum	Night Blooming Jasmine	Hesperaloe parviflora	NCN
Cistus sp.	Rock Rose	Heteromeles arbutifolia	Toyon
Citrus sp.	Citrus sp.	Heuchera sp.	Coral Bells
Cocculus laurifolius	Laurel Leaf Snail Seed	Hibiscus rosa-sinensis	Hibiscus
Colocasia esculenta	Elephants Ear	Hydrangea sp.	Hydrangea
Convolvulus cneorum	Bush Morning Glory	Ilex sp.	Holly
Coprosma sp.	Coprosma	Iris douglasiana	Douglas Iris
Cotoneaster species	Cotoneaster	Jasminum sp.	Jasmine
Crassula argentea	Jade Plant	Juniperus sp.	Juniper
Cyperus papyrus	NCN	Kalanchoe thyrsiflora	Kalanchoe

EXHIBIT F LANDSCAPE PALETTE

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SHRUBS and GROUNDCOVERS: (Continued)

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Kniphofia uvaria	Kniphofia	Prunus sp.	Flowering Plum
Lantana montevidensis	Trailing Lantana	Punica granatum	Pomogranate
Lavandula species	Lavender	Pyracantha sp.	Pyracantha
Lavatera assurgentiflora	Tree Mallow	Rhamnus californica	Coffeeberry
Laurus nobilis	Sweet Bay	Rhaphiolepis species	India Hawthorn
Leonotis leonurus	Lions Tail	Rhus sp.	Sumac
Ligustrum texanum	Texas Privet	Ribes viburnifolium	Evergreen Currant
Limonium perezii	Statice	Rosa sp.	Rose
Liriope species	Lily Turf	Rosa 'Flower Carpet'	Carpet Rose
Lonicera japonica 'Halliana'	Hall's Honeysuckle	Rosmarinus sp.	Rosemary
Mahonia sp.	Mahonia	Salvia sp.	Sage
Myoporum pacificum	Prostrate Myoporum	Scaveola sp.	NCN
Myrtus communis 'Compacta'	True Myrtle	Sedum sp.	NCN
Nephrolepis exaltata	Boston Sword Fern	Senecio serpens 'Silver Carpet'	NCN
Ophiopogon japonicus	Lily Turf	Stachys byzantina	Lambs Ears
Opuntia basilaris	Beavertail Cactus	Strelitzia reginae	Bird of Paradise
Osmanthus fragrans	Sweet Olive	Syzygium paniculatum	Brush Cherry
Pelargonium species	Ivy Geranium	Taxus sp.	Yew
Pennisetum m. rubrum	Red Fountain Grass	Taxus baccata	English Yew
Penstemon species	Beard Tongue	Tecomaria capensis	Cape Honeysuckle
Philodendron selloum	Split Leaf Philodendron	Ternstroemia japonica	Ternstroemia
Photinia fraseri	Fraser's Photinia	Trachelospermum jasminoides	Star Jasmine
Pittosporum species	Mock Orange	Viburnum species	Viburnum
Plumbago auriculata	Cape Plumbago	Vinca Major	Periwinkle
Plumbago capensis	Cape Honeysuckle	Yucca sp.	NCN
Podocarpus macrophylla	Yew Pine	Xylosma species	Xylosma

EXHIBIT F LANDSCAPE PALETTE

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VINES and ESPALIERS:

BOTANICAL NAME

Beaumontia grandiflora
 Bougainvillea species
 Clematis armandii
 Clytostoma callistegioides
 Distictus buccinatoria
 Ficus pumila
 Gelsemium sempervirens
 Grewia caffra
 Hardenbergia violacea
 Hibbertia scandens
 Jasminum species
 Lonicera species
 Macfadyena unguis-cati
 Mandevilla 'Alice Du Pont'
 Pandorea jasminoides
 Parthenocissus tricuspidata
 Passiflora sp.
 Plumbago auriculata
 Podranea ricasoliana
 Polygonum aubertii
 Pyrostegia venusta
 Rhoicissus capensis
 Rosa varieties
 Solandra maxima
 Solanum jasminoides
 Stephanotis floribunda
 Stigmaphyllon ciliatum
 Tecomaria capensis
 Wisteria sp.

