

Property Owners Association

Guidelines for Design & Construction
By
Architectural Review Committee



April 5, 2017

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Philosophy

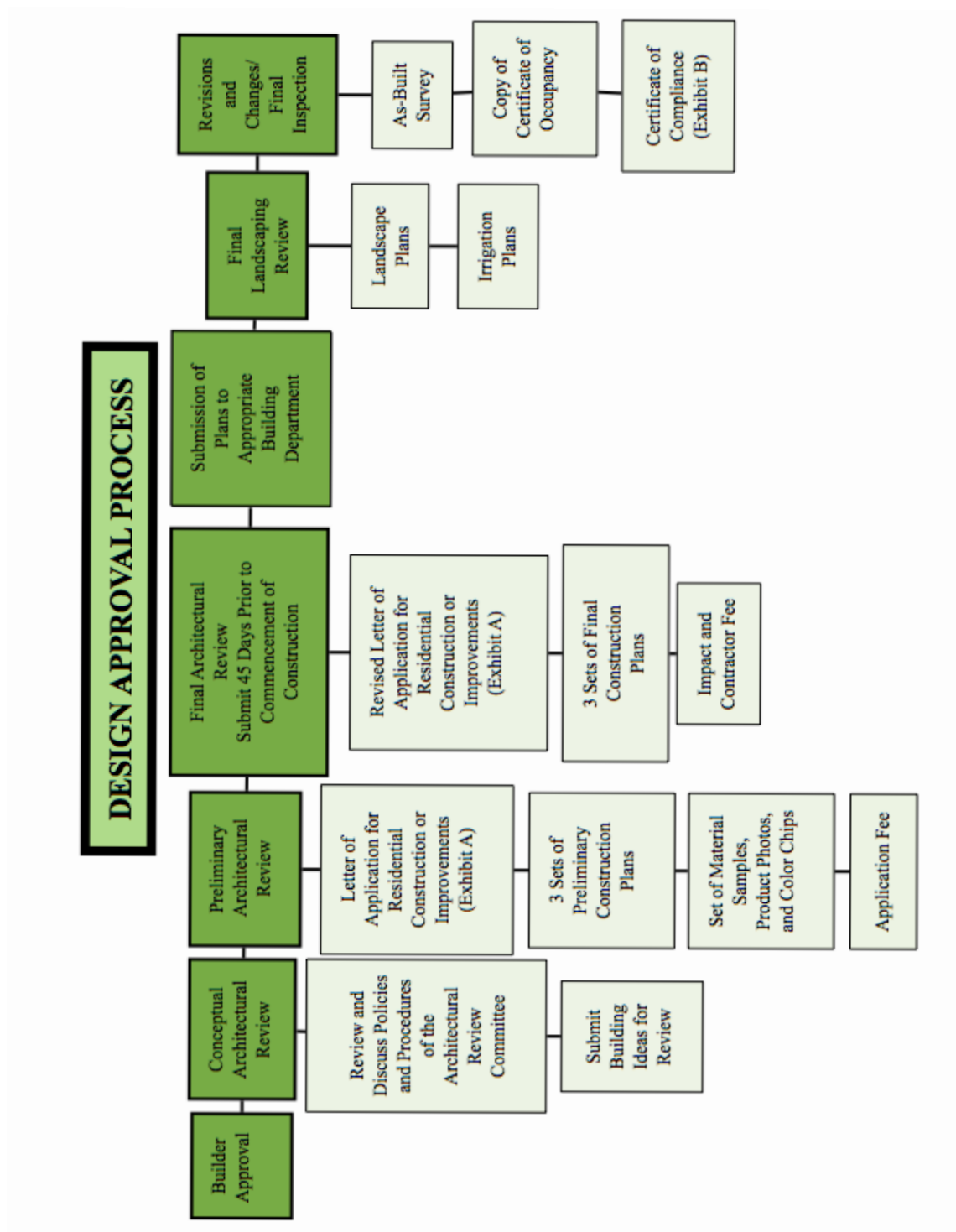
With the objective of ensuring an attractive, compatible and aesthetically pleasing community, Forest Creek has established an on-going committee designated as the Architectural Review Committee, "ARC." The purpose of the ARC is to guide residential development of single family and village home lots in such a way so as to maximize compatibility of construction and landscaping with the natural beauty and topography of the land at Forest Creek.

Upland lots should preserve the longleaf pine and wire grass plant community as much as is reasonable. "Scrub Oaks" are naturally occurring in this landscape and should be selectively saved based on form and location. Wetlands, whether designed or not, should be preserved and emphasis placed on selectively pruning vegetation to create a natural garden. Most important, the preservation of the existing soil structure, which allows percolation of rain water into the ground water aquifer.

Policy

The policy of the ARC is that construction and landscaping plans must be submitted for design approval prior to proceeding. The ARC will meet as necessary to review all applications. **From time to time, the ARC may modify or change any part or all the proceeding guidelines at its sole discretion.** Those contemplating the initiation of new construction, additions or changes to the exterior are required to contact the ARC. This also includes landscaping and major alterations to existing landscaping.

Forest Creek Architectural Review Committee
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Introduction to the Architectural Review Committee (ARC)

Purpose

One of the most effective methods of assuring the protection of the master land use concept, community lifestyle, and individual property values, is through the establishment of high standards of design review. In order to accomplish this objective, the Architectural Review Committee has been established to review applications and design documents for all new construction and alterations, modifications, or changes to existing properties, including landscaping. Each application is evaluated on its own merits with reasonable flexibility for design function and creativity.

Authority

The authority of the Architectural Review Committee (ARC) is set forth in the Forest Creek Declaration of Covenants & Restrictions which encumbers every building site. The ARC is responsible for carrying out its duties on behalf of all members of the Association for the benefit of the total community.

The ARC shall also have the right to designate approved building contractors generally doing business in the Pinehurst area who are authorized to build homes in Forest Creek. The ARC shall establish criteria under which building contractors may satisfy the designation requirements and qualify to construct homes within the properties. See Requirements For Contractor Approval (page 8)

Members

The ARC shall include a minimum of three members appointed by the Board of Directors of the Property Owners Association.

Majority Vote

Each member of the ARC shall have an equal vote and the majority of all members of the ARC shall constitute a decision for approval or denial of an application. In all cases, however, the Board of Directors of the Association shall have review powers of denied applications.

Meetings

The ARC shall meet on the 1st and 3rd Tuesday of each month to review applications received.

Architectural Review Committee Policies

ARC Responsibilities

On behalf of the Forest Creek Property Owners Association, the Architectural Review Committee is empowered to perform the following services:

1. To establish architectural criteria and exterior design themes for the community.
2. To establish design review criteria with the objective of protection of enduring property values and to provide the best possible safeguards for continuing appreciation.
3. To review all Letters of Application for Residential Construction or Improvements (Exhibit A) submitted for compliance with design review criteria and with the Declaration of Covenants and Restrictions for Forest Creek.
4. To assure compatible architectural designs and harmonious relationships with neighboring building sites.
5. To require high standards of design and quality construction.
6. To establish any and all fees necessary for the review of applications, construction impact, and contractor compliance fee as may be required.
7. To assure that all improved properties are properly maintained.
8. To monitor violations of design review criteria and notify the Board of Directors of the Association for appropriate action.
9. To amend design review criteria as may be required from time to time and to inform Property Owners Association members of design and construction changes in the guidelines when they occur.
10. To contact applicants whose plans and specifications have been disapproved and to provide reasonable assistance and recommendation for adjustments in order to bring applications into compliance with design review criteria.
11. To maintain copies of applications, design documents and related records.

Requirements for Contractor Approval

Before the design approval process can begin a contractor must submit and meet the following criteria to be approved for building in Forest Creek. (CONTRACTORS WILL BE EVALUATED EACH CALANDER YEAR.)

