

Five

Parkway Oaks

Builder Guidelines

Design Guidelines and Construction Standards
For Single-Family Residences

Amended
August 23, 2004, 2004
By the
Architectural Review Committee (ARC)

Parkway Oaks Builder Guidelines
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Purpose of Guidelines

These Builder Guidelines (also referred to herein as design guidelines and guidelines) have been established for use by third party builders in the Parkway Oaks planned community. They are aimed at ensuring an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a specific identity for each residential section. However, certain standards have been adopted for key elements to provide continuity and to maintain overall quality. The builder should familiarize himself and his building team with the requirements of the Builder Guidelines and confirm that they have the latest revision.

Parkway Oaks is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is, therefore, subject to Houston's development ordinance and any other ordinance that Houston may, by law, extend outside its corporate limits. Parkway Oaks is also located in Fort Bend County, who should be contacted at the beginning of the building process to insure compliance with all applicable regulations. Compliance with all governmental regulations is the obligation of the third party builder.

As the development matures, there will likely be changes made to the design guidelines and to the community development plan. The Homeowner's Association (HOA) reserves the right to modify, change and grant variance to the design guidelines.

Section 1 Site Layout

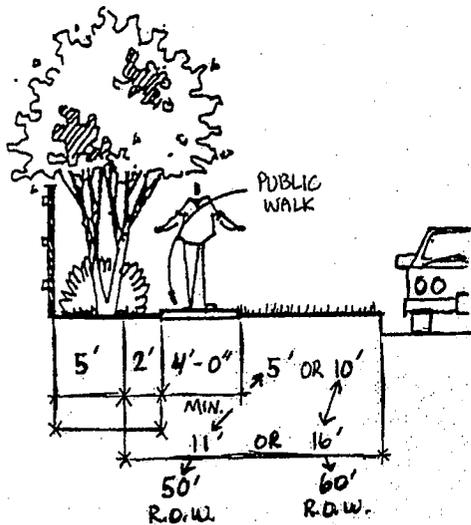
1.1 General

The builder/owner is responsible to construct homes and maintain individual lots in a manner prescribed by the Declarations of Covenants, Conditions and Restrictions, the recorded plats/replats, the rules and regulations of the Homeowner's Association (HOA) and these guidelines.

Compliance with building setback lines, lot layouts, driveways, sidewalks, garages and etc. is required of the builder/owner. Ties to the utilities are the responsibility of the builder/owner.

The builder/owner shall comply with any and all ordinances that may be in effect from the City of Houston (ETJ), Fort Bend County and/or any other governmental agency (i.e. MUD, EPA) having applicable jurisdiction.

1.2 Building Setbacks



Side Street Setback Corner Lot / Detail

All homes and buildings within the community shall be located in conformance with the building line setbacks shown on the recorded plat and with the setbacks contained in this section.

Front building setback lines are typically twenty-five feet (25') unless otherwise shown on the recorded final plat.

Side lot building setback lines are five feet (5') on each side unless otherwise shown on the recorded final plat.

Corner lot building setback lines are ten feet (10') from the side street property line unless otherwise shown on the recorded final plat. Corner lots adjacent to common open space reserves typically require a five foot (5') side building line.

The rear building setback line for the house is ten feet (10') unless otherwise shown on the recorded final plat.

Detached garages shall be set back at least seven feet (7') from the rear property line and no closer than three feet (3') from the side property line provided such placement does not encroach on an existing or contemplated easement and is in accordance with all applicable rules and codes of any governmental agency having jurisdiction. All three foot (3') side setbacks must be approved with express written consent of the ARC and be in accordance with all applicable rules and codes of any governmental agency having jurisdiction. Detached garages with living quarters shall be no closer than five feet (5') from the side property line.

Prior to the placement of any forms on the lot, the builder shall review a title report and the most recently recorded plat or replat for the specific lot to verify all setback requirements.

As shown on the recorded subdivision plat, perimeter lots typically have a fourteen feet (14') utility easement at the rear of each lot and interior lots typically have a seven foot (7') utility easement. Some lots also have five foot (5') side lot utility easements that may not be shown on the recorded plat. Encroachment within the easements with any residential structure or garage is prohibited.

1.3 Driveways and Sidewalks

The builder is required to construct all improvements located in the public right of way (R.O.W.) including driveways and sidewalks, in accordance with Fort Bend County requirements and this section.