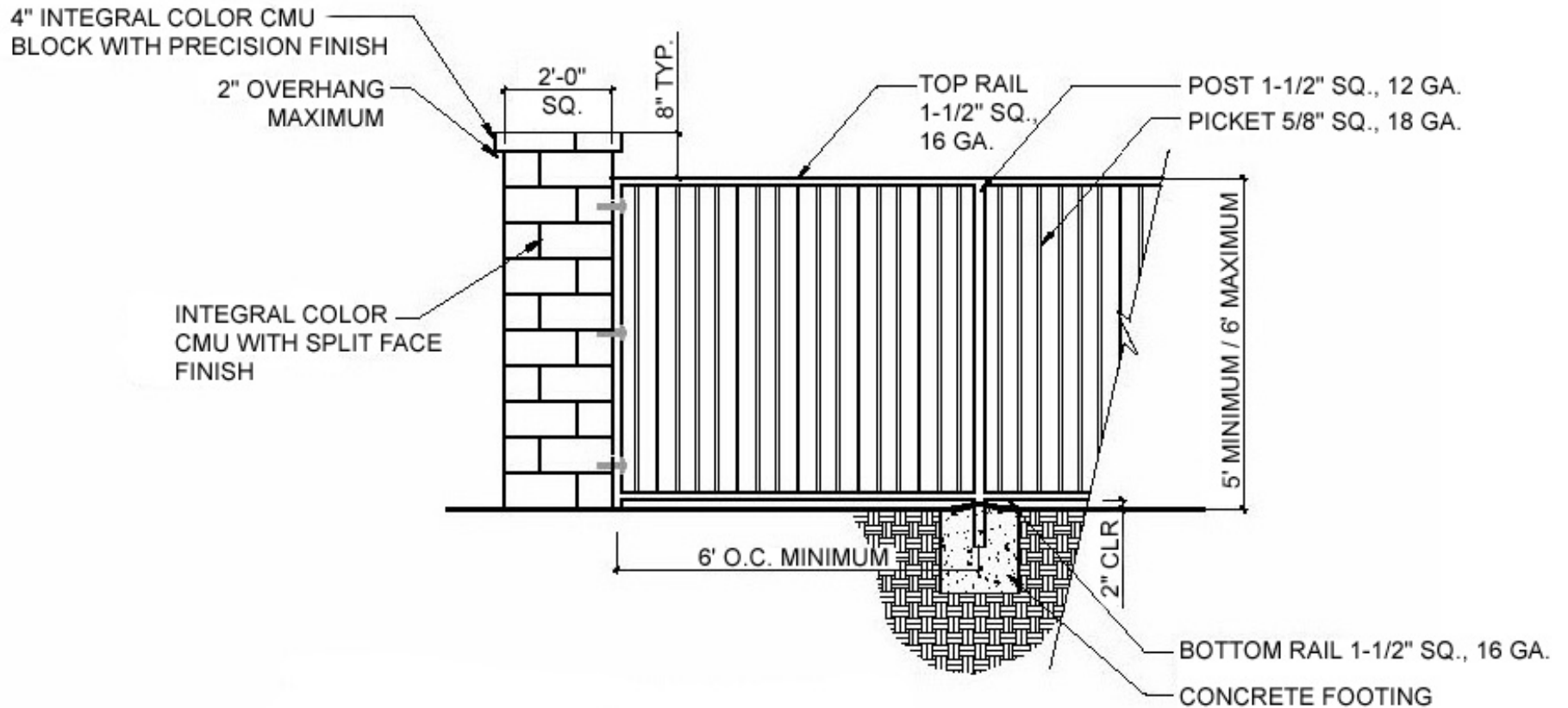
COMMON NAME

Easter Lily Vine
 Bougainvillea
 Evergreen Clematis
 Violet Trumpet Vine
 Red Trumpet Vine
 Creeping Fig
 Carolina Jessamine
 Lavender Star Flower
 Lilac Vine
 Guinea Gold Vine
 Jasmine
 Honeysuckle
 Cat's Claw
 NCN
 Bower Vine
 Boston Ivy
 Passion Vine
 Cape Plumbago
 Pink Trumpet Vine
 Silver Lace Vine
 Flame Vine
 Evergreen Grape
 Climbing Rose
 Cup of Gold Vine
 Potato Vine
 Madagascar Jasmine
 Orchid Vine
 Cape Honeysuckle
 Wisteria

TURF:

Marathon II sod or seed or equal
 Bonsai Fescue sod or seed or equal

**EXHIBIT G
COMMUNITY STANDARD FENCE DETAIL**

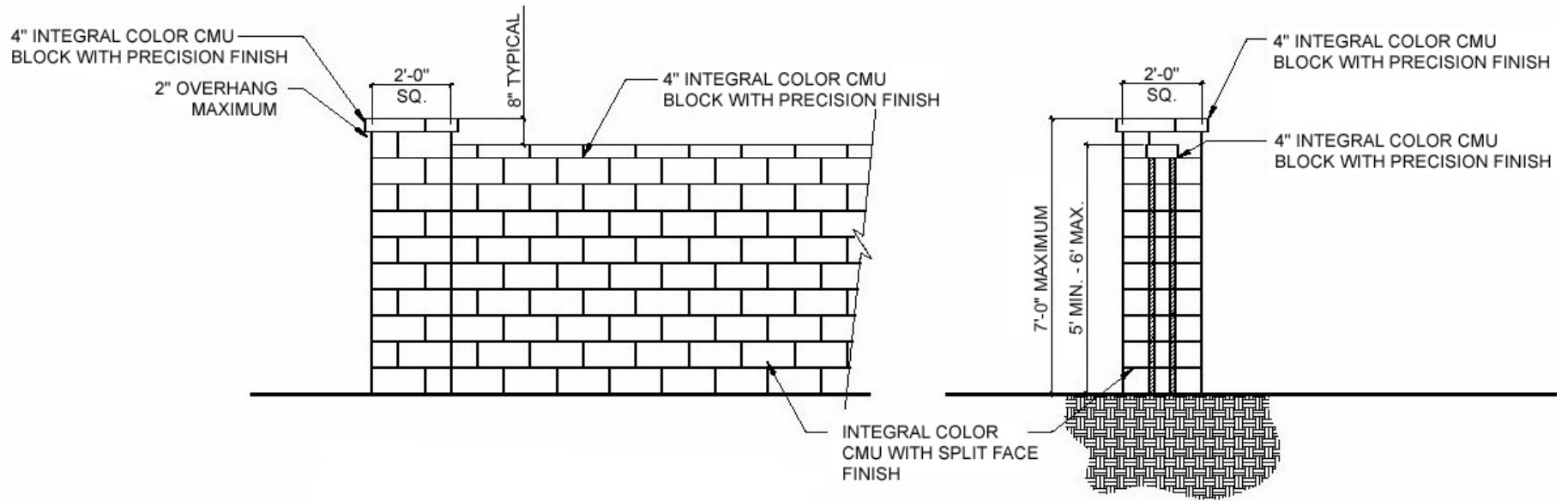


NOTE:

1. THIS FENCE VARIES IN HEIGHT DEPENDING ON LOCATION AND GRADE TRANSITIONS.
2. ALL FENCES WILL BE APPROVED UNDER A SEPARATE PERMIT.
3. FENCE HEIGHT SHALL BE IN CONFORMANCE WITH THE CITY ZONING CODE.

EXHIBIT H INTEGRAL COLOR CMU BLOCK COMMUNITY WALL DETAIL

Page 1 of 2



NOTE:

1. ALL WALLS WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. WALL HEIGHT SHALL BE IN CONFORMANCE WITH THE CITY ZONING CODE.

EXHIBIT H

INTEGRAL COLOR CMU BLOCK COMMUNITY WALL DETAIL

Page 2 of 2

COMMUNITY INTEGRAL COLOR CMU-BLOCK WALL NOTES

The following is a description of the construction methods and materials used in the construction of the perimeter walls and pilasters for this Community. The essential aspects of the walls and caps are their finish dimensions, exterior colors and exterior finishes. This information is included for reference only.

BLOCK WALLS:

1. The builder-installed wall will be constructed of integral color CMU block provided by Angelus Block Co., Inc. or approved equal.
2. Joints to be tooled flush and to match adjacent block color.
3. Wall to step in minimum increments of 8-inches and a maximum of 16-inches. A 10-foot minimum horizontal distance (grade permitting) will occur between wall steps and wall steps at pilasters.
4. Wall expansion joints to occur at both sides of perimeter pilasters and at wall steps whenever possible. Joints to occur at 20-foot on-center intervals or as recommended by the structural engineer.
5. Community block walls and neighborhood block walls to be standard 6"x8"x16" integral CMU Split Face block (both sides) with Oak color by Angelus Block Co., Inc.

BLOCK WALL CAP:

1. Wall caps to be standard 8"x4"x16" integral CMU solid Precision block with "Oak" color by Angelus Block Co., Inc.
2. Joints to be tooled flush and to match adjacent block color.