1. Must have an Unlimited Contractor License, be in good standing in the State of North Carolina and submit a copy of current license.
2. Submit five letters of reference from previous homeowners, resume and portfolio of the ten most current projects. Please include contact information, location and price.
3. Submit 3 years of financials
4. Provide 8 references from vendors and subcontractors with contact information.
5. Have no outstanding ARC issues.
6. Disclose current law suits and liens
7. Provide a list of officers and owners and identify positions
8. List homes that are currently under construction and the percentage of completion
9. Current dollar volume backlog

Design Approval Process

Applicant's Responsibilities

The ARC assumes no liability for applicant's responsibilities, which include, but are not limited to the following:

1. Ensure the quality of work of any contractor or subcontractor.
2. Ensure compliance with all laws, codes, and ordinances of any governmental agency or body.
3. Ensure compliance with all environmental restrictions including woodpeckers, drainage and grading requirements, and all surface and subsurface soil conditions.

4. Ensure the structural, mechanical, electrical and other technical designs are prepared by competent architects, engineers, contractor and appropriate professionals.
5. Compliance with:
 - A. All deed restrictions as found in Forest Creek Golf Club Declaration of Covenants and Restrictions .
 - B. ARC criteria as set forth in this document.
6. Ensure accuracy of all stakeouts and surveys.

Architectural Review Committee Decisions

All new construction and changes, modifications, alterations, and improvements of existing homes must receive Final Architectural Review approval prior to obtaining building permits or commencing work.

At each stage of the review process (other than the Conceptual), the ARC will issue it's ruling in writing on the review.

The three rulings are:

- A. Approved with Conditions
- B. Approved
- C. Disapproved

Approved with Conditions - This indicates that the Preliminary Submittal has been approved. The ARC will notify applicant of any issues or requirements that need to be addressed prior to final submittal.

Approved - This indicates that the applicant has been approved for the submitted phase.

Disapproved - This indicates that the applicant should consider a Conceptual Architectural Review meeting to better understand the issues surrounding the disapproval.

Variances

All requested variances shall be made in writing to the ARC. Any variance granted shall be considered unique and will not set any precedent for future decisions.

Review Process

Conceptual Architectural Meeting - Voluntary

The architect, owner or representative may arrange for a meeting with the ARC to submit ideas to the committee before investing in costly architectural drawings. This meeting is intended to help the property owner before preliminary plans to determine whether or not their plan would comply under the **philosophy** conveyed in the ARC guidelines. This would be an informal meeting to discuss with the owner their desire as to the structure. Owners are asked to provide any photographs of similar structures, design elements, etc that would help the ARC understand what the property owner is trying to accomplish. In addition, at this meeting the procedures and requirements of the ARC would be reviewed. **The result of this meeting would not be binding.**

Preliminary Architectural Review

The ARC requires a preliminary review of the proposed site plan and home design to avoid needless delays and costs. Participating Builder must submit the application form, application review fee of \$500, and three (3) sets of preliminary plans.

- A. Letter of Application for Residential Construction or Improvements (Exhibit A)
- B. Review fee of \$500 (No review fee for renovations and additions)
- C. 2 Sets of Preliminary Plans (these need not be final construction documents but should comply with construction plan specifications on page 13) and 2 sets of Preliminary Plans reduced to 8" x 11" size (this can be emailed to the Chairman of the ARC.) Plans must include Site Plan including the topography, tree survey and delineated wetlands (as determined by the US Army Corp of Engineers) prepared by a registered surveyor, floor plans and exterior elevations.
- D. Preliminary Landscape Plan - this is a rough sketch of the plant layout that does not require exact scale and does not need to name specific plant materials.
- E. Exterior materials, colors, finishes and manufacturer displayed on a storyboard that must include the following items as applicable:
 - 1. Brick
 - 2. Siding
 - 3. Stucco
 - 4. Roofing
 - 5. Fascia/Trim/Soffit
 - 6. Shutters
 - 7. Doors
 - 8. Window Specifications
 - 9. Garage Doors
 - 10. Chimney/Cap
 - 11. Foundation Finish
 - 12. Gutters
 - 13. Driveway/Border

14. Walkways
15. Patio floors
16. Decks/Deck Skirt
17. Porch Flooring
18. Porch Ceiling
19. Columns
20. Railings
21. Screen Enclosures
22. Retaining Walls
23. Fences/Gates
24. Exterior Lighting
25. Down Spouts

Final Architectural Review

This review must include 2 full sets and 2 reduced sets (8" x 11") – that can be emailed to the Chairman of the ARC of final construction plans along with the revised storyboard from the Preliminary Review. (If applicable)

- A. Resubmit the ARC decision letter from the preliminary review.
- B. Proof of lot ownership
- C. Revised Materials Submittal Form from Preliminary Review (If applicable)
- D. 2 Full sets and 2 reduced sets (8"x11") of Final Construction Plans
- E. Mechanical equipment: location and screening details of HVAC, propane tanks, electrical, pool and spa pumps, wells, generators
- F. Position of well (If applicable)
- G. Red Cockaded Woodpecker letter from the Federal Department of Interior.
- H. Final Stakeout of house complete with trees tagged for removal.
- I. Grading Plan

The ARC will review all design documents, sample materials, and color chips, and will return one set of plans to the Participating Builder with fifteen (15) days after the ARC meeting review with the appropriate comments.

Final Landscaping Review

The Participating Builder or Owner will submit to the ARC the following items when the house is fully enclosed and exterior is substantially complete:

- A. Landscape Plan/Plant List
- B. Irrigation Plan/Rain Sensors
- C. Well Location (if applicable)
- D. Drainage Patterns
- E. Landscape Lighting Plan
- F. Location of in ground propane tank and garbage container enclosure (If garbage containers are not stored in the garage)

Architectural Requirements

Key Design Guidelines

The following list summarizes those design elements which the ARC requires.

1. Preservation of the natural character of the site - the lay of a lot should dictate the type of house that is built on it. Leveling of hillsides and sloping terrains will not be allowed.
2. Emphasis on the aesthetics of exterior architectural details and landscape design.
3. Minimum square footage shall conform to those set forth in the Declaration of Covenants and Restrictions.
4. Minimum 5/12 roof pitch.
5. Minimum of a two-car garage with automatic door openers.
6. Superior quality construction with emphasis on good design and the use of natural materials such as stone, wood and brick.
7. Emphasis is placed on selecting a house plan that is compatible with the building envelope and ensures that the architectural design of the home is harmonious with neighboring building sites.
8. Avoid repetitious home designs - exterior colors, materials and exterior elevations must have sufficient variations from other homes within close proximity.
9. Exterior colors should be earth tones or muted pastels; primary colors are prohibited except in special cases such as a red front door. Exterior colors that are inharmonious will not be approved. The ARC reserves the right to reject a house plan on color selections or combinations alone, even though the architectural design of the house is acceptable and would be approved on its own merits.
10. Avoid combining structural and decorative characteristics from different architectural styles into a single home. Architectural integrity is achieved by using materials such as siding, windows, trim and roof lines that are consistent with the architectural style of the house. The character and design elements should be the same on all sides of the house.
11. An emphasis is placed on the architectural details of the home design. Decorative trim elements that add detail should be incorporated into the facade of the home. Some examples of architectural detail include: bay windows, chimneys, porches, balconies, railings, overhangs, brackets, and cornices. A variety of materials such as wood, metal or stone also add interesting details to the home.

12. Landscaping is an integral part of the design process and puts the finishing touches on a well designed home. It represents a visitor's first impression of the home and its inhabitants. When first seen, it should be inviting and direct the guest easily to the front door. Additionally, the landscape should be functional. An attractively landscaped home not only offers pleasure to the family living there, it also improves the neighborhood and adds to the value of the property.
13. Landscape design should be creative and unique to each residential site. Minimum requirements for landscaping include at least two distinct layers of non-deciduous plantings around all elevations. Plant size must be proportional to foundation exposure and wall height, taking both initial installed size and growth potential into account. These plants need to vary in size and/or type and/or color and/or texture. Use of deciduous and seasonal plants and grasses in addition to the required non-deciduous plantings is encouraged.
14. The most effective landscape shows a definite relationship to the style of the house.
15. Good landscaping can soften the house's sharp corners and angles and help blend the man-made structure into its natural surroundings.
16. All outside containers (garbage containers), mechanical equipment and satellite dishes must be screened and out of view from the golf course as well as the street. The location of a satellite dish **must be approved by the POA.**

Construction Plan Specifications

In order to provide a systematic and uniform review of the proposed construction, the design documents should adhere to the criteria outlined below.

