The Reserve at Holy Cross | HC Reserve, LLC

DESIGN GUIDELINES AND REQUIREMENTS

MAY 27, 2005

DEVLIN ARCHITECTURE

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SECTION A

Introduction

Introduction

THE HOLY CROSS MISSON STATEMENT

Most critical to the creation this set of guidelines is the belief that a higher quality in a community and its architecture creates higher values for both owners and investors. Higher values are measured by both the investment return and the quality of life offered.

High quality is achieved through:

- Responsive preservation of the natural characteristics of the site
- Creating a distinctive identity or "sense of place" directed by a shared vision of the community and superior architectural character
- The use of high quality materials in well composed buildings
- The delivery of a desirable lifestyle that is supported by the amenities of the community

The featured amenities are:

- Seclusion
- Natural beauty and spectacular lake views
- Outdoor lifestyle
- Intimate community of neighbors sharing similar lifestyle values.

The purpose of these guidelines is to assist owners and their design professionals with a set of basic principals and examples for realizing the objectives above. The following suggestions are not to be thought of as merely restrictions imposed on creative will, but rather, as a set of ingredients that can be used in a limitless number of combinations to create special recipes for the discriminating palette.

THE SITE

Holy Cross Peninsula is located on Deep Creek Lake in Garrett County. Its abundance of natural resources combined with Deep Creek Lake's proximity to cities such as Washington, Baltimore,and Pittsburgh, attracts various recreational users and homebuyers to the area. Deep Creek Lake has clearly become one of Western Maryland's premier tourist destinations, and Holy Cross Peninsula respresents one of the best locations for exclusive lakeside living.

HC Reserve, LLC was formed to develop a picturesque piece of property known as Holy Cross Peninsula. This property offers some of the most beautiful views on Deep Creek Lake demands special consideration because of its prominence on the lake.

ILLUSTRATIVE SITE PLAN

This is a representation of the potential of the development as it would evolve based on the set of guidelines in this book. The illustration reflects the desire to ensure:

- the buildings be well positioned and in comfortable proportion to one another.
- a well ordered composition of the community as a whole,
- adequate privacy to each individual home,
- establish a relationship between the built environment and the existing trees and topography.

How to Use This Book

Overview

This book is intended to provide a step by step reference that can give prospective homebuilders and their design professionals a benchmark of quality and an idea of the aesthetic characteristics that will most serve the collective interests of all property owners.

There are two distinct classes of guidelines, those that are mandatory and others that are voluntary. For example, the 'buildable area' guidelines in section B are mandatory, as are many of the architectural and landscape guidelines. Those that are voluntary are put forth as guidelines.

Section B describes building placement, lot types, landscape guidelines and general site guilelines.

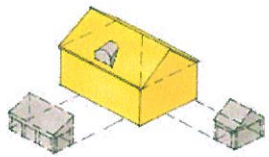
Section C describes architectural precedents, massing types and various architectural guidleines.

Step One: Lot Selection (Sect. B)

When selecting from the available lots, consideration should be given to the buildable area that is shown in grey on the plan on page B-1. This is the area that the covered indoor and outdoor living areas must be confined to. There are three distinct lot types that have different buildable area restrictions that have been determined by site restrictions, views, tree preservation, and the optimal proximity to adjacent lots.

Step Two: Massing (Sect. C)

Once a lot has been selected, the home should conform with one of the five massing types presented on pages C-3: C-7 for the design of the building envelope.



This recommendation is meant to restrain architectural form to familar local market precedents, avoid sprawling or unconventional housing types and ensure proper proportions and scale among the various residences.

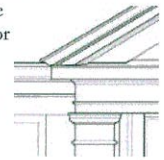
Step Three: Elevation Design (Sect. C)

Also presented on pages C-3:C-7 are examples of preferred methods of composition as it relates to the solids and voids in the building facade.

More detailed requirements on window sizes and restrictions are set forth on page C-9. Compositions referred to as "typical" generally refer to those that aren't recommended, while "proposed" refer to those that are recommended.

Step Four: Details (Sect. C)

Pages C-8:C-10 go into greater depth regarding the preferred methods of composing the architectural details. The areas covered include site amenities, exterior finish materials, window details, porch and deck details, and suggestions on trim and paint colors.



Step Five: Landscaping (Sect. B)

Landscaping should be considered as an integral part of the design process and not as an afterthought. Pages B-6 and C-8 provide an overview of considerations to be made. In general, landscaping should provide a seamless transition from the built to the natural environment with the least possible disruption to the site using native species.

Special Considerations

For inland lots, "streetside" shall be defined as the house facade that faces the street to which the driveway connects, while "lakeside" shall refer to the house facade opposite. While most of the elevations studies in the massing typology section (C-3:C-7) highlight the lakeside elevation, equal consideration should be given to the streetside elevation and the image of the house as a whole.

A section dedicated to log home construction can be found on page C-11. While log home can be built on any of the lot types, it is preferred that this type of construction be limited to the wooded lots.

Review Process

Homebuyers should submit two copies of architectural drawings for the proposed house to the review architect.

There will be two reviews: one at schematic design and one at the completion of the construction documents.

A site investigation of the house placement is required before construction may begin.

For a more detailed description of the the review process and its requirements, it can be requested from the sales office at Railey Realty.

SECTION B Site Design Guidelines

Site Plan
Buildable Area

BUILDABLE AREA

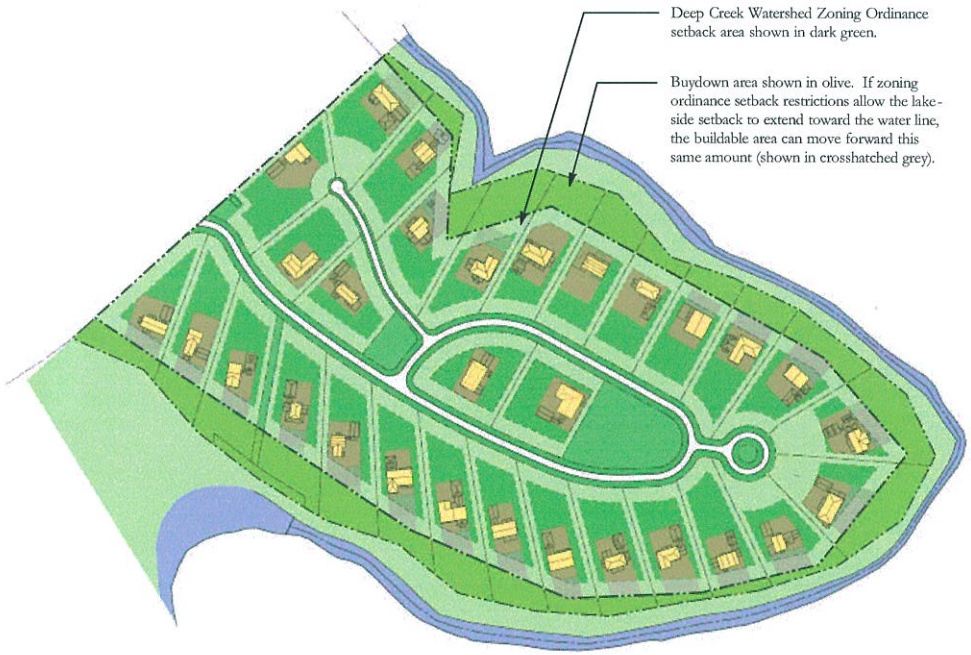
The area shown in grey in the map to the right is the designated buildable area for each lot. Within this grey field, a diagram of a possible house plan is shown for reference. The main building mass is shown in yellow and the ancillary building mass is shown in grey. It is intended, as is shown here, that the entire contiguous living area be confined within the buildable area.