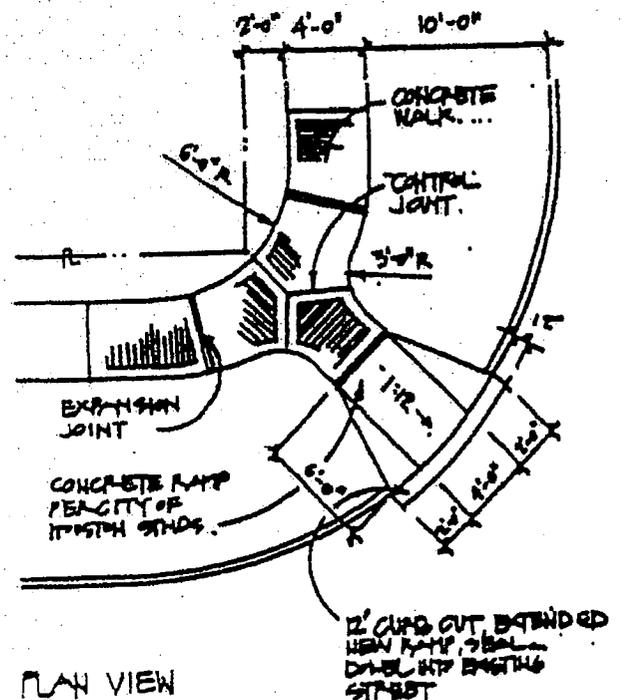
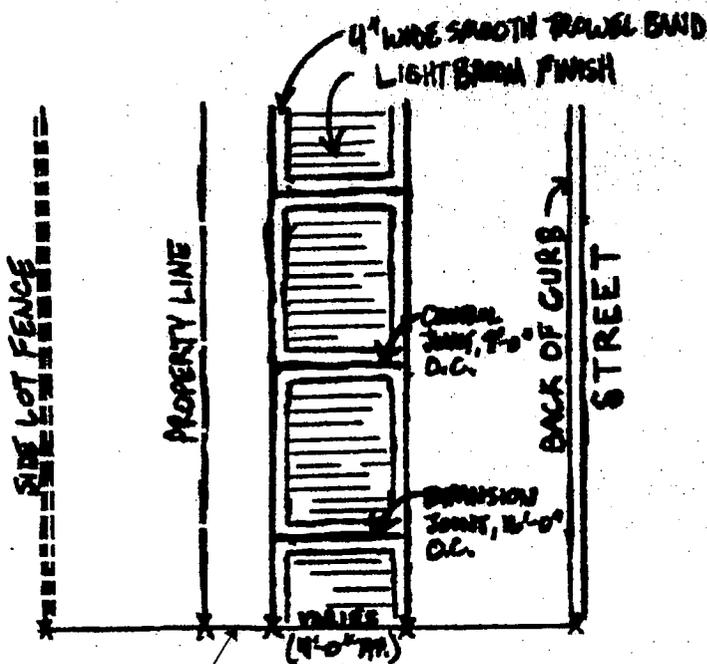
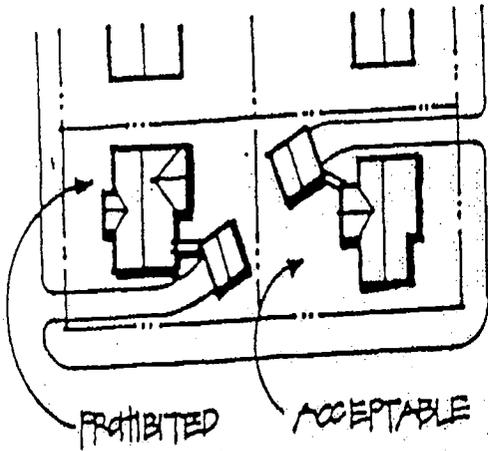
Driveways on corner lots shall be located on the side of the lot furthest from the corner side street.

Concrete driveways are to be a minimum of four inches (4") thick over a sand base. The existing concrete "rollover" curbs are not to be removed. Proposed driveways shall be poured flush to the existing curb. Expansion joints between the curb and driveway are required.

Four foot (4') wide sidewalks shall be located in the R.O.W. Sidewalks will be located 5' inside the street R.O.W and 2' from the edge of the property line. Sidewalks shall be a minimum of four inches (4") thick over a sand base and shall be lightly broom finished with a four inch (4") picture frame design around each section.

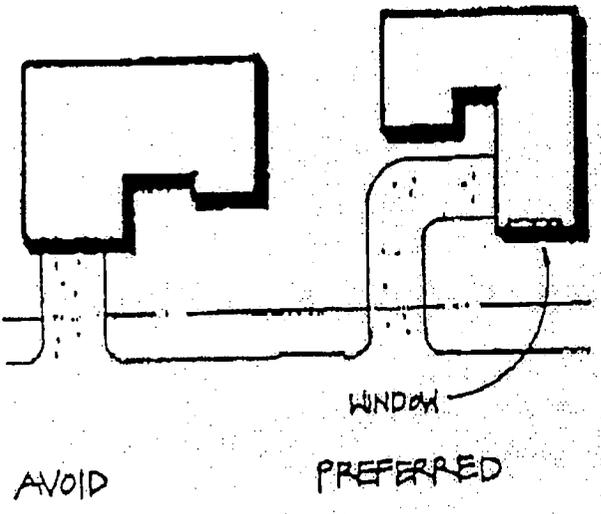
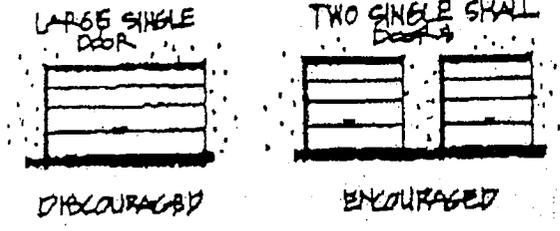
The Builder shall be responsible for acceptance of all driveways and sidewalks by the applicable governmental agency and shall promptly repair or replace such improvements that do not meet the standards of such applicable governmental agency.

Joint use driveways providing access to two or more lots are prohibited.



1.41 Attached Garages

Two (2) car front loaded garages are permitted. Three (3) car front loaded garages are prohibited unless otherwise approved in writing by the ARC. The Builder is encouraged to build homes that contain two eight foot (8') garage doors. Side loaded "swing in" garages are acceptable.