1. Site Specifications (also see Landscape Plan)

Scale: 1" = 20' minimum

Existing topography and proposed grading in one (1) foot increments

Wetlands

Drainage patterns shown by arrow symbols, storm water discharge piping

Easements

Rights-of-way

Proposed well location (if applicable)

Existing trees and types (6" or larger caliper at breast height)

Erosion control plan including silt fence

Building envelope per required set backs

Dwelling foot print, roof line with drive way entrance, driveway and curb cuts

2. Final Landscape Specifications

Hardscape materials

Retaining walls, arbors, swimming pools, spas, fencing and other site amenities

Irrigation system

Exterior landscape lighting details

Driveways, walkways, patios, decks, steps

Plant material - refer to the minimum master plant list Exhibit F

3. Floor Plan

Scale: 1/4" = 1'0

4. Exterior Elevations

Scale: 1/4" = 1'0"

Existing Grade-Fill

All exterior views of all structures including materials, textures, and colors

5. Building Sections

Scale: 3/4" = 1' (min.)

Wall/Roof section

Roof Pitch

Dwelling Size/Minimum Standards

1. Heated Sq. Footage:

*Full-size single family home-

One story: 2200 square feet

Two story: 2400 square feet

Village Home-

One story 1800 square feet

Two story: 2000 square feet

*The requirements for a single family custom home are under review. Any changes will be communicated at a later date.

1. Heated Sq. Footage:

Single Family Custom Homes shall have a minimum footprint of 2600 heated sq. ft. This applies to both single and two-story homes.

Special consideration may be given for a variance to the minimum size requirement, based on the size shape and topography of the subject lot.

2. Enclosed Garage: 2-car minimum
Front entry garages are to be avoided
No garages shall be visible on golf course lots
3. Electrical Garage Door Openers: Required
4. Driveways: 16' minimum width at entrance to garage
5. Setbacks: Single family homesite:

| House | | Detached Garage |
|-------|-------------------|-----------------|
| 40' | Front | 40' |
| 40' | Front Side Street | 40' |
| 60' | Golf Course Side | 60' |
| 40' | Rear (Woods) | 20' |
| 15' | Side | 15' |

Exterior Design

1. Exterior elevations will be reviewed for architectural design/materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes.
2. Approval of exterior design will be based on overall design themes and will consider mass and scale, materials, textures, colors, and finishes, continuity between primary design elements and secondary surface treatments, placement of windows, doors, and openings, vertical and horizontal lines, roof pitches, etc.
3. The ARC, in its sole judgment, may bar any proposed new construction or changes to existing homes on purely aesthetic grounds where such action is required to maintain the architectural integrity of the community.

Exterior Materials

Most earth tone and pastel colors work very well in tying together the continuity of buildings. The intent is for the individual houses to blend into the total image.

1. The selection of exterior materials shall be harmonious with the architecture of each home and the community as a whole. Natural materials are preferred over synthetic materials. However, some synthetic materials may be approved. Depending on specific applications, the following materials have been approved by the ARC:

- A. WOOD/CEMENT BOARD: board and batten lap siding, cedar shakes (siding and roofs).
 - B. STUCCO: (Approval subject to application, texture, and use of other primary, secondary, or decorative treatments.)
 - C. MASONRY: Natural stone and brick, concrete block with approved surface treatment.
 - D. WINDOWS: Wood, aluminum frame, PVC clad, or painted.
 - E. FOUNDATION MATERIALS: Concrete block masonry foundations are required with approved surface veneer of brick or stone.
 - F. ROOFING MATERIALS: Slate, architectural asphalt shingles minimum 25 year life, standing seam metal, cedar shingles.
2. The following exterior materials are **NOT** approved for construction: metal or vinyl siding, vinyl windows, decorative concrete block, concrete block (except sub-surface wall), fiberglass, plastic or asphalt siding, logs (imitation or otherwise except for landscaping purposes), fiberglass doors, and certain types of imitation stone and brick shingles. High quality simulated stone and brick from natural materials will be considered on their own merit by the ARC, but are subject to disapproval.
 3. Exterior colors that, in the opinion of the ARC, would be inharmonious, discordant and/or incongruous shall not be permitted. The ARC shall have final approval of all exterior color submittals, and each Applicant must submit to the ARC, as part of Final Architectural Review, **a story board showing the color of the roof, exterior walls, shutters, trims, etc that are detailed in Exhibit B of this document.** Should color or materials be revised prior to completion, contractor shall request approval and update the storyboard.
 4. Chimney exterior material must be consistent with the exterior siding of the home. Where two or more of these materials are used for the house, the chimney must be constructed of the predominant material. Chimney color must be the same color as that used on the house
 5. The use of concrete finishes including stamped concrete for all porches and entryways is not permitted. Brick pavers, slate, stone or ceramic tile, is preferred on all porch surfaces.
 6. Ceilings for porches and covered walkways — wood tongue and groove.

Roof Pitch/Roofing Materials/Solar Water Heaters

1. Roofs should slope a minimum of 5/12 pitch. Flat roofs are not permitted. Gutters and down spouts may be used if desired. Overhangs of a minimum of 18" is required.
2. All roof stacks, flashings, and metal chimney caps shall be painted to match the approved roof colors. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible.
3. Solar panel projects must be pre-approved by the ARC before installation and must not be visible from the Golf Course or the street.

Design Duplication

1. Applicants should select building sites and home plans so as not to construct repetitious designs within close proximity. Similar designs or design duplications are discouraged and subject to disapproval without sufficient variations in exterior colors, materials, finishes, trim and detailing.
2. Elevations that are similar in appearance are prohibited in the neighborhood.
3. The approval of plans for a specific site does not automatically imply approval on another building site by the ARC.

Outdoor Living Areas and Screen Enclosures

1. Generously proportioned porches and terraces will encourage frequent use. Outdoor living is comfortable throughout most of the year. To roof an outdoor area extends the time it can be fully utilized. The shade and shadows created by porches and roof overhangs soften the rigid lines of a structure. Concrete patios do not work well on sloping land. Wood decks provide a more desirable outdoor area and will weather more subtly than concrete. The use of stone or brick terraces is recommended (stamped concrete is not permitted.).
2. Screen enclosure materials and colors must be approved by the ARC. Submit materials and colors for ARC approval.
3. Screen enclosures must not be visible from the street in front of the residence unless approved by the ARC.
4. No screen enclosures, or patio/decks shall be located outside the building envelope or between the building setback line and any golf course boundary line.

5. Swimming pools/spas are permitted only in the rear building envelope. Above ground pools are not permitted. Pools and spas **MUST** be completely screened. Spas are to be built into a deck or patio.
6. Permitted flooring for screened in porches are brick pavers, slate, ceramic tile, or stone to provide a finished look aesthetically.
7. Ceilings for porches and covered walkways — wood tongue and groove wood.
8. Areas beneath decks and elevated terraces are not to be used for storage.

Fences

1. Chain-link fences or privacy fences of any type are not allowed. Wrought-iron is strongly recommended. Fences in excess of 5 feet in height are not allowed.
2. Attempts to establish property lines through individual fencing are not allowed. Fences are not allowed to be constructed in front of the rear building walls. Every effort must be made to retain the feeling of open spaces.
3. No wall, coping, fence, or boundary planting may be constructed or maintained in such a manner as to interfere with vision of drivers at any intersection of streets or roads.
4. Invisible dog fences are permitted, provided the flags are removed after a 30 day training period.

Garages/Driveways/Exterior Lighting

1. All single family homes shall have a minimum of a two-car garage. Automatic garage door openers are required. Front entry garages are to be avoided and may cause a plan to be disapproved. Carports are not permitted.
2. No street side parking areas may be created by extending any portion of the street pavement. Large parking areas are to be discouraged.
3. Lighting at the entrances to the home and garage area is required. All proposed exterior lighting shall be detailed on the Final Landscape Plans. No exterior lighting shall be permitted which, in the opinion of the ARC, would create a nuisance to the adjoining property owners.
4. Driveways should curve along the contours of the land. Right angle turns are to be avoided. They shall be concrete (colored and stamped concrete driveways are not allowed), brick or crushed stone. Containment borders are required with crushed stone driveways. Metal container borders are not allowed. Driveways may connect to the street at only 2 points.

5. All driveway aprons at the street entrance must be of concrete. The apron should be the distance from the back of curb to the property line.