The exact dimensions of the buildable area for each lot will be determined in coordination with the surveyor and the developer and shall be based on the modified digital survey that was used to generate the map to the right.

The footprint restriction varies depending on the lot type and configuration, and is based on a number of considerations:

1. Views of the lake from the site.
2. Topography of the site.
3. Location of the existing trees on the site.
4. Overall composition of the buildings in relation to each other as seen from the street and from the lake.
5. Relationship between the building and the lakefront.

Decks and outbuildings (as defined in the Architectural Guidelines section) and paving areas may be constructed outside of the buildable area, so long as they conform to the Deep Creek Watershed Zoning Ordinance.



The Site Plan
Lot Types

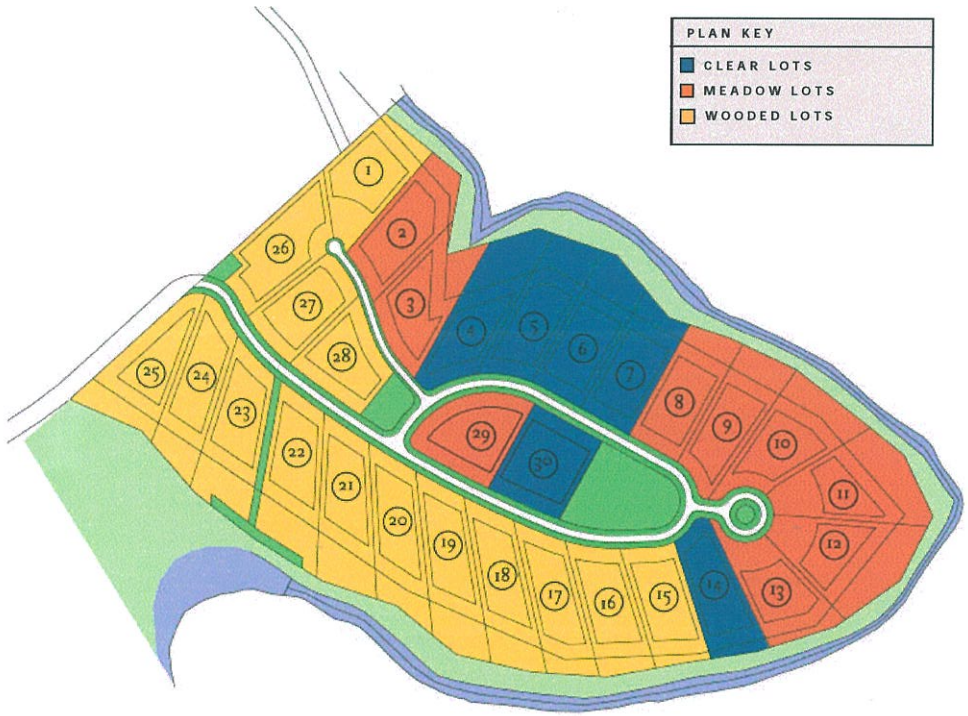
LOT TYPES

The lots have been divided into three types based on the existing tree coverage:

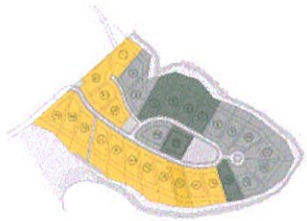
Wooded Lots have generally more than 75 percent coverage with fairly mature trees and are designated by the orange color on the map to the right.

Meadow Lots have a few areas of dense tree coverage and a few solitary trees or light groupings of trees. They are designated by the red color on the map to the right.

Clear Lots have very few trees if any and are designated by the blue color on the map to the right.



The Wooded Lot



LOT DESCRIPTION

Wooded Lots have generally more than 75 percent dense coverage with fairly mature trees and are designated by the orange color on the map to the left.

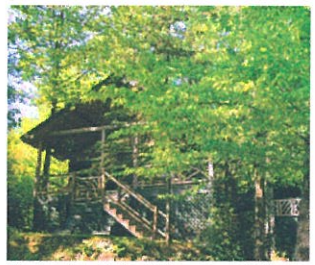
TREE REMOVAL GUIDELINES

In the effort to retain as much of the natural landscape on the peninsula as possible, any clearing of trees can only occur within the buildable area. Where possible it is strongly recommended to retain large trees of 12" diameter breast height or larger within the buildable area. A maximum 25' width clearing zone is recommended along the length of the proposed driveway location for construction vehicle access. Buydown area is subject to conservation easement. Driveways for wooded lots are encouraged to be long and winding to conceal the front of the house from the road and to save as many trees as possible.

LOT SPECIFICATIONS

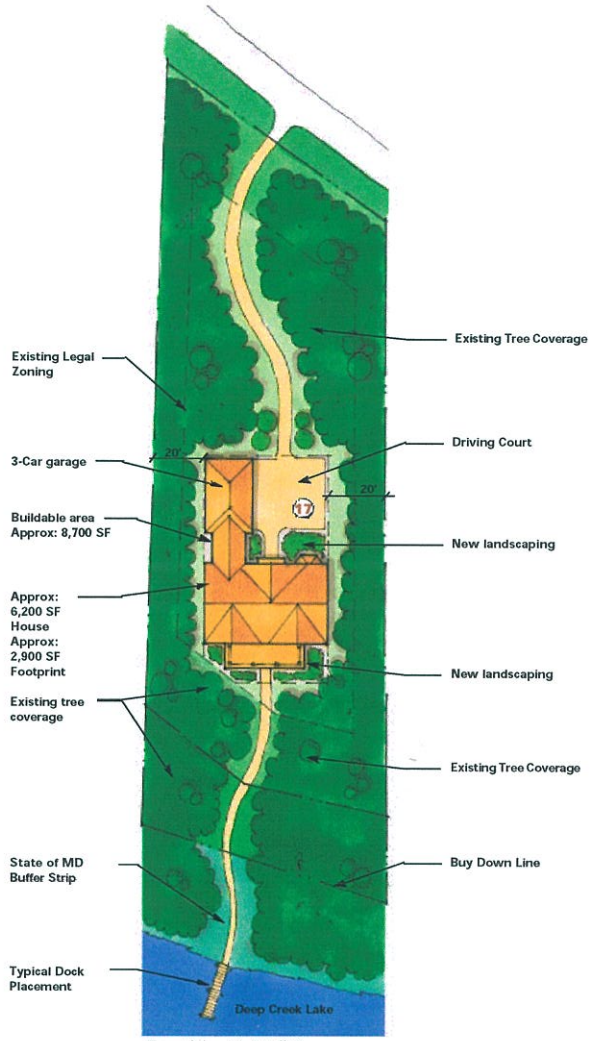
Every owner/designer should obtain appropriate survey and lot information provided by HC Reserve, LLC, before beginning design for any lot, since each lot has different guidelines and specifications. Generally, Wooded Lots have 150' of frontage and area approximately 420 feet long. The buildable area for these lots is around 8,700 SF and is typically set back 140 feet from the lake, and approximately 220 feet from the street.