1.42 Attached Garages - Corner Lots

Attached garages facing the side street on a corner lots are prohibited

1.43 Detached Garage – Corner Lot

Lots siding on standard interior street corners have a ten foot (10') building line on the side facing the corner, a twenty-five foot (25') front building line (unless otherwise noted) and a five foot (5') building line on the interior lot side. On such lots, the minimum rear setback line will be ten foot (10') for a detached garage.

Detached garages facing side streets are acceptable provided such garage is bricked on the front and on the two sides visible from the street, No garage access, however, will be allowed to any subdivision entry street or collector thoroughfare.

When a garage is detached and side loading on a corner lot, a maximum four foot (4') high fence between the house and garage will be required.

1.5 Pools & Spas

Portable or above ground pools are prohibited. Smaller, prefabricated, above ground spas and/or hot tubs are acceptable. Above ground spas and/or hot tubs, visible from streets or common areas must be skirted, decked, screened, or landscaped to hide all plumbing, heaters, pumps, filters, etc.

Swimming pool appurtenances such as rock waterfalls, slides, and diving boards must not be over six feet (6') in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. must be stored so as not to be visible to the public.

Pool walls shall not encroach on any utility easement. If pool plumbing is required in the utility easements, contact the appropriate utility company before digging. Wood or concrete pool decks may be placed on utility easements, but are subject to removal by utility companies in the future.

1.6 Fences

A minimum fence setback of ten feet (10') from the front façade of the house is required unless otherwise approved by the ARC.

A maximum fence height of six feet is allowed unless otherwise approved in writing by the ARC.

Fences are only to be constructed of wood, ornamental iron or masonry.

To insure compatibility of fence design throughout the community, all wood fences visible from the public street that depart from the provided illustration must be approved by the ARC.

All wood fencing visible from the street must have the finished side out.

Diagonal and horizontal fencing is strictly prohibited.

1.62 Fences – Ornamental Iron

Ornamental Iron fence is prohibited unless approved by the ARC. If ornamental iron fences are approved by the ARC, they may be installed in lieu of wood privacy fence, in courtyard areas where open decorative fencing is aesthetically pleasing.

Iron Fencing will not be permitted on side lot lines between homes or on side yards adjacent to a street.

Ornamental Iron fence should be primed and painted a semi-gloss black.

Iron Posts are to be set in concrete footings.

Iron Fencing can be attached to a masonry wall or brick column. Iron is not to be attached to any wood fencing. In this situation, the iron fence is to be terminated with a three inch (3") minimum square post adjacent to the wood post.

No materials (i.e. screening, wire mesh) shall be attached to the iron fence.

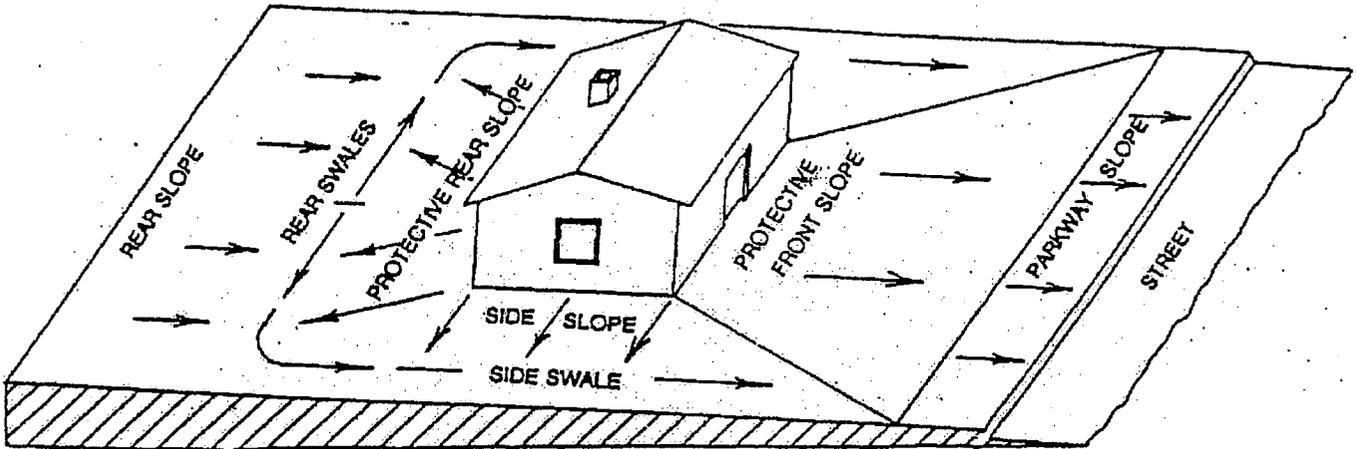
1.7 Lot Drainage

It will be the responsibility of each builder to provide adequate drainage for each lot in conformance with the drainage plan.

The builder must establish a drainage pattern upon completion of the house to insure that each lot has positive drainage away from the house foundation and other lots, and drains to an adjacent street.