Awnings and Shutters

Awnings, canopies, and shutters shall not be permitted or affixed to the exterior of the residence without prior approval of the ARC.

Construction Process

Prior to Commencement of Construction

- A. Order Contractor Sign (per specs)
- B. Impact fee of \$1000 to be submitted payable to the Forest Creek POA.
- C. Contractor compliance fees of \$5000 (Renovations and Additions \$1000)
- D. Copy of Building Permit Issued by Southern Pines

Written Approvals/Oral Statements

Applications for Preliminary, Final Architectural Review or Final Landscape Review will be returned with the ARC's letter of acceptance or concerns, along with one set of design documents. The foregoing items shall be the sole source of reference regarding ARC approval, and oral statements should not be relied upon unless incorporated into written approvals or noted on design documents and signed by a member of the ARC.

Design Document Changes

The Participating Builder must notify in writing the ARC prior to making any changes to the approved plans. A letter with applicable support data (as required) must be submitted to the ARC for the file. Any major deviations (as solely determined by the ARC) may require full ARC approval prior to commencement of changes.

Approval Expiration

Applicants must begin construction within ninety (90) days of Final Architectural Review approval by the ARC. Failure to begin construction will automatically revoke approval from the ARC without prior notice. Time extensions may be granted by the ARC if written requests are received prior to or within ninety (90) days of Final Architectural Review

Site Preparation

- A. Deliver/Position Port-O-John with screen
- B. Install Construction Driveway
- C. Post Permit Box
- D. Begin Tree Removal (following approval)
- E. Execute Erosion Control Plan- Install Silt Fence, Drainage, Etc.
- F. Deliver Dumpster to Site
- G. Install approved Contractor Sign (Exhibit E)

Landscaping and Irrigation

The following must be submitted as a final landscape plan when the dwelling is fully enclosed and exterior is substantially complete: The Planting and Irrigation Plan must be drawn to scale, match the approved Site Plan and include the following:

1. Planting Plan

A plant list with botanical and common names (itemized by type with quantities) must be provided. Plants, pine straw and lawn areas are to be graphically depicted on the Planting Plan and labeled with type, size at planting, spacing and quantity. Show plant beds and mulched areas.

2. Drainage Plan

Include all final grading contours and drainage patterns.

3. Irrigation Plan

Irrigation layout, including main and lateral lines, valves and heads or drip areas
Irrigation water source and back flow preventer valve when using a public water source

Irrigation controls (if outside show location)

Rain sensor location

Exterior Lighting

All proposed lighting should be detailed on the landscape plan. No exterior lighting will be permitted that creates a nuisance to adjoining property and no colored lighting except on temporary holiday lights.

Well Location (if applicable)

Wellhead must be covered, landscaped and be screened from view with non-deciduous plants.

Wellhead permit must be obtained from Southern Pines before drilling.

Construction Inspections

Periodic inspections will be made by the Committee while construction is in process to determine compliance with the approved Design Documents. The ARC is empowered to enforce its policy, as set forth in these guidelines, by any action, including an action in a court of law or equity to insure compliance.

The work of construction, additions and renovations must be completed within (12) months after a building permit has been approved and issued. If an extension is needed, the builder must submit an extension request in writing for approval by the ARC. If the builder fails to complete the work of construction within the agreed upon timeline, and such failure is from omission or negligence of the builder, the ARC may assess a fine of \$100.00 per day until the work of construction is complete.

Final Inspection

Upon completion of construction, the following will be submitted to the ARC:

- A. As-Built Survey
- B. Copy of Certificate of Occupancy
- C. Certificate of Compliance (Exhibit D)

The property owner shall not occupy the new residence until the Certificate of Compliance has been executed by a current member of the Committee.

Project Completion

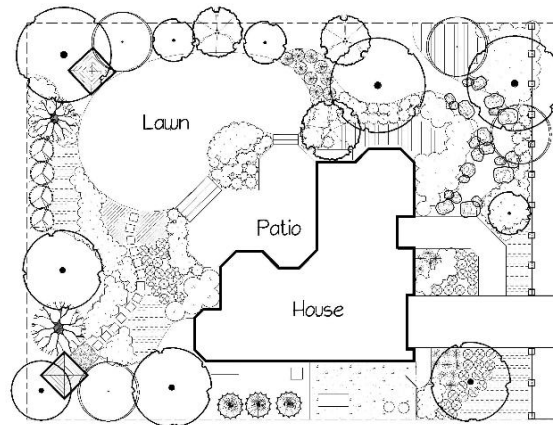
Remove Port-O-John, Electric Stub, Contractor Signage, Dumpster, Etc.

Landscaping Design Guidelines

1. General

Competent landscape design professionals shall be used in the development of your landscape plan set. A well designed plan ensures that size, scale and layout have been thought through prior to construction and plant installation. The landscape requirements listed below are given as guidelines for designing the landscape of your home. Your designer is granted the latitude to use creative skills in designing a landscape plan. The ARC encourages creative landscape design with the use of materials such as pavers, water features and lighting that would help to make a residential site unique but also fit the natural landscape. (An example is pictured below.)

Naturalistic Landscape Design



Focus on scale and placing; scale and placing give your yard a pulled-together look. There will be variations in size, shape, and color, with tall plants against a building or in the back of a flowerbed, and paths that lead people through the space. Repeat some elements, whether it's a certain plant, a common color, or even a shape, so there's a sense of cohesion. By placing progressively smaller plants near the door, the house is framed and attention is focused on the entryway.

2. Landscape Plan

The Planting Plan and Irrigation Plan must be submitted for review as part of the final landscaping review. All landscaping shall be completed according to the final approved Planting Plan and Irrigation Plan. After approval of the landscape plan set, but prior to completion of the house, changes to the approved landscape plan set must be submitted for ARC review and approval.

Mandatory Landscaping Requirements

At a minimum, the following landscaping objectives are required for all homes:

1. Existing trees with a diameter of 6 inches or more (measured at breast height) must be noted on the Site Plan, the Planting Plan and the Irrigation Plan. Trees scheduled for removal should use the symbol of a circle with an X in the middle. They must be included on plans and tagged with orange colored ribbons on-site for inspection along with the final house stakeout. In no case, shall trees with a diameter of 6 inches or more be removed without approval of the ARC. If such trees are removed without approval, the ARC will require that an equivalent compensation be made.

2. All lot owners and builders shall be aware of Federal restrictions concerning trees that contain the endangered red cockaded woodpecker cavities. These are designated by the familiar tags placed on the trees by US Fish and Wildlife Service, who monitor these trees and establish and enforce the restrictions applicable to their treatment.
3. Areas of lots bordering on wetlands as shown and delineated on the Development Plan must be hand-cleared in accordance with the regulations of the U.S. Army Corps of Engineers. No land clearing mechanical equipment may be used within ten (10) feet of the wetlands or in the wetlands. The ARC shall be informed in advance and approve any lot clearing activities on wetland lots by the lot owner.
4. All lot owners and builders shall be responsible for protecting all remaining trees that are susceptible to damage during construction. A tree protection fence at least 10' - 20' from trunk, must be constructed to staked-off areas around the trees to protect root systems from vehicles and equipment. Tree wells also need to be installed to ensure the good health of the trees in cases where fill is required around trees. A member of the ARC will conduct occasional inspections to ensure that these procedures are implemented.
5. The landscaping plan shall provide for plant material of sufficient quantity to maintain or re-establish the natural wooded setting and to unite the house with the natural setting in keeping with the high standards of quality for Forest Creek.



Not acceptable

6. Layered heights, not less than 2 distinct layers of plantings are to be planted around all elevations (front and rear) to soften the effect of the building structure in the landscape.
7. The size of a selected plant at maturity must be proportional to wall height and foundation exposure and must neither overgrow its space, nor seem to be too small at install to hold its own against the foundation.

8. Plants indigenous or naturalized to the area should be utilized. All planting materials shall be disease and pest free. The ARC shall disapprove trees, shrubs and aquatic weeds that may be harmful or listed on a noxious plant list provided by the state of North Carolina. (Refer to Exhibit F)
9. Areas below decks must be fully screened with appropriately sized plant materials to obscure the deck structure, unless there is a need for light to windows or doors.
10. Mechanical equipment, such as electrical transformers, back flow preventers, generators and HVAC equipment must be fully screened with appropriately sized non-deciduous plant materials to achieve full screening within three (3) years growth.