Inland lots have different specifications. Side yards are usually about 20 feet from the lot line and provide approximately 40 feet between houses. The drawing at right illustrates an example layout of a house on Lot # 17.



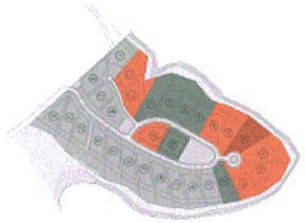
Precedent photo of a log style home on a wooded lot

Example photo of a wooded lot



Example layout for Lot #17

The Meadow Lot



LOT DESCRIPTION

Meadow Lots have a few areas of dense tree coverage and a few solitary trees or light groupings of trees. They are designated by the red color on the map to the left.

TREE REMOVAL GUIDELINES

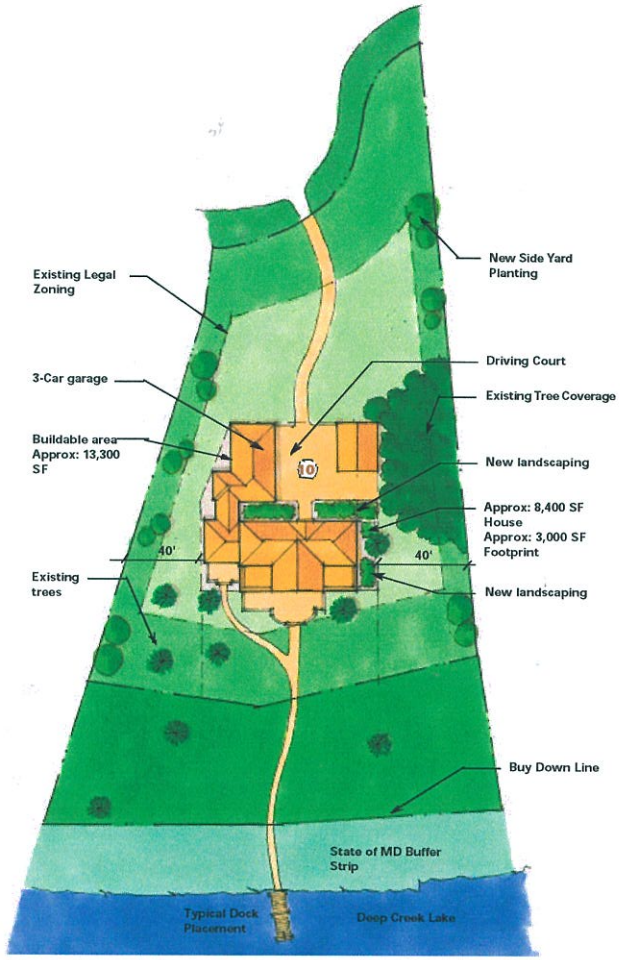
Clearing of trees can only occur within the buildable area. Where possible it is strongly recommended to retain large trees of 12" diameter breast height and above within the buildable area. A 25' maximum width clearing zone is recommended along the length of the proposed driveway location for construction vehicle access. Buydown area is subject to conservation easement. Meadow lots will require at least 1 tree planted per 500 SF in the Side Yard Setback area. This is to ensure that there is privacy between each lot.

LOT SPECIFICATIONS

Every owner/designer should obtain appropriate survey and lot information provided by HC Reserve, LLC, before beginning design for any lot, since each lot has different guidelines and specifications. Meadow Lots are the largest lots on the peninsula and many occur on the point. A typical point lot is triangular in shape and is over 200 feet wide by 330 feet long. The buildable area for these lots is around 13,300 SF and is typically set back 160 feet from the lake, and approximately 120 feet from the street. Each lot has different specifications. Side yards are usually about 30-40 feet from the lot line and provide approximately 70-80 feet between houses. The drawing at right illustrates an example layout of a house on Lot # 10.

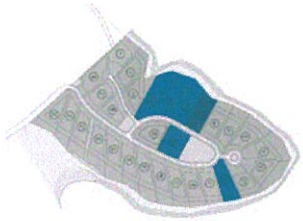
Precedent photo of an entry porch on a meadow lot

Example photo of a meadow lot



Example layout for Lot #10

The Clear Lot



Lot Description

Clear Lots have very few trees if any and are designated by the blue color on the map to the left.

Tree Removal Guidelines

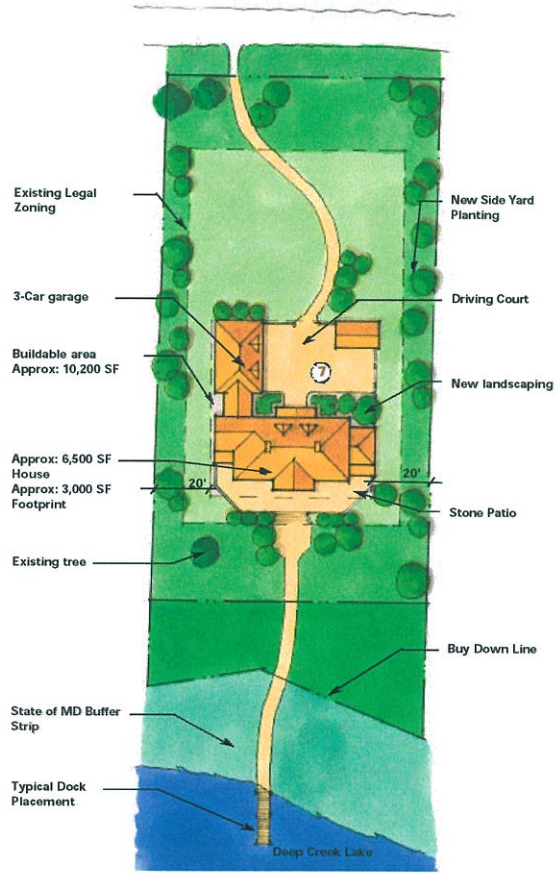
Clearing of trees can only occur within the buildable area. Where possible it is strongly recommended to retain large trees of 12" diameter breast height and above within the buildable area. A 25' width clearing zone will be allowed along the length of the proposed driveway location for construction vehicle access. Buydown area is subject to conservation easement. Clear lots will require at least 1 tree planting per 200 SF in the Side Yard Setback area. This is to ensure that there is privacy between each lot.