The builder must establish a drainage pattern upon completion of the house. It is the homeowner's responsibility to maintain these drainage patterns and not alter the flow of water from their lot

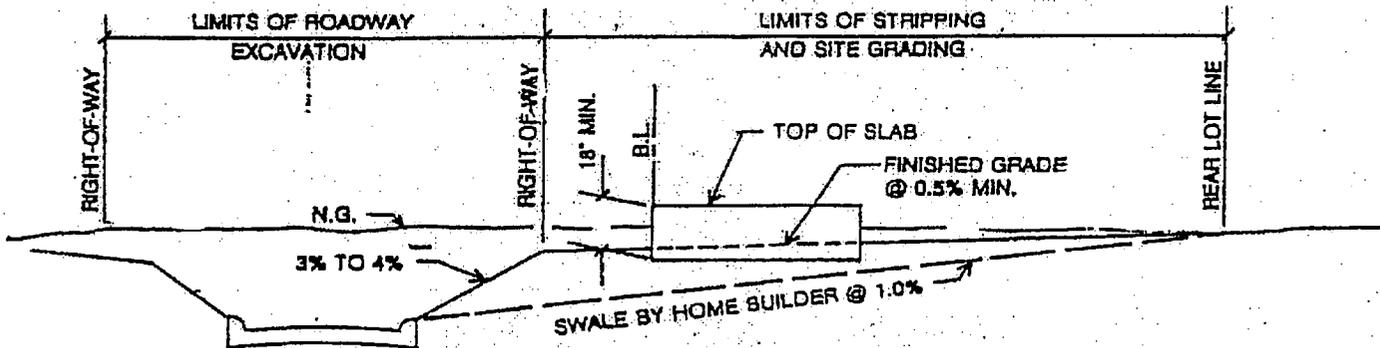
LOT DRAINAGE



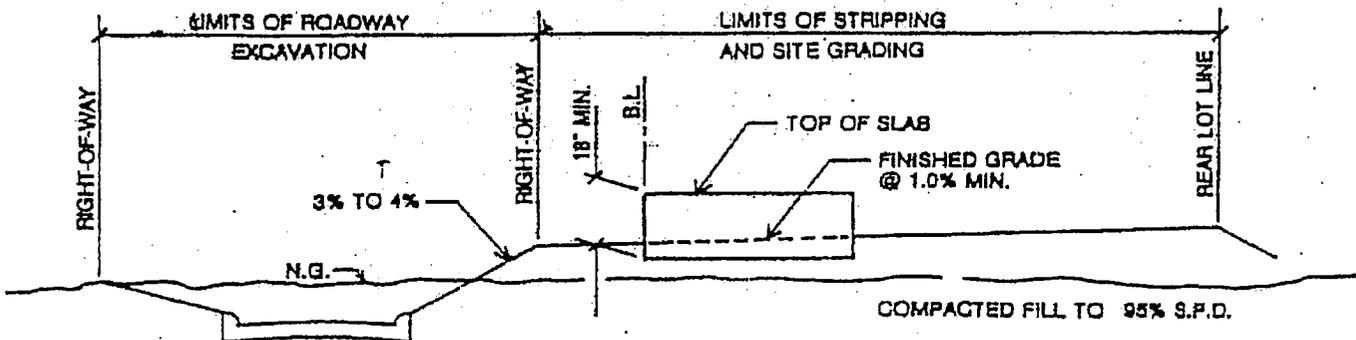
NOTE: ALL DRAINAGE TO STREET SWALES, SIDE SLOPES AND PROTECTIVE SLOPES BY HOME BUILDER

NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

F.H.A. LOT GRADING TYPE "A"



TYPICAL GRADING ON LOTS WITH TOP CURB CUTS GREATER THAN 18"
F.H.A. BLOCK GRADING, TYPE "1"



TYPICAL GRADING ON LOTS WITH TOP OF CURB CUTS LESS THAN 18"
F.H.A. BLOCK GRADING, TYPE "1"

Section 2 Architecture

2.1 Minimum & Maximum Square Footages

In order to provide a distinction between neighborhoods, the following floor area requirements must be adhered to unless otherwise approved in writing by the ARC. These requirements meet or exceed the minimum requirements set forth in the Declaration of Covenants, Conditions and Restrictions for each section and may be modified by the ARC.

The square footage is to be calculated as the total air-conditioned floor area of any single-family residence exclusive of open porches, garages or breezeways.

50' Lot Section 1 story plans: 1400 – 2500
 2 story plans: 1600 – 2500

60' Lot Section 1 story plans: 1800 – No Max
 2 story plans: 1800 – No Max

2.2 Elevation Repetition

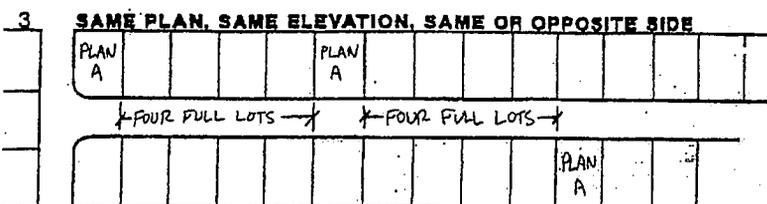
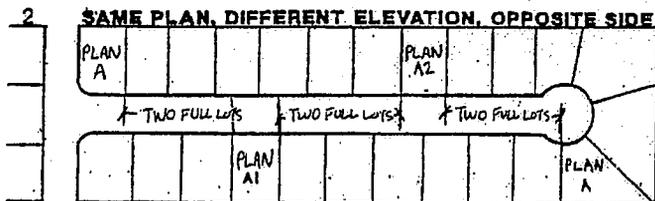
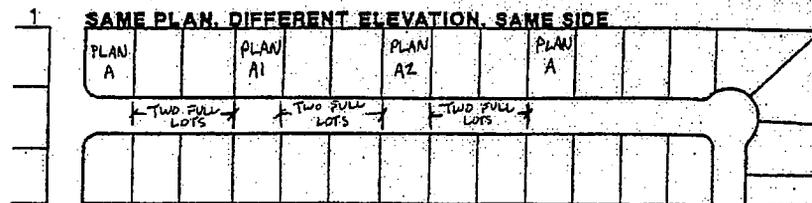
Location of house designs should avoid excessive repetition on the street scene. Unless otherwise approved in writing by the ARC, the following shall apply:

A floor plan may be repeated with the same front elevation no more than every fifth lot (four (4) full lots in between homes). Brick and trim colors should vary in this situation.