Not acceptable

11. To protect views and ensure continuity with adjacent residences, no wall, fences, hedges or screen plantings may be erected, placed or altered outside the house setback envelope on any premises without ARC approval.
12. Right-of-way is from the back of the curb to your property line. All right of ways must be landscaped and irrigated. It must be shown on landscape plans. The right of way area is required to have sod in an undulating manner unless the ARC allows for another type of ground cover. The lot owner assumes responsibility for maintaining the right of
13. ARC requires undulating areas of sod in other areas of the landscape. Planting beds shall be pine bark or mulch to a depth of 2" to 3". Other mulch materials must be approved by the ARC. Owner shall spread pine straw in all disturbed areas.

Planting Minimums

1. An approved plant list and required plant sizes are provided in Exhibit F.
2. Custom Home Site: Minimum shrubs 60 five gallon 24" to 30" height and spread. Minimum trees: 20 (may include any existing trees with a 6" caliper or larger at breast height). Purchased tree minimum: per Exhibit F
3. Village Home Site: Minimum shrubs and ground cover: 40 five-gallon 24" to 30" height and spread. Minimum trees: 10 (may include existing trees with a 6" caliper or larger at breast height).

Irrigation Guidelines

Mandatory Irrigation Requirements

1. An automatic underground irrigation system of sufficient size and capacity to irrigate all landscaped areas must be installed and used to maintain the areas in good health and living condition at all times. Freeze and rain sensors are required. A public water meter classified as an irrigation meter may be used.
2. The public water source connection point to the irrigation system must include an above-ground back flow preventer (BFP) valve as required by the Town of Southern Pines. The BFP must be covered with a low, insulated box or other fixture designed for the purpose, painted if necessary, either green or brown, and screened from view with plantings. The covered fixture, the location of the time clock and any proposed irrigation well location shall be identified on the site plan and the planting plan and irrigation plan as part of the final landscape plan
3. No irrigation water shall be obtained from any lake, stream or water body. Water for irrigation of lots may be supplied by an underground well located on each lot, approved by the ARC.
4. Wells may be used for irrigation purposes only and must be permitted by Moore County health Department and approved by the ARC.

Builder Responsibilities

1. Read and understand the policies of ARC.
2. Obtain the required builder sign to be displayed on the building site. Builder is responsible for ordering and payment of the sign.

3. The builder is responsible for all sub-contractors.
4. Finish construction in a timely manner (12 months)
5. Contractors shall be responsible for the repair of any damage to adjacent property during construction. Repair any damage that occurred to curbing or road surface during construction.
6. Before construction begins, the builder (for security purposes) must provide to security at the front gate the names and contact information of all employees, sub-contractors and vendors.

Construction Site Regulations

The following rules should be posted on the job site and given to all subs working on the project:

1. No open burning is permitted at any time.
2. No trash thrown on building premises, street, or other Forest Creek property. All job sites will be kept in a clean and orderly condition. Excess materials should be removed in a timely manor. No materials will be stored or placed in swale or right-of-way areas. Debris shall be removed weekly at a minimum. There will be no storage of materials (and debris) on golf course frontages.
3. No signage is permitted at any job site unless required by law or approved by the ARC.
4. Construction hours are 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. Appropriate attire must be worn at all times.
6. All Participating Builders are required to keep on record with the Developer, the ARC, and the Security Gate, a 24-hour emergency phone number.
7. Alcoholic beverages, illegal drugs or firearms are not permitted on job sites.
8. The playing of music is prohibited, both inside and outside of the house.
9. Any agents, subcontractors, and employees of Participating Builders who violate construction site requirements or any other ARC criteria may be removed and prohibited from entering Forest Creek by the Property Owners Association and the ARC.

10. All stop signs will be observed. The speed limit is 35 miles per hour in all of Forest Creek.
11. Installation of a gravel construction driveway and silt fence barrier is required.
12. Portable toilets must be screened.
13. No construction vehicles are to be parked overnight. Exceptions can be made for the temporary parking of bulldozers and heavy equipment used for site clearing and foundation work. No such vehicles shall be parked outside the property lines of the job site.

Additions/Remodeling/Improvement Requirements for Contractor Approval

Before the design approval process can begin a contractor must submit and meet the following criteria to be approved for building in Forest Creek. CONTRACTORS WILL BE EVALUATED EACH CALANDER YEAR. (Refer to page 8)

Applicants for changes, modifications, alterations and improvements to existing homes, decks, patios, driveways, outdoor fireplaces and landscaping shall consult with the ARC to determine the design documents required for approval. No work shall commence without approval of the ARC. This includes repainting of a home if another color is used other than the originally approved color.

Exterior Repainting of Existing Homes

Repainting of any existing dwelling or property thereon with a color other than previously approved shall require the approval of the ARC. Color chips or samples coded to exterior elevations shall be submitted to the ARC for color change approval. This includes house, doors, shutters and trim.

Contractor and Construction Deposit

A permit must be obtained and submitted by a licensed contractor before work commences. \$500 deposit must be submitted with the plans and the contractor compliance fee of \$1000. The construction deposit shall be returned after all work is complete and the project has been inspected by the ARC.

Landscaping Changes After Occupancy

Additions to existing landscaping within the house setback envelope are encouraged. Plants and trees located outside the house setback envelope may be replaced with plantings of a like species, kind and size but require ARC approval. Any landscaping which creates a screen, fence, or wall, either natural or artificial, that obstructs or interferes with a neighbor's or community's view of the golf course, a lake, or a pond, is not permitted.

Exhibit A

Letter of Application for Residential Construction or Improvements

Submit to: **THE ARCHITECTURAL REVIEW
COMMITTEE**

For Architectural Review
Committee
USE ONLY

Housing Type:

Name and Address of Property Owner:

Lot Number:

Preliminary Approval:

Street Name:

(Date)

Review Fee Paid:

(Date)

Name and Address of Architect:

Submitted By:

Stake-Out Approval:

(Date)

Date

Final Approval:

(Date)

Building Permit #:

Name and Address of Contractor:

Plans Submitted Are:

Final_____

(Date)

Preliminary_____

Construction Impact Fee Paid:

(Date)

Contractor Compliance Fee
Paid:

Contractor's NC License Number:

(Date)

Construction Completed:

Property Owners' Association Architectural Review Committee Process
Checklist

1. Has a home with similar elevations ever been constructed from these plans in this area?
No _____ Yes _____ Location _____
2. What is the anticipated finish floor elevation? _____ above MSL.
3. What is the HEATED AREA of this structure? _____ sq. ft.

GARAGE AREA _____ sq. ft.

DECK AREA _____ sq. ft.

TOTAL AREA _____ sq. ft.

Please Provide the Following Submittals

1. Complete Application— Form Exhibit A
2. Review Fee of \$500.00 (No Review Fee for Renovations and Additions)
3. Proof of Lot Ownership
4. 3 Full Sets of Preliminary Plans Shall Include Site Plan, Topography, Tree Survey, Delineated Wetlands, Floor Plans, Exterior Elevations, including Grading Plans (Final Plan Must be Construction Documents)
5. Preliminary Landscape Plan
6. Exterior Materials Submittal Form (With Storyboard) Exhibit B

Exhibit B

Exterior Materials Submittal Form

Specify type, manufacturer and colors be used for the following materials. Submit samples or provide pictures of these materials on a storyboard.

| | Type and Manufacturer | Color |
|---------------------|------------------------------|--------------|
| Brick: | _____ | _____ |
| Siding: | _____ | _____ |
| Stucco: | _____ | _____ |
| Roofing: | _____ | _____ |
| Fascia/Trim/Soffit: | _____ | _____ |
| Shutters: | _____ | _____ |
| Doors: | _____ | _____ |
| Windows Specs: | _____ | _____ |
| Garage Doors: | _____ | _____ |
| Chimney Cap: | _____ | _____ |
| Foundation Finish: | _____ | _____ |

Gutters:_____

Drive/Borders:_____

Walkways:_____

Patio: _____

Deck/Deck Skirt: _____

Porch Floor:_____

Porch Ceiling:_____

Columns:_____

Railings:_____

Screens Enclosure:_____

Retaining Walls:_____

Fences/Gates:_____

Exterior Lighting:_____

Down Spouts: _____

Exhibit CCA

Contractor Compliance Agreement

By signing this document I am fully aware that it is my responsibility to understand the contents of the published ARC Guidelines. I am also aware that any proposed change to the previously approved construction documents must be presented to the ARC for review and approval prior to the commencement of any construction changes at the project site. Architectural or material changes made without prior approval are subject to removal. Materials used for this project must be those approved within the Guidelines.