Lot Specifications

Every owner/designer should obtain appropriate survey and lot information provided by HC Reserve, LLC, before beginning design for any lot, since each lot has different guidelines and specifications. Clear Lots are prominent lots on the peninsula simply because of their visual exposure. A typical clear lot is 150 feet wide by 440 feet long. The buildable area for these lots is around 10,200 SF and is typically set back 160 feet from the lake, and approximately 150 feet from the street. Each lot has different specifications. Side yards are usually about 20 feet from the lot line and provide approximately 40 feet between houses. The drawing at right illustrates an example layout of a house on Lot # 7.

Precedent photo of an entry on a clear lot

Photo of a clear lot lawn



Example layout for Lot #7

Landscape Guidelines

GENERAL CONDITIONS

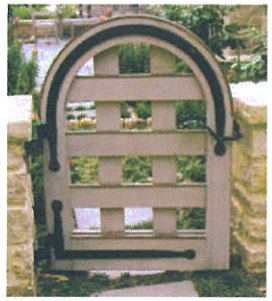
Deep Creek Lake is situated in planting zone 6. Only species native to the area should be used for landscaping.

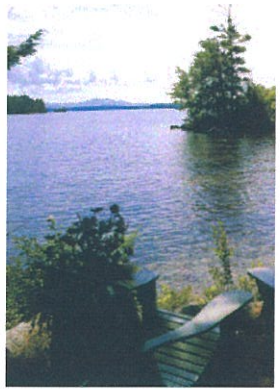
A high percentage of perennial planting is encouraged.

A landscaping plan indicating the types of species, locations,and number of plantings must be submitted for review prior to receiving approval for landscaping.

Landscaping should be used to conceal parking areas, transformer pads and other unsightly equipment, provide privacy, shelter the lot from winds, obscure inlets and stormwater drains, and to generally provide a pleasant atmosphere to the property.

Thought should be given to flowering seasons and composition, and the use of a large variety of species is encouraged.



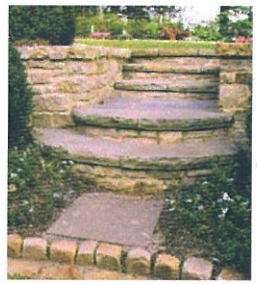


In general, existing trees should be cut down only when absolutely required for construction, or if the root structure will be seriously compromised by building foundations.

Existing brush may be cleared to provide areas of clear lawn. Lawns should be well maintained and kept free of debris and leaves.

Bushes, shrubs and groundcovering should be kept pruned and free of invasive species of vines and weeds.

Gardens should be well plotted and restricted to areas not clearly visible from the street. Composting should be done in enclosures and shielded from view.



General Site Guidelines

LOT PRESERVATION & CLEARING

Before construction is begun on any lot, an existing landscape survey should be obtained to document significant tree coverage and and plant species. The limits of the house and any accompanying site outbuildings should be properly staked out in the field to determine any additional tree clearing that is necessary and limit any amount of existing landscape damage that may be done to the site.

YARD FENCES AND SITE WALLS

Fencing must be uniform throughout the development. Only the rail and rider fence type is permitted. See photo below.

Pylons and elaborate entry markers are not permitted. Mailboxes must be mounted in a tasteful and subdued manner. The height of fences or walls should not exceed 5'-0".

The use of chain-link, vinyl, shadowbox style, or diagonal picture frame style fencing is not permitted. It is recommended that where possible, planting be utilized for visual privacy.

DRIVEWAY PAVING

The use of stone or brick pavers is encouraged for driveways and parking areas, and is required for lakeside paving. Parking areas should be visually concealed with plantings and/or site walls as defined above. Parking areas should not be on the lakeside of the house.

The minimum surface permitted is tar and chip (photo above); stamped concrete is permitted if it simulates a natural material such as stone, brick or tile. Gravel and untreated concretes are not permitted.

General Site Guidelines (cont.)

WALKWAYS

May be of pee gravel, wood chips, concrete pavers, natural flag stone or stamped concrete. Other gravel types and untreated concrete are not permitted.

GARAGE GUIDELINES

Garages should be located on the street side of the lots with the doors not visbile from the lake. Whenever possible garage doors should not face the street and should form a driving court to accommodate guest vehicles. Multi-car garages should use only single-width doors and shall be designed to take on the architectural character of the main house.

GARAGE DOORS

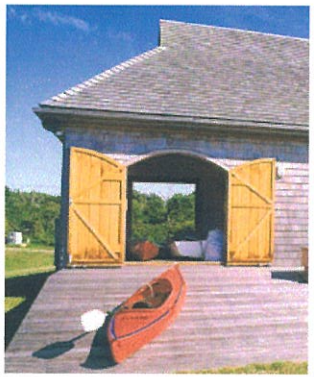
Should have the appearance of wood. Colors must match the pallette of the house. No double or triple doors are permitted.

OUTBUILDINGS

Storage structures should be enclosed and should be situated no closer to the lake than the outermost face of the main house.

Pergolas, summerhouses, belvederes, pavilions, arbors, and gazebos should not be used for storage purposes. They must be visually open and may sit closer to the lake than the main house.

Construction that is fastened to trees is not permitted.



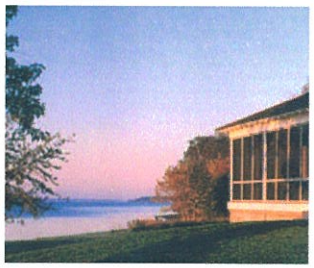
Outbuildings of all types should match the architectural style of the main house in form and materials. The use of pre-manufactured buildings or fixed playground equipment is not permitted.

Totlot equipment must be made of natural materials and submitted for review. Elaborate structures that are overtly visible from neighboring lots are not permitted.

POOLS

Should be underground type only and should be hidden from either street or lakeside view. Their design should be consistent with the architecture of the house.

Outdoor jacuzzi tubs should be built into a conforming deck or porch and not be free-standing.



SECTION C

Architecture Design Guidelines

Architecture of Deep Creek Lake

DEEP CREEK LAKE

The existing architectural pattern at Deep Creek Lake currently consists of housing stock which is fairly new. According to the Deep Creek Lake State Park Recreation and Land Use Plan, more than 40% of subdivisions in Garrett County between 1986 and 1996 were for homes in the Deep Creek Lake area. Much of these subdivisions were built quickly in response to intense market needs.