A floor plan may be repeated with a different front elevation on every third lot (two (2) full lots in between homes).

Identical brick, stone or stucco selections are generally prohibited on homes that are adjacent to one another.

The ARC reserves the right to reject an elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene.



2.3 Exterior Materials

Samples of all finished materials must be submitted by the builder to the ARC for approval.

Soft subdued colors as approved by the ARC should be used. Bold primary colors are prohibited. Each builder is required to submit a color palette to the ARC for approval.

The front elevation and the first floor of both side elevations must be brick. Stone, stucco, or accent hardiplank siding may be used in small areas on the front elevation if approved by the ARC.

In masonry construction, all mortar joints are to be tooled with mortar color complimentary to the brick color. Gray is an acceptable mortar color.

No material change should ever occur on an outside corner.

High contrast trim or material variations are prohibited in favor of those that are chosen to blend the elements and color.

2.31 Chimneys

Chimneys should be used to establish a repetitive design element throughout the community. They may be out of brick, stone, hardi plank or stucco.

If the chimney is placed on the front façade of the house or on a façade directly facing the street, the front and sides of the chimney shall be constructed completely of the primary masonry material of the adjacent wall (i.e., brick, stone or stucco).

The height of the chimney should be in proportion to the roof line and adhere to the fire codes.

Exposed metal flues are not allowed. Fire place chases are required and must be covered with material complimentary to the house.

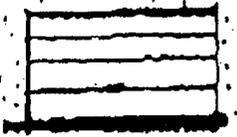
2.4 Garage Doors

Single sixteen foot (16') garage doors are allowed on detached garages and swing in garages, but are discouraged on front loaded garages.

When attached two car garages are built, two single doors divided by a column are preferred.

All garage doors are to be metal. Glass fenestrations are acceptable with ARC written approval. No reflective film or foil is permitted on the windows.

LARGE SINGLE
DOOR



DISCOURAGED

TWO SINGLE SMALL
DOORS



ENCOURAGED

2.5 Exterior Lighting

The builder/owner may install and maintain lighting on individual lots in a manner so as to not cause distraction, nuisance or be unsightly.

Exterior illumination of architectural features such as columns, entries, chimneys and landscape features is acceptable.

Ground lighting or decorative light fixtures are acceptable. Decorative fixtures must be of high quality materials and workmanship, and be in scale with the residence.

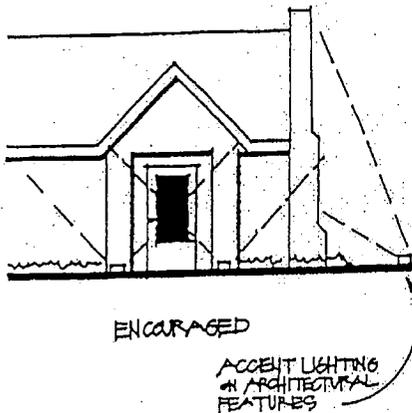
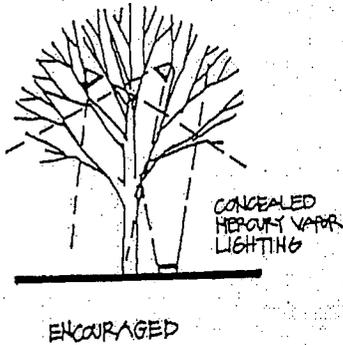
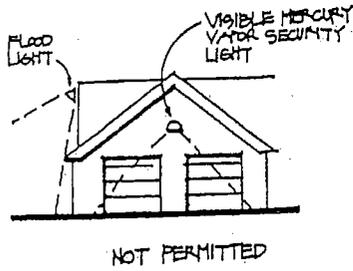
Freestanding decorative fixtures are acceptable with written ARC approval.

Mercury vapor lights, when used for a special landscape lighting affect (hung in trees as up or down lights), are permissible only with prior written approval from the ARC.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting is not permitted without written ARC approval.

Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable.

Spotlights are to be directed to avoid light spill onto any adjacent property.

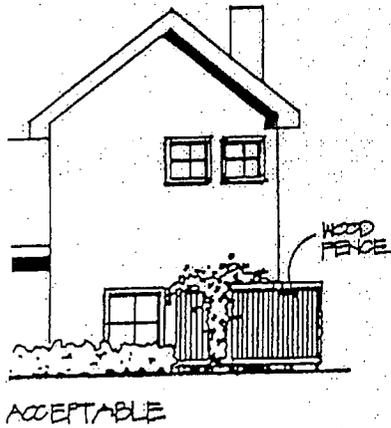
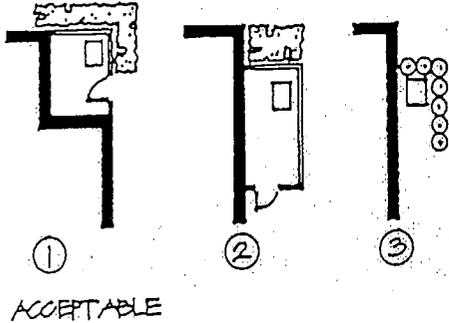


2.6 Screening

All meters, air conditioning units, etc. are to be placed away from public view, preferably in the rear or fenced side yards. In the absence of a completely fenced side yard, meters, air conditioners; etc. must be screened from view.