Failure to comply with any of the above will result in forfeiture of the contractor deposit.

Project Name:_____

Contractor:_____

Architect:_____ License Number:_____

Designer:_____

Final Review Package Checklist

1. Revised submittals
2. Revised materials submittal form from Preliminary Review (If Applicable)
3. 2 Full Sets and 2 reduced sets (8" x 11") of Final Construction Plans including Grading Plans
4. Mechanical Equipment: Location and Screening Details of HVAC, Propane Tanks, Electrical, Pool and Spa Pumps, Wells, Generator
5. Position of well (If Applicable)
6. Red Cockaded Woodpecker Letter from the Federal Department of Interior
7. Notify ARC of Final Stakeout Complete with Trees Tagged for Removal

Prior to Commencement of Construction

1. Order Contractor Sign (Per sSpecs)
2. Impact Fee of \$1000.00 (Renovations and Additions \$500)
3. Contractor Compliance Fee of \$5000.00 (Renovations and Additions \$1000.00)
4. Copy of Building Permit Issued by Southern Pines

Exhibit C

Contractor Checklist Upon Approval

Site Preparation

1. Deliver and Position Port-O-John and Screen
2. Install Construction Driveway
3. Post Permit Box at Site
4. Begin Tree Removal (following Approval)
5. Execute Erosion Control Plan- Install Silt Fence, Drainage, Etc.
6. Deliver Dumpster to Site
7. Install Approved Contractor Sign (Exhibit E)

Final Landscape Review When House is Fully Enclosed and Exterior is Substantially Complete

1. Landscape Plan/Plant List (Exhibit F)
2. Irrigation Plan/Rain Sensors
3. Well Location (If Applicable)
4. Drainage Patterns
5. Landscape Lighting Plan
6. Location of in Ground Propane Tank and Garbage Container Enclosure (If Garbage Containers are Not Stored in the Garage.)

Revisions and Changes

1. Apply for Pre-Approval of All Changes
2. Submit Written Summary of Changes
3. Provide Materials and Color Samples

Final Inspection

1. As Built Survey
2. Copy of Certificate of Occupancy
3. Certificate of Compliance (Exhibit D)

Project Completion

1. Remove Port-O-John Electric Stub, Contractor Signage, Dumpster, Etc.

EXHIBIT D

**FOREST CREEK
200 Meyer Farm Drive
Pinehurst, North Carolina 28374
(910) 295-9000**

CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED DOES CERTIFY TO FOREST CREEK ARCHITECTURAL REVIEW COMMITTEE (THE "ARC") THAT THE BUILDING STRUCTURE AND OTHER IMPROVEMENTS LOCATED AT

(LOT NUMBER AND STREET)

IN FOREST CREEK HAVE BEEN CONSTRUCTED OR ALTERED IN COMPLIANCE WITH THE RECORDED COVENANTS RUNNING WITH THE CERTAIN LANDS IN FOREST CREEK AFFECTING SUCH LOT, AS AMENDED TO DATE, COPIES OF WHICH COVENANTS THE OWNER DOES HEREBY ACKNOWLEDGE RECEIVING.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND SPECIFICATION HERETOFORE FILED WITH AND APPROVED BY THE ARC ON _____, 20____; THAT THE CONTRACTOR AND/OR ARCHITECT EXECUTING THIS CERTIFICATE HAS CONDUCTED A FINAL INSPECTION OF THE IMPROVEMENTS; AND THAT THE IMPROVEMENTS MEET THE GUIDELINES, CRITERIA AND REQUIREMENTS SET FORTH BY THE ARC IN ITS APPROVAL OF THE PLANS AND SPECIFICATIONS.

WITNESS THE HAND SEAL OF EACH OF THE UNDERSIGNED THIS _____ DAY OF _____, 20____.

OWNER: _____
(Signature)

CONTRACTOR: _____ ARCHITECT _____
(Signature) (Signature)

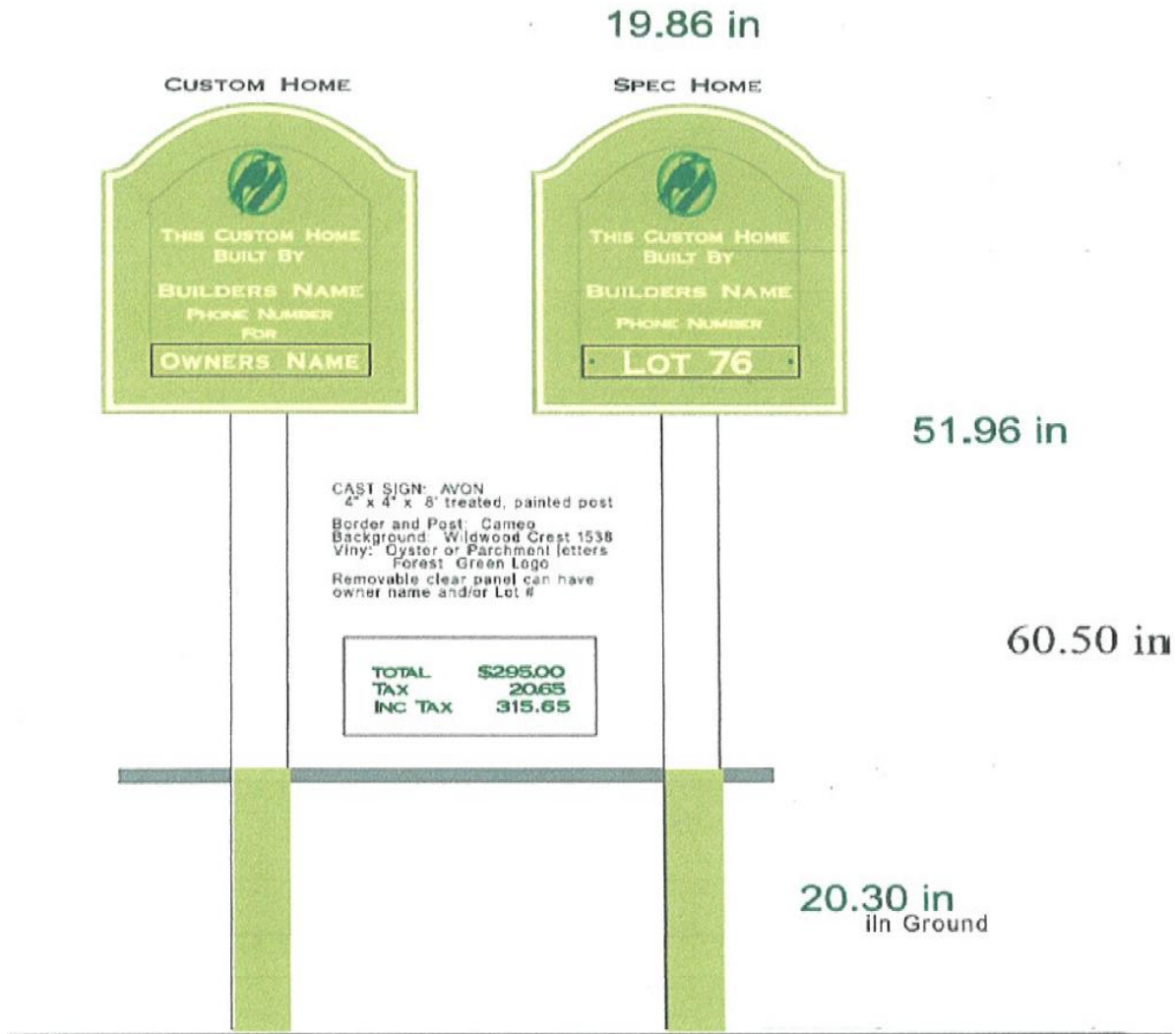
TYPE OF IMPROVEMENTS _____

FILED WITH AND ACCEPTED BY THE FOREST CREEK ARCHITECTURAL REVIEW COMMITTEE THIS _____ DAY OF _____, 20____.