The architecture of the houses shown at right reflect the current practice of grouping building types and similar-sized houses together in sub-divisions based on selling prices and product type ie: condo, rental, detached for sale. The elevations also have similar facade treatment across the developments. The Holy Cross Peninsula project seeks to bring about a different pattern of development to distinguish itself from the rest of the lake.

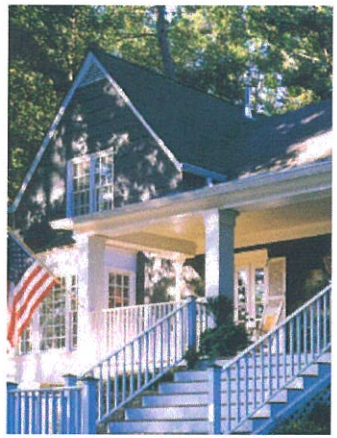
Selected Photos of Deep Creek Area Architecture

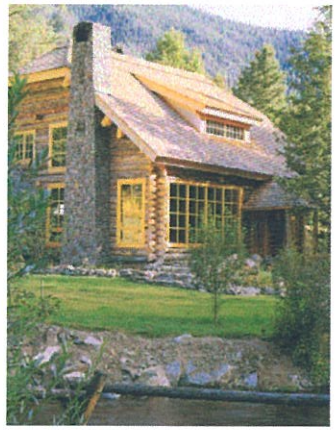
Architectural Precedents for Holy Cross

ARCHITECTURAL EXAMPLES

The use of precedents throughout these guidelines is intended to stimulate ideas about what styles of architecture can be successful at creating an esteemed and distinguished sense of place at Holy Cross.

These guidelines advocate the careful study of style precedents that may be appropriate around Deep Creek Lake or in other similar settings. These examples should inform the design of each house by establishing benchmarks for quality design in keeping with the setting. There will not be universal agreement on what is appropriate in every instance. But agreeing to the process will narrow the focus of what would otherwise be a totally uncontrolled pattern of development. It encourages a voluntary respect for working within constraints that will benefit the community as whole and flow through to the individual homeowners in ways that would not otherwise be possible.





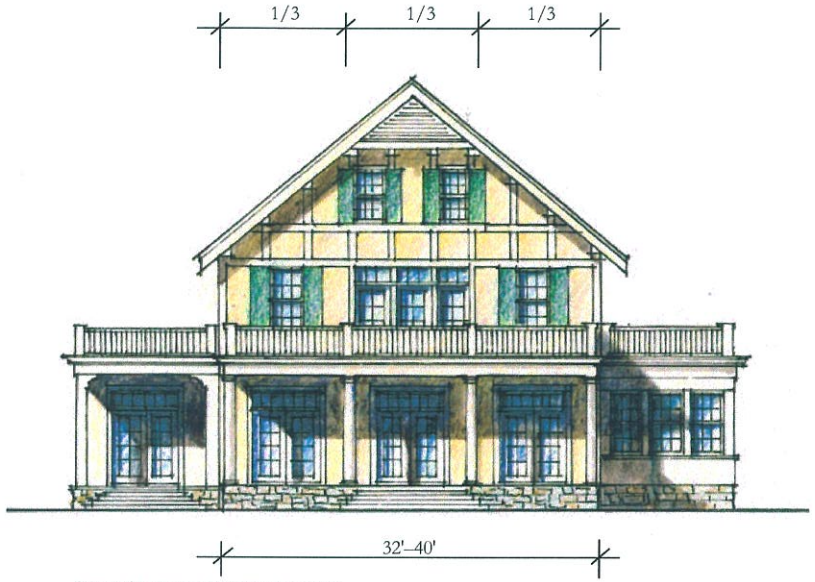
Example Precedent Photos for Holy Cross Peninsula

Narrow Shape Massing Type

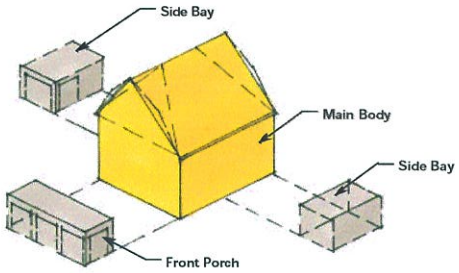
MASSING & COMPOSITION

The main body of the narrow shape massing type is a rectangular box with the short end facing the lake. This type can be a gabled, hipped or gambrel-roof volume with roof pitches between 7 in 12 and 12 in 12. This massing is characterized by a balanced and ordered facade with a full front porch or balcony centered on views to the water. Three bay window compositions are recommended. One to one and a half-story side bays may be added to increase square footage in the plan, but the exterior design should take on the architectural character of the main body. Side bays may have roof slope lower than 7 in 12 and may have porches added to them as well. Dormers may be added to the main body to introduce light into the attic or half story.

This massing works best on a wooded or open lot type.