Wood fences and/or shrubs are acceptable screening materials.

Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening. Screening with plants is to be accomplished with the initial installation and not to assumed growth at maturity.



2.7 Rooftop Antennae & Satellite Dish

The roof, as a design element, should be kept as visually unobstructed as possible.

No rooftop antennae will be permitted in the outside of a residence. All antennae must be concealed within the attic or otherwise completely concealed.

Installation of any satellite dish required prior written approval from the ARC.

All satellite dishes in excess of 1 meter in size shall be located in a fenced back yard with no part of the dish visible above the top of the fence. All satellite dishes less than 1 meter in size shall be installed so as not to be visible from the street directly in front of the house.

2.71 Roof Materials & Protrusions

All roofs are required to have 25 year architectural shingles.

Vent stacks and other necessary roof protrusions, where possible, should be located to be away from view from the adjacent street. All vent stacks and flashing are to be painted to match the color of the shingles. Shingles are to be overlapped at valleys so that no valley flashing is exposed.

2.72 Roof Gutters & Downspouts

Gutters and downspouts are not required. If used, however, they should be integrated with the architectural design in color, shape, and location.

If gutters are not used, positive drainage away from the house should be provided.

Downspouts are to be located to provide a clean, unobtrusive appearance, terminated by either splash blocks or drained underground to appropriate termination.

Roof drains that will ultimately create erosion or run across pedestrian walks and paths are not acceptable.

Drainpipes tied into rain gutter downspouts must be completely hidden from view. Plant shrubs or ground cover large enough and dense enough to hide.

2.73 A/C Equipment

No window or rooftop HVAC equipment is permissible. Extreme care should be taken in location of condensers to avoid noise infiltration of adjoining bedrooms and other "quiet" zones.

Section 3 Landscape

3.1 General

Landscaping shall be installed by the builder prior to the conveyance of the home to a purchaser. Multiple layered flower beds in accordance with the "Minimum Landscape Requirements" contained in this section are required. A single row of foundation planting is not acceptable.

Planting beds are to be curvilinear with varied widths, with the shrub mass in tiers, smaller shrubs and ground cover in the front and larger shrubs in the rear of the beds.

All planting beds visible from the street shall be mulched.

No gravel of any size or color is permitted for substitution of shrubs, ground cover or grass lawns. Specimen boulders and rock borders are permitted.

All front yards and side yards not enclosed by privacy fencing shall be planted with solid grass sod.

All lots shall have two Live Oak with a minimum size of 3" caliper in the front yard. A different species of trees may be installed if approved in writing by the ARC.

3.2 Minimum Landscape Requirements

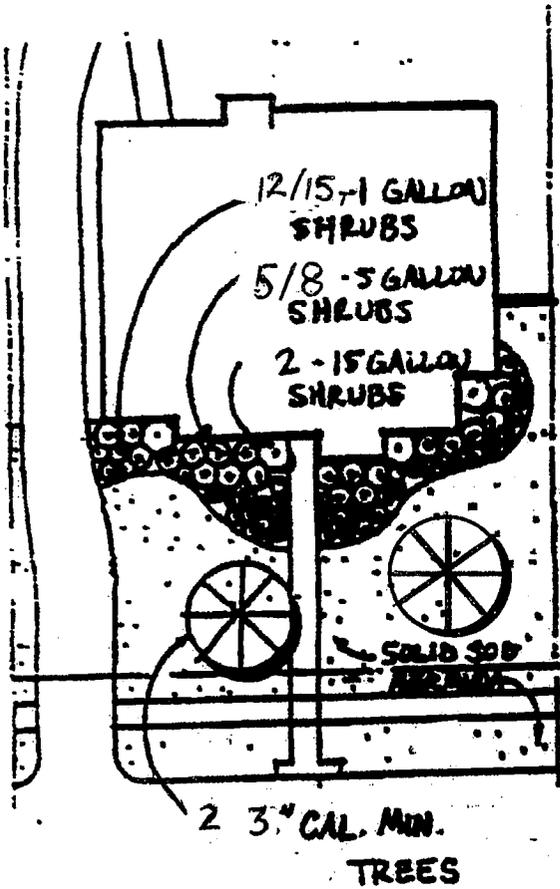
Yard Tree Requirements

<u>Lot Width</u>	<u># Required</u>	<u>Type</u>
50' Lot	2 each	3" min Live Oak
60' Lot	2 each	3" min Live Oak

Two trees must be installed on every front lot. Trees are to have a minimum 3" caliper measured 12" from the base of the tree.

SHRUB REQUIREMENTS

<u>Lot Width</u>	<u># Required</u>	<u>Type</u>
50' Lot	2 each	15 gal.
	5 each	5 gal.
	12 each	1 gal.
60' Lot	2 each	15 gal.
	8 each	5 gal.
	15 each	1 gal.