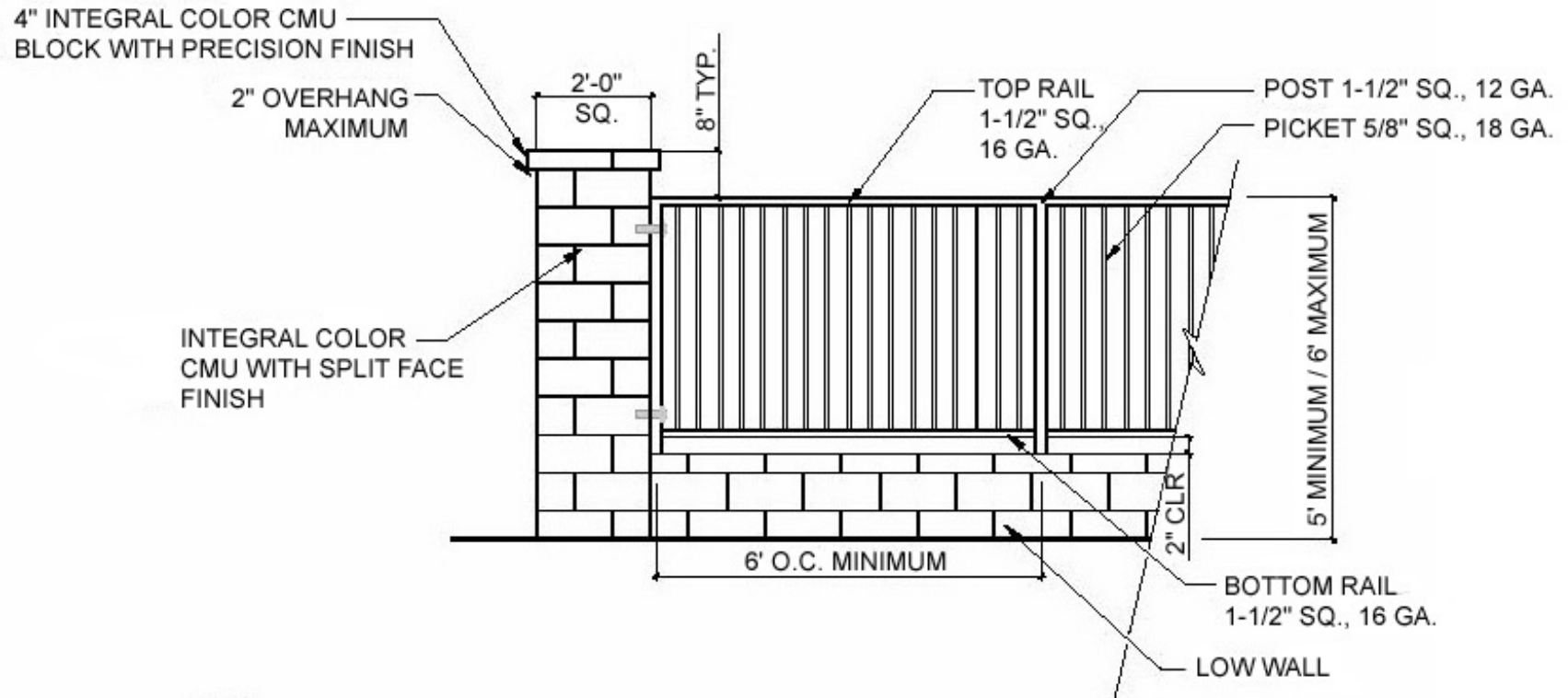
BLOCK PILASTERS:

1. Pilasters to be constructed of standard 8"x8"x16" integral CMU Split Face block with "Oak" color by Angelus Block Co., Inc.
2. Joints to be tooled flush and to match adjacent block color.
3. Pilasters to occur at changes in direction, at BCR's and ECR's of wall radii, wall terminus' where the wall will not continue in a future phase, at changes from block to metal fencing, pedestrian openings and at properties with metal fence conditions.

BLOCK PILASTER CAPS:

1. Pilaster caps to be standard 8"x4"x16" integral CMU solid Precision block with "Oak" color.
2. Joints to be tooled flush and to match adjacent block color.

**EXHIBIT I
COMMUNITY STANDARD FENCE ON WALL DETAIL**



NOTE:

1. THIS FENCE VARIES IN HEIGHT DEPENDING ON LOCATION AND GRADE TRANSITIONS.
2. ALL FENCES WILL BE APPROVED UNDER A SEPARATE PERMIT.
3. FENCE HEIGHT SHALL BE IN CONFORMANCE WITH THE CITY ZONING CODE.