Proposed Lakeside Elevation Possibility



Narrow Shape Massing Diagram

Proposed Window Composition

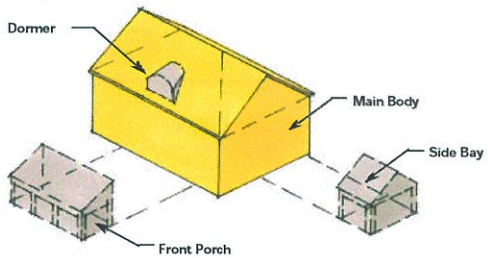
Typical Window Composition

Typical Deep Creek Lakeside Elevation

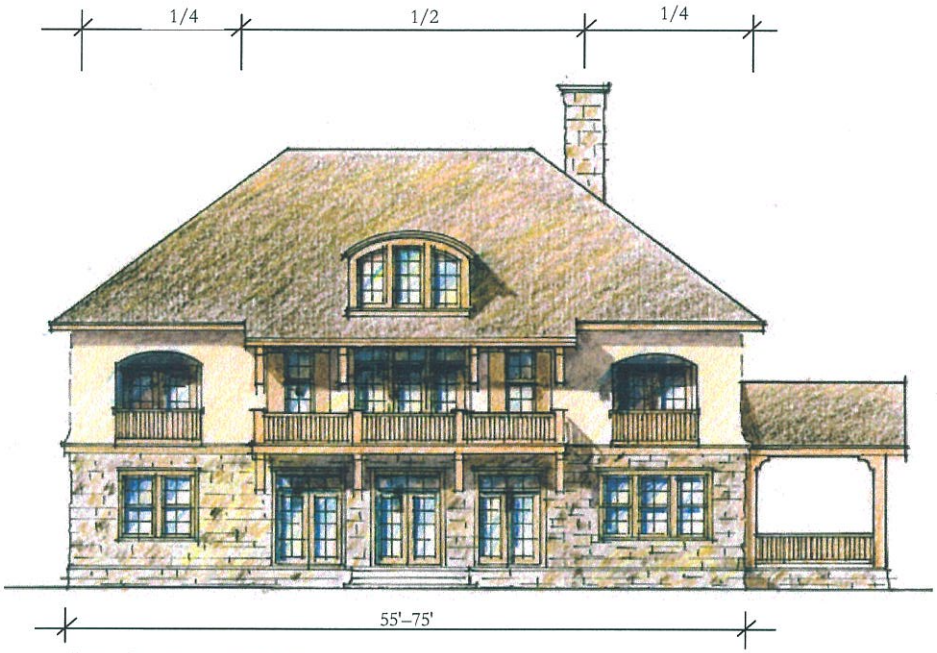
Wide Shape Massing Type

MASSING & COMPOSITION

The main body of the wide massing type is a large rectangular mass facing the lake. Gabled, hipped or gambrel-roof volumes with roof pitches between 7 in 12 and 12 in 12 are allowed. This massing is characterized by a balanced and ordered facade. The center bay is usually 1/2 the width of the facade and may contain a large great room space and can feature a grouped arrangement of windows, doors, porches, dormers and balconies with views to the lake. One to one and a half story side bays may be added to the main body, but the exterior design should take on the same architectural character of the main body. Side bays may have roof slope lower than 7 in 12. A full front porch suits this type well, however second floor balconies and covered porches are also allowed for added water view opportunities. This massing works best on a meadow or open lot type.



Wide Shape Massing Diagram



Proposed Lakeside Elevation Possibility

Proposed Window Composition

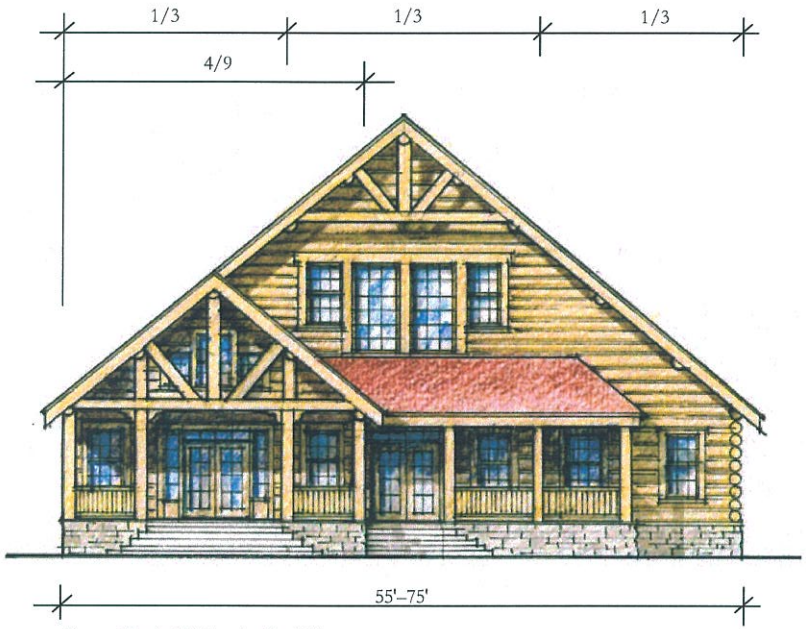
Typical Window Composition

Typical Deep Creek Lakeside Elevation

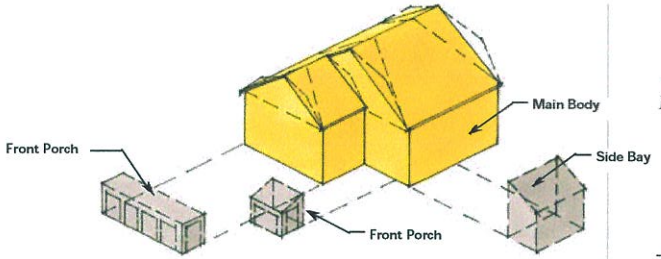
Nested Shape Massing Type

MASSING & COMPOSITION

The main body of the nested shape is a large gabled-end configuration. Hipped or gambrel-roofs will also be allowed with roof pitches between 7 in 12 and 12 in 12. This nested massing is well-suited for a log home facade, however any style may be applied to this massing type. The main body is characterized by a large gable-end mass and a smaller gable of similar proportion nested in the larger mass. The main body usually has a composed central bay housing the great room with a grouped arrangement of windows with views to the lake. The smaller mass may contain ancillary spaces such as the dining room or master bedroom. A full front porch and dormers may be added to the main body. One to one and a half story side bays may be added to increase square footage in the plan, but the exterior design should take on the architectural character of the main body. Side bays may have roof slope lower than 7 in 12.



Proposed Lakeside Elevation Possibility



Nested Shape Massing Diagram

Proposed Window Composition

Typical Window Composition

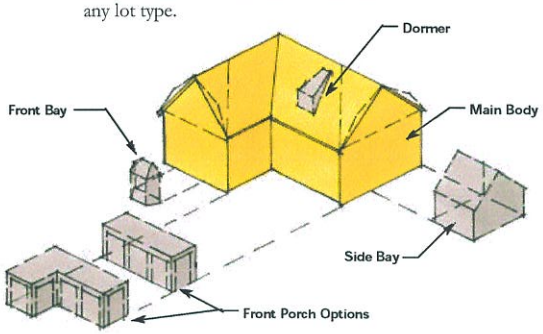
Typical Deep Creek Lakeside Elevation

L-Shape Massing Type

MASSING & COMPOSITION

The main body of the L-Shape massing type can be a gabled, hipped or gambrel-roof volume with roof pitches between 6 in 12 and 12 in 12. The massing is characterized by an L-shaped footprint which contains a narrow gable-end mass at one end facing the lake. This mass may contain a special room such as a dining room or great room and can have a special design elements such as a projecting bay or grouped window configuration. A porch and dormers may be added to the long portion of the L, and provides the opportunity for a wrapping porch. One to one and a half story side bays may be added to the L-shape, but the exterior design should take on a similar architectural character of the main body. Side bays may have roof slope lower than 6 in 12. This massing works on any lot type.