3.5 Plant Material – Trees

The following is a list of plant material considered to be acceptable. Other plant material may be used, but priority should be given to plants from this palette. Palm trees, yucca, cactus and bamboo are considered to be out of character with the desired landscape effect and will not be acceptable if seen from streets or common properties.

YARD TREES

Live Oak
Red Oak
Burr Oak
Water Oak
Bradford Pear
Cedar Elm
Pecan
Bald Cypress
Magnolia
Chinese Pistache
Slash Pine
Loblolly Pine
Sweet Gum
Chinese Tallow

ORNAMENTAL TREES

Crepe Myrtle
Wax Myrtle
Red Bud
Evergreen Pear
Ligustrum
Yaupon
Chinese Parasol Tree
River Birch
Parsley Hawthorne
Mexican Plum
Majestic Indian Hawthorn
Phontinia Tree
Saucer Tree
American Holly
Golden Raintree

3.51 Plant Material – Shrubs

Shrubs shall be planted at spacing appropriate with the size of the plant and in accordance with acceptable industry standards. The following are acceptable:

SHRUBS

Dwarf Yaupon
Dwarf Pyracantha
Dwarf Chinese Holly
Dwarf Crepe Myrtle
Dwarf Gardenia
Dwarf Nandina "Purpurea" & "Harbor"
Dwarf Pittosporum
Dwarf Juniper "Bar Harbor" & "Buffalo"
Elegagnus
Pyracantha
Pittosporum
Variegated Pittosporum
Philodendron
Cleyera
Fatsia
Compact Nandina
Nandina
Photinia "Frazeri"
Azalea Karume Varieties
Azalea Indica Varieties
Indian Hawthorn "Clara" "Snowwhite" "Ballerina"
Gardenia
Camelia
Texas Silverleaf
Ligustrum
Italian Jasmine
Oleander
Pineapple Guava
Laurel Leaf Cactus
Possum Haw
Pampas Grass

3.52 Plant Material – Ground Cover

Ground Cover shall be planted at a spacing appropriate with size of plant and in accordance with industry standards. The following are acceptable:

GROUND COVER

English Ivy
Algerian Ivy
Japanese Star Jasmine
Chinese Star Jasmine
Climbing Fig
Carolina Jasmine
Monkey Grass
Liriope/Variiegated Liriope
Sprenger Fern
Boston Fern
"New Gold" Lantana
Ajuga
Holly Fern
Honeysuckle
Trumpet Creeper
Sedum
Chinese Wisteria
Wood Fern

Section 4 Builder Signage

4.1 Builder Signage

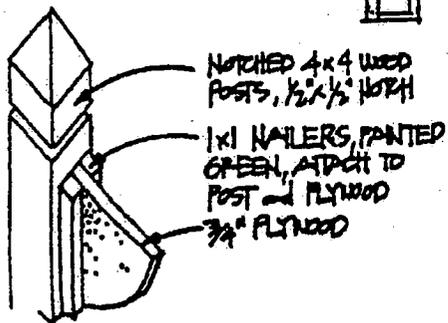
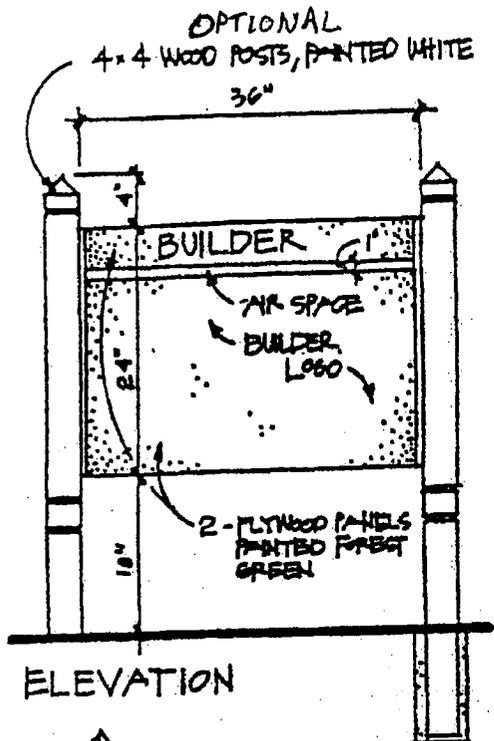
All signage should be in accordance with the recorded Deed Restrictions and this section unless otherwise approved in writing by the ARC. One "For Sale" or "Sold" sign per single family lot is allowed until occupancy.

This sign may be a 24" x 36" panel displaying the builder's name and or logo and/or trademark. Color graphics must be submitted to the ARC.

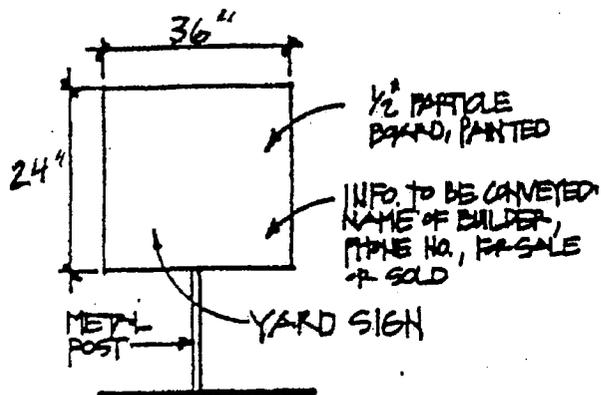
Information to be conveyed:

Name of Builder
Phone Number – Builder Sales Office

In addition, one construction address sign, not to exceed 24" x 36" shall be allowed on each lot during the construction of the home. The sign may display the home address, legal description, and Builder name.