COMMITTEE MEMBER _____
(Signature) (Print)

Exhibit E

Forest Creek Builder Sign



The above sign is the **ONLY** approved sign to be displayed on the property and must be placed in a visible location from the road. They can be purchased from either Classic Signs and Signblasters or Sandhills Signs.

Please allow enough time in ordering to install on the jobsite before construction of the home begins.

Exhibit F

RECOMMENDED MASTER PLANT LIST

Named varieties and cultivars of plants are shown as examples. Most other selections within the species are acceptable.

| BOTANTICAL NAME | COMMON NAME | REMARKS | SIZE |
|--|------------------------------|--------------------------|-------------------|
| TREES | | | |
| <i>Acer palmatum</i> "Bloodgood" | Bloodgood Japanese Maple | Burgundy leaves | 3" ht & sp |
| <i>Acer palmatum</i> "Coral Bark" | Coral Bark Japanese Maple | Spectacular bark | 3" cal 12'-14" ht |
| <i>Acer palmatum dissectum</i> "Crimson Queen" | Crimson Queen Japanese Maple | Burgundy leaves | 2'-3' ht |
| <i>Acer rubrum</i> "October Glory" | October Glory Red Maple | Orange fall color | 3" cal 12'-14" ht |
| <i>Acer saccharum</i> "Legacy" | Legacy Sugar Maple | Yellow orange fall color | 2" cal |
| * <i>Cereis eanadensis</i> | Redbud | Purple | 2" cal 8'-10' ht |
| <i>Chionanthus virginicus</i> | Fringe tree | White | 1 ½" cal 7'-8' ht |
| <i>Cornus florida</i> | Dogwood | White | 1 ½" cal 7'-8' ht |
| <i>Cornus kouska</i> | Kousa dogwood | White | 1 ½" cal 7'-8' ht |
| <i>Cryptomeria japonica</i> | Japanese Cyrtomeria | Stately | 8'-10' ht |
| <i>Ginkgo bilboa</i> "Autumn Gold" | Ginko | Unique | 7'-8' ht |
| <i>Hamamelis Virginia</i> | Native Witchhazel | Yellow | 2" cal 8'-10' ht |
| <i>Ilex cporruta Burfordii</i> "nana" | Dwarf Burford holly | Red berry | 7 gal. 3' ht |
| <i>Ilex decidua</i> | Possumhaw | Double berries | 5 gal 24" ht & sp |
| <i>Ilex opaca</i> "Greenleaf" | Greenleaf holly | Stately | 2" cal 8'-10' ht |
| <i>Ilex</i> x "Emily Bruner" | Emily Bruner holly (female) | Red berry | 2" cal 8'-10' ht |
| <i>Ilex</i> x "Nellie R. Stevens" | Nellie R. Stevens holly | Red berry | 2" cal 8'-10' ht |
| <i>Illicium parviflorum</i> | Small anise tree | White | 2" cal 8'-10' ht |
| <i>Lagerstromia indicia</i> x <i>faurieri</i> "Natchez" | Natchez crepe myrtle | White | 3" cal multi-stem |
| <i>Magnolia grandiflora</i> "DD Blanchard" | DD Blanchard Magnolia | Dark green | 2" cal 8'-10' ht |
| <i>Magnolia grandiflora</i> "Common" | Magnolia | Apple green | 2" cal 8'-10' ht |
| <i>Magnolia grandiflora</i> "Little Gem" | Little Gem Magnolia (Dwarf) | Long blooming | 2" cal 8'-10' ht |
| <i>Magnolia stellate</i> x "Waterlily" | Waterlily Star Magnolia | Pink/white | 2" cal 8'-10' ht |
| <i>Magnolia virginiana</i> "greenbay" | Greenbay Sweetbay Magnolia | White fragrant flowers | 2" cal 8'-10' ht |
| * <i>Magnolia</i> x <i>soulangiana</i> | Saucer Magnolia | Purple | 7'-8' ht |

| BOTANTICAL NAME | COMMON NAME | REMARKS | SIZE |
|---|---------------------------------|--------------------|-----------------------|
| *Malus floribunda | Japanese Flowering Crabapple | Pink/red | 2" cal 8'-10' ht |
| Pinus palustris | Longleaf pine | Predominant tree | 2" cal 8'-10' ht |
| Pinus thunbergiana | Japanese Black Pine | Sculptural | 2" cal 8'-10' ht |
| Prunus laurocerasus | Cherry laurel | White | 1" cal 6'-7' ht |
| *Prunus mume | Flowering Apricot | Pink | 1" cal 6'-7' ht |
| *Prunus serrulata "kwanzan" | Kwanazan Flowering Cherry | Pink | 2" cal 8'-10' ht |
| Pyrus calleryana "Aristocrat" | Aristocrat Flowering pear | White | 6'-8' ht |
| Quercus phellos | Willow Oak | Tough tree | 2" cal 8'-10' ht |
| *Quercus rubra | Red Oak | Red fall color | 2" cal 8'-10' ht |
| Quercus virginiana | Live Oak | Southern icon | 2" cal 8'-10' ht |
| X Cupressocyparis leylandii | Leyland Cypress | Fast growing | 5'-6' |
| | | | |
| SHRUBS | | | |
| Abelia x Grandflora | Glossy Abelia | White | 5 gal 24"-30" ht & sp |
| Abelia x grandflora "Little Prince" | Little Prince Glossey Abelia | White | 5 gal 24"-30" ht & sp |
| Aucuba japonica "Variegata" | Variegated (golf dust) aucuba | Yellow spots | 5 gal 24"-30" ht & sp |
| Azalea "Fairy Bell" | Fairy Bell Azalea | Pink | 5 gal 24"-30" ht & sp |
| *Azalea arborescens | Sweet Azalea | White | 5 gal 24"-30" ht & sp |
| *Azalea atlanticum | Dwarf Coastal Azelea | White | 5 gal 24"-30" ht & sp |
| *Azalea exbury "Mt. St. Helen" | Mt. St, helen Azalea | Pink/yellow | 5 gal 24"-30" ht & sp |
| *Azalea indica "Formosa" | Formosa' | Lavender | 5 gal 24"-30" ht & sp |
| *Azalea satsuki "Gumpo White" | Gumpo White Azelea | White | 5 gal 24"-30" ht & sp |
| *Azalea viscosum | Swamp Azalea | White/pink | 5 gal 24"-30" ht & sp |
| *Berberis thunbergii atropurpurea "Crimson Pygmy" | Crimson Pygmy Barberry | Burgundy red | 5 gal 24"-30" ht & sp |
| Buddleia davidii "Black Knight" | Black Knight Butterfly Bush | Dark purple | 5 gal 24"-30" ht & sp |
| Buxus microphylla "Wintergreen" | Whintergreen Korean boxwood | Hardy | 5 gal 24"-30" ht & sp |
| Buxus sempervirens | American Boxwood | Tough | 5 gal 24"-30" ht & sp |
| Callicarpa dichotoma | Purple Beautyberry | Lilac-violet fruit | 5 gal 24"-30" ht & sp |
| Calycanthus floridus | Carolina Allspice (sweet shrub) | Dark red chocolate | 5 gal 24"-30" ht & sp |
| Camellia japonica "Bernice Boddy" | Bernice Bobby Camellia | Light pink | 7 gal 30"-36" ht & sp |
| Camellia sasanqua "Jean May" | Jean May Sasanqua | Double pink | 7 gal 30"-36" ht & sp |
| Chaenomeles speciose "Apple Blossom" | Apple Blossum Flowering Quince | Pink | 5 gal 24"-30" ht & sp |