Proposed Lakeside Elevation Possibility



L-Shape Massing Diagram

Proposed Window Composition

Typical Window Composition

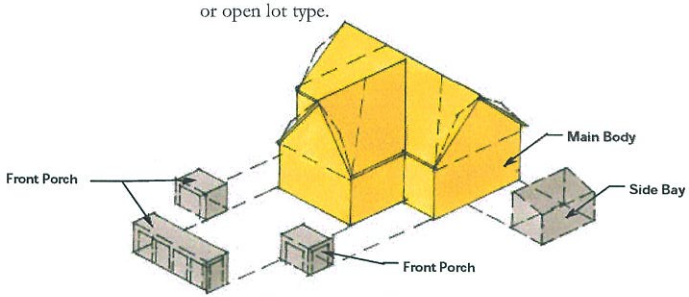
Typical Deep Creek Lakeside Elevation

T-Shape Massing Type

MASSING & COMPOSITION

The main body of the T-Shape massing type can be a gabled, hipped or gambrel-roof volume with roof pitches between 7 in 12 and 12 in 12. The massing is characterized by a balanced and ordered facade. A central protruding mass may contain a large great room space and can feature a grouped arrangement of windows with views to the lake. The two flanking masses can contain other ancillary spaces such as the dining room or master bedroom. A full front porch or deck may be added to the central mass as well as the side portions. One to one and one half story side bays may be added to increase square footage in the plan, but the exterior design should take on the architectural character of the main body. Side bays may have roof slopes lower than 7 in 12. Dormers may be added to introduce light into the attic or half story. This massing works best on a meadow or open lot type.

Proposed Lakeside Elevation Possibility



T Shape Massing Diagram

Proposed Window Composition

Typical Window Composition

Typical Deep Creek Lakeside Elevation

Architectural Guidelines: Building Materials and Details

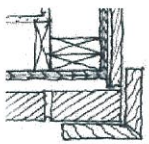
BUILDING SIZE

All houses must have a minimum footprint of 1,750 gross square feet of living space excluding garages and accessory buildings. The area will be calculated from the outside face of sheathing on exterior walls. Log homes will be measured from the outside of logs.

EXTERNAL FINISHES

May be finished with any of:

- Painted wood or fiber cement board (drop, flush, or lap siding) with cornerposts. Maximum 10" exposure. Diagonal siding is not permitted.
- Finished cedar shakes/shingles.
- Painted vertical wood or fiber cement-board and battens.
- 3 coat stucco: smooth, textured or pebble dash. (Synthetic Stucco is not permitted.)
- Natural stone or brick. Cultured stone is not permitted.
- Logs (refer to Log Home Guidelines page).



Wood or stone trim should be used when transitioning materials vertically or horizontally.

ROOF

Roof pitches of less than 5/12 will not be considered in the architectural review process. Roofs may be finished with dimensional asphalt shingle (minimum 30yr. warranty), cedar shakes or shingles, standing seam metal, slate, or terra cotta tile. 3-tab shingles and extremely bright colored or non-contextural roofing is not permitted.

FOUNDATIONS

Should be of stucco, stone, or brick veneer. Exposed block is not permitted.

CHIMNEYS

Should be of stucco, brick, or stone. Chimney caps, if used, should be copper, terra cotta, or masonry.

SHUTTERS

May be plank/board or panel, louvered or solid, and may be of painted wood, or polymer material. Shutters should, even if not operable, match 1/2 width of adjacent window opening.

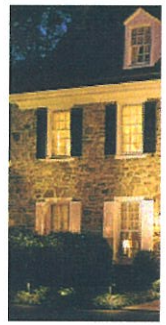
SOFFITS

Should be boxed with smooth painted wood, T&G wood boards or fiber cement board products. Exposed or sloping eaves can be vented and should have a textured board appearance and should not be exposed framing plywood.

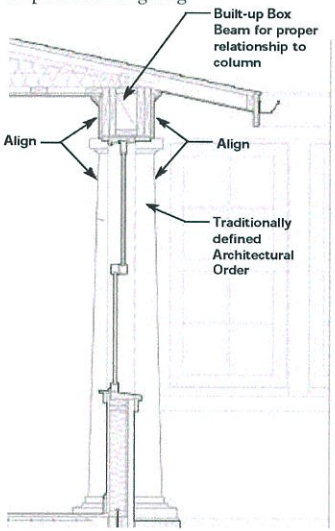
GUTTERS & DOWNSPOUTS

The use of copper gutters and downspouts is preferred. Alternative materials must match the trim or body color of the house. The use of decorative leader heads, where appropriate is encouraged.

OUTDOOR LIGHTING



Lighting should be aimed towards the house and not away from it to limit "bleed" into adjacent lots. All lighting of pathways must be no higher than 24" above grade. All exterior lighting must be of low voltage type with the exception of porch soffit lighting.



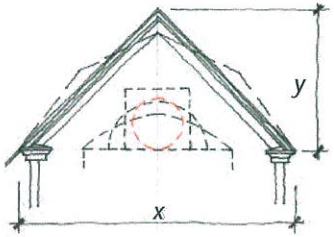
Building Materials and Details, Cont'd

WINDOWS

All window design, including shapes, quantities and configurations will be considered by the Architectural Review Committee. Windows are recommended to be residential in character and should be wood, metal clad, or cellular PVC with traditional wood profiles. Where not set in masonry walls, windows should be trimmed with materials similar to other exterior finishes.

Extruded vinyl windows are not permitted.

The following illustration describes recommended design criteria with regard to placing windows on the facade. In gable



ends as shown above, the pediment area is defined by (xy)/2. Total combined glazing and/or louvered vent area shown in various black dashed variations should not exceed 25% of this.

For full circle (shown in red dash above), glazing or louver area should not exceed 15% of gable end pediment area. Glazing is recommended to not exceed 1,500 square inches in area without divided lites, simulated or actual. Muntins should be external to the double pane. Where windows have screens it is recommended that the screen be on the interior side of lakeside windows.

COLUMNS

Columns are recommended to be architectural, in that they display traditional orders in cap, shaft and base and/or employ traditional methods of post and beam construction. Exposed pressure treated lumber is not permitted to be used for columns.

Architectural columns should have a width to height ratio of between 1/12 and 1/6, and should not exceed 12 feet in height.

The ratio of column height to column spacing from the center line should not exceed 1:1.

Columns may be painted wood or cementitious material, or fiberglass.

Box beams (architrave) above columns should be of a width to align with column shaft dimension at intersection with column capital. (See previous page for detail).

POSTS

Simple wood posts must have a treatment that prevents them from having a stilt-like appearance. For example, they could have routed corners, attached bracing or brackets, or be wrapped in additional wood trim. Exposed pressure treated lumber is not to be used for columns or posts.

BRACKETS AND TRIM

Should consist of painted wood, painted cementitious material, or molded polyurethane profiles.

Stucco, brick and stone should be trimmed with similar material to itself.

EXTERIOR STAIRS

Full story exterior stairs are not encouraged. If they must be used, they should discharge toward the side or street rather than toward the lake to minimize their rise and run.

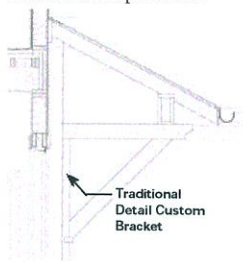
PORCHES

Porches should not be greater than 20' in both directions, and should have their finish floor elevation no more than 12' above ground level or the floor below.