POST DETAIL



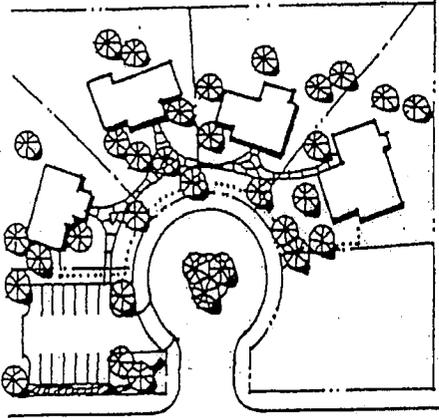
Section 5 Model Homes / Sales Office

5.1 Presentation

With the exception of sales offices in a garage, the models should be presented as much as possible as the finished product would be sold.

Landscape planting should exceed minimum requirements for other lots. Plants are to be selected from the plant list in the landscape section of the Builder Guidelines.

If planted beds are extended from one lot to another to create a "park-like" atmosphere, care is to be taken to not block the drainage down the side lot lines.



5.2 Signage/Fencing

Each model homes shall be permitted one sign to display the name of the Builder. The sign face shall not exceed six feet (6') in width and four feet (4') in height. The total height above the existing lot grade may not be more than five feet, six inches (5' 6"). If placed on corner lots, locate the sign within the property line and within the side set back lines.

Graphics in the sign may include the Builder name, logo and/or slogan, price range, phone number and business hours. Signs may not be internally lighted.

Sign colors are to be selected to enhance quality. Color samples should be submitted to the ARC prior to building signs.

Signs designating model names, sales office, entrances and exits may not exceed twelve inches (12") in height and eighteen inches (18") in width.

"Trap" fencing is permitted, but must be of ornamental iron design. As a temporary fence, the trap fence may be installed on the property line. Other types of fencing may be given consideration by the ARC if the overall concept of the model home park requires a variance.

U. S. and Texas flags are permitted with prior written approval from the ARC. No "Bandit" signs are permitted under any circumstances within the boundaries of Parkway Oaks.

Exterior fluorescent lighting is prohibited. Exterior landscape lighting, highlighting the key elements of the home and yard, is encouraged.

5.3 Sales Office

When model homes are no longer used for sales purposes, they are to be converted to standard residences. The ARC is to approve all aspects of the conversion. Sales offices must be put in condition of the typical home in the builder product line. Garages used as sales offices must be converted back to a standard garage.

Meandering sidewalks on lots are to be removed, unless they are tastefully incorporated into the final design for finished lots. Off street parking lots are to be removed after closing model units.

5.4 Parking

Off street parking is permitted but not required in model parks.

Paving must be hard concrete crushed shell, bituminous asphalt, or interlocking pavers.

Section 6 ARC Submittals

6.1 General

The submittal of plans and specifications to the ARC provides a review process to ensure conformance to the guidelines and standards adopted by the ARC.

All new construction, modification, remodeling with exterior exposure, expansion and demolition of structures must be reviewed and approved by the ARC prior to commencement of any construction activity. The ARC reserves the right to alter the review process in order to ensure a thorough review of all submissions while accommodating the needs of all the Builders and property owners.

The ARC must approve the plans and specifications for a home in writing before construction of a residence can begin.

Submittals should be sent to the attention of:

Parkway Oaks
Architectural Review Committee
1525 Lakefront Circle
The Woodlands, TX 77380

6.2 Requirements

The Builder/owner is required to submit complete and accurate design and construction documents for examination by the ARC.

Minimum submittal requirements for items are detailed below (additional information is encouraged):

1. Plan Submittal Form (see enclosed)
2. Schematic Site Plan including:
 - a. Building set backs, easements and ROW
 - b. Utility service locations
 - c. Siting of improvements (i.e. house, fencing, flatwork, etc.)
 - d. Location of exterior HVAC equipment
3. Construction Documents (See Section 2.2)
 - a. Floor plans at 1/4" or 1/8" = 1 ft. min. scale
 - b. Exterior elevations 1/4" or 1/8" = 1 ft. min. scale
4. Specifics of any requested variances

The Builder or his agents have complete responsibility for compliance with all governing codes and ordinances.

Builders are encouraged to submit preliminary plans for review by the ARC in a timely manner to avoid any time delays or additional expenses incurred with redesigning plans.

6.21 Requirements (Continued)

For Builders that repeat floor plans a submittal of each floor plan is not required for every house, provided the floor plan has received ARC approval. The Builder should reference the plan number and provide a site plan, exterior elevation, specifications and other items particular to each site not previously approved as outlined above.

The ARC shall review and approve, or disapprove, in writing, each submittal or recommend revisions to those aspects of the plans that are inconsistent with the Builder Guidelines. The review and approval process shall not exceed thirty (30) days.

Construction shall proceed only after approval of the final set of drawings and specifications. Exterior changes that occur during actual construction that differ from the approved drawings will require alterations at the Builders'/Owners' expense to restore compliance with the approved plans. No plans are considered approved unless they are approved in writing by the ARC.