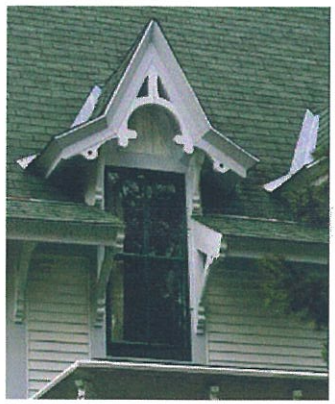
Porches should not be clear underneath, unless the space below is treated as a porch as well with columns as defined above. Painted wood lattice may be used to conceal vertical distances of less than 6' underneath porches. Larger concealed space underneath porches should be treated as "walls" as defined above.

Porch ceilings should be finished in plaster, painted beaded board or beaded profile plywood, or T&G wood boards.

Prefabricated greenhouses and sunrooms are not permitted.



Building Materials and Details, Cont'd



DECKS AND BALCONIES

Should not protrude more than 15 feet from the building face unless a deck is situated on, or less than 5'-0" above ground level or have heated living space below them.

Attached decks that are 3'-0" and above grade should have skirting or landscaping to hide the area underneath. The skirting material must match the material of the other deck components. Decks and balconies should have their finish floor elevation no more than 12 feet above ground level or the floor below, and should be (visually, if not structurally) supported by columns or brackets as defined above. Alternatively, if decks extend more than 15' it is recommended that they incorporate living space below that is treated as an exterior wall. In this case, decks may extend no more than 20 feet from the face of the building.

Balconies of no more than 5' in depth may be more than 8' above main level grade.

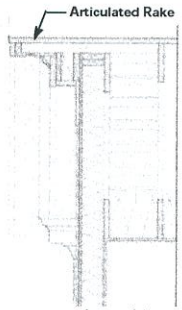
Trim and fascias must be wood and match the color palette of the house.

Synthetic decking materials are permitted.

RAILINGS

Should consist of painted wood, prefinished metal, wrought iron, or heavy timbers, or should be treated as a low wall clad in natural materials such as shingle, siding, stone, or brick.

Painted rails must match the body or trim color of the house.

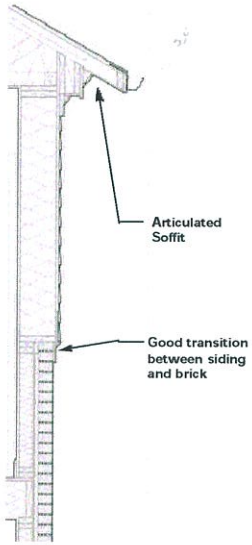


SHADING DEVICES

Mechanical shading devices such as awnings and louvered screens are to be approved as part of the house and should be complimentary to the architecture. They may be of canvas or wood. The use of aluminum, vinyl, or fiberglass is not permitted.

TOWERS AND TURRETS

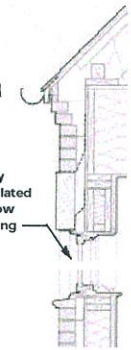
The incorporation of towers, turrets, widow's walks, or other eccentric architectural details into the design of the house is generally not recommended, and should only be considered based on the appropriateness of their location and and historic significance to the region.



ACCESSORY STRUCTURES

Storage sheds and pavilions must be designed to match the architecture of the house.

COLORS



Color palettes for all finishes including brick/stone selection and stucco finish are to be approved by the Architecture Review Committee and are subject to their discretion.

Generally, the use of historic and locally precedented colors utilizing an earth tone palette is preferred.

A maximum of three exterior colors will be permitted on any lot.

Log Homes Guidelines

Introduction

Log homes may be of handcrafted or manufactured construction, and should follow these specific guidelines.

Materials

Logs may be of any species, but darker varieties of wood are preferable, as are those that are resistant to heartwood decay. Log grade should be certified by either the Log Homes Council or the Timber Products Inspection agency. Wood should be dried to minimum 20% moisture content prior to construction.

Profiles may consist of Full Round, Swedish Cope, Rectangular, Rectangular Bevel, Ship Lap, or D Shape. D shape profiles when used as veneer should simulate a full round appearance on the exterior. Logs should be of uniform diameter.

Construction

Corners may be dovetailed or saddle-notched, and may incorporate a corner-post if full width. If butt-and-pass corners are used, they should not expose any tongue and groove. Exposed chinking is recommended, though tongue-and-groove and spline interfacing are acceptable as well.

Logs should be set no closer than 18" from the ground and set on a stone base.

Finishes

On rounded profiles especially, hand-peeled logs are preferable to a milled finish.

If logs are manufactured, borate treatment is recommended. Logs should be cleaned of mill glaze and dirt prior to application of wood treatment.

Pigmented stains are acceptable but should consist of natural wood tones only.

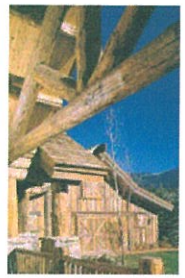
Details

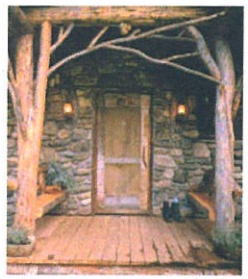
Construction details should be consistent throughout, and should employ traditional methods of fastening and joinery. Exposed metal ties and clips are to be avoided, and exposed galvanized metal is not permitted. Simple post-and-beam columns and brackets are to be employed without the use of architectural orders.

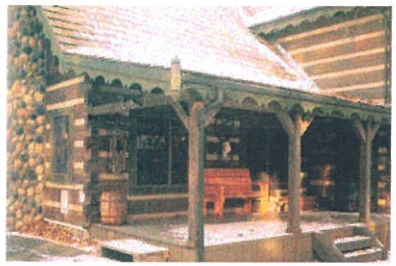
Soffits should be tongue and groove-wood planking or beaded board between exposed beams having similar profile to wall logs.

Roof material of log homes should consist of roofing shingles or shakes, asphalt shingles, or standing seam copper.

Foundations should be natural stone.







Exposed Fasteners not Recommended

Darker Wood Finish Preferred over Lighter

Butt-and-pass Rectangular Profile

Dovetail Rectangular Profile

Saddle-notched Full Round Profile

Full Width Corner Post

Battered, Saddle-notched acceptable

Devlin Architecture Design Services

ARCHITECTURE, INTERIOR DESIGN, PLANNING & CONSULTING

Devlin Architecture practices architecture, interior design & master planning, with a special expertise in high-end custom residential. The firm is currently engaged in a variety of projects in the Deep Creek Lake area. Principal, Douglas Devlin was raised in Garrett County and has as an ongoing identity with the area. Devlin Architecture creates dignified and engaging architecture, while working in partnership with clients to serve their goals and maintain a high quality design through a keen attention to detail.

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