| BOTANTICAL NAME | COMMON NAME | REMARKS | SIZE |
|---|------------------------------|----------------------------|-----------------------|
| Clethra alnifolia | White summersweet | White | 5 gal 24"-30" ht & sp |
| Cleyera japonica | Japanese Cleyera | Wine red | 7 gal 30"-36" ht & sp |
| Daphne odora | Winter Daphne | Pink | 5 gal 24"-30" ht & sp |
| Euonymus alatus "compacta" | Dwarf Burning Bush | Red fall color | 5 gal 24"-30" ht & sp |
| Exochorda x "the bride" | Bride Pearl Bush | White | 5 gal 24"-30" ht & sp |
| Forsythia x intermedia "Lynwood Golf" | Lynwood Gold Forsythia | Yellow | 5 gal 24"-30" ht & sp |
| Gardenia jasminoides | Gardenia | White | 5 gal 24"-30" ht & sp |
| Gardenia jasminoides "Radicans" | Dwarf Gardenia | White | 7 gal 24"-30" ht & sp |
| Hamamelis virginiana | Witchhazel | Yellow | 7 gal 30"-36" ht & sp |
| Hydrangea anomala petiolaris | Climbing Hydrangea | White | 5 gal 24"-30" ht & sp |
| Hydrangea arborescens "Annabelle" | Annabelle Smooth Hydrangea | White | 7 gal 30"-36" ht & sp |
| Hydrangea macrophylla "all summer beauty" | All Summer Beauty Hydrangea | blue | 5 gal 24"-30" ht & sp |
| Hydrangea quercifolia "Alice" | Alice oakleaf hydrangea | White | 7 gal 30"-36" ht & sp |
| Ilex cornuta "Bufordii Nana" | Dwarf burford holly | Dependable | 7 gal 30"-36" ht & sp |
| Ilex cornuta "Carissa" | Crissa holly | Unique form | 5 gal 24"-30" ht & sp |
| Ilex crenata "soft Touch" | Soft touch Helleri Holly | Soft leaf tips | 5 gal 24"-30" ht & sp |
| Ilex decidua "Warren's Red" | Warren's Red Delicious Holly | Red berries | 5'-6' ht |
| Ilex glabra | Inkberry | Black berries | 5 gal 24"-30" ht & sp |
| Ilex glabra "Compacta" | Dwarf Inkberry Holly | Compact | 5 gal 24"-30" ht & sp |
| Ilex verticillata | Winterberry | Red berries | 5 gal 24"-30" ht & sp |
| Ilex vomitoria "Nana" | Dwarf Yaupon Holly | Dwarf | 5 gal 24"-30" ht & sp |
| Illicium parviflorum | Anise Tree | Licorice smell | 7 gal 3'-3.5' ht & sp |
| Jasminum nudiflorum | Winter Jasmine | Yellow late winter flowers | 5 gal 24"-30" ht & sp |
| Juniperus chinensis "Milky Way" | Milky Way Juniper | Cream markings, fast | 5 gal 24"-30" ht & sp |
| Juniperus davurica "Parson's Variegated" | Parson's Juniper | Green-cream foliage | 5 gal 24"-30" ht & sp |
| Juniperus horizontalis | Creeping Juniper | Low growing | 5 gal 24"-30" ht & sp |
| Juniperus procumbens "Nana" | Dwarf jagged Juniper | Tidy ground cover | 5 gal 24"-30" ht & sp |
| Kalmia latifolia | Mt. Laurel | Pink | 7 gal 24"-30" ht & sp |
| Kerria japonica "Pleniflora" | Japanese Kerria | Yellow/orange | 5 gal 24"-30" ht & sp |
| Leucothe axillaris | Coastal Leucothoe | White flower | 5 gal 24"-30" ht & sp |
| Leucothoe populifolia | Florida Leucothoe | Tall grower | 7 gal 3'-4' ht & sp |
| *Ligustrum japonicum | Japanese Privet | Wall flower | 5 gal 24"-30" ht & sp |
| *Ligustrum sinense "Variegatum" | Variegated Chinese Privet | Fast grower | 5 gal 24"-30" ht & sp |

| BOTANTICAL NAME | COMMON NAME | REMARKS | SIZE |
|--------------------------------------|-----------------------------|------------------------|---------------------------|
| Loropetalum Chinese “Burgundy” | Burgundy Loropetalum | White | 5 gal 24”-30” ht & sp |
| Mahonia bealei | Leatherleaf Mahonia | Yellow | 5 gal 24”-30” ht & sp |
| Michelia figo | Banana Schrub | Fragrant cream flowers | 5 gal 24”-30” ht & sp |
| Myrica cerifera | Wax Myrtle | Tough native | 7 gal 3’-4’ ht & sp |
| *Nandina domestic “Gulfstream” | Heavenly bamboo | Narrow form | 5 gal 24”-30” ht & sp |
| *Nandina domestic “Harbor Dwarf” | Harbor Dwarf Nandina | Beautiful form | 5 gal 24”-30” ht & sp |
| Osmanthus americanus | Devilwood Osmanthus | Good aroma | 7 gal 3’-4’ ht & sp |
| Osmanthus fragrans | Fragrant Tea Olive | Strong aroma | 7 gal 3’-4’ ht & sp |
| Osmanthus heterophyllus “Gulf tide” | Gulf tide Holly Osmanthus | Cream | 7 gal 3’-4’ ht & sp |
| Osmanthus x fortune | Fortune’s Osmanthus | Large grower | 7 gal 3’-4’ ht & sp |
| Philadelphus coronaries | Sweet Mockorange | White | 5 gal 24”-30” ht & sp |
| Pieris japonica “Snowdrift” | Snowdrift Japanese Pieris | White | 5 gal 24”-30” ht & sp |
| Pieris japonica “Compacta” | Japanese Andromeda | White | 5 gal 24”-30” ht & sp |
| Pittosporum tobira | Japanese Pittosporum | Cold tender | 5 gal 4’-5’ ht & sp |
| Pittosporum tobira “Nana” | Nana Dwarf Pittosporum | Cold tender | 5 gal 24”-30” ht & sp |
| Prunus laurocerasus | English Laurel | Large plant | 7 gal 30”-36” ht & sp |
| Prunus laurocerasus “Otto” Luyken” | Otto Luyken Laurel | Low grower | 5 gal 24”-30” ht & sp |
| Pyracantha coccinea | Scarlet Firethorn | White | 5 gal 24”-30” ht & sp |
| *Raphiolepis umbellata “Pink Lady” | Pink Lady Indian Hawthorne | Pink | 5 gal 24”-30” ht & sp |
| Rhododendron “Roseum Elegans” | Roseum Elegans Rhododendron | Pale pink | 5 gal 24”-30” ht & sp |
| *Rosa banksiae | Lady Banks Rose | Yellow flowers | 5 gal 4-5 runners 3’ long |
| *Rosa “New Dawn” | New Dawn Climbing Rose | Pink flowers | 5 gal 24”-30” ht & sp |
| *Roseum | Rose | Rose flowers | 5 gal 24”-30” ht & sp |
| *Spiraea japonica “Sirobana” | Shirobana Dwarf Spirea | Pink/white | 5 gal 24”-30” ht & sp |
| *Spiraea prunifolia | Bridalwreath | White | 5 gal 24”-30” ht & sp |
| *Spiraea x bumalda “Anthony Waterer” | Anthony Waterer Spirea | Carmine pink | 5 gal 24”-30” ht & sp |
| *Thuja occidentalis “Emerald” | Emerald Arborvitae | Compact form | 5 gal 24”-30” ht & sp |
| Vaccinium ashei “Climax” | Climax Blueberry | Pollinators | 5 gal 24”-30” ht & sp |
| *Viburnum japonicum or V. awabuki | Japanese Viburnum | Dark green | 7 gal 30”-36” ht & sp |
| *Viburnum prunifolium | Blackhaw Viburnum | White | 7 gal 30”-36” ht & sp |

| BOTANTICAL NAME | COMMON NAME | REMARKS | SIZE |
|---|-------------------------------|---------------------|-----------------------|
| *Viburnum suspensum | Sandankwa Viburnum | White | 7 gal 30"-36" ht & sp |
| *Viburnum titnus "Spring Bouquet" | Spring Bouquet Viburnum | White, compact | 5 gal 24"-30" ht & sp |
| *Viburnum x burkwoodii | Burkwood Viburnum | White | 7 gal 30"-36" ht & sp |
| *Viburnum x shasta | Shasta Viburnum | White | 5 gal 24"-30" ht & sp |
| | | | |
| VINES | | | |
| Clematis "Hagley Hybrid" | Hagley Hybrid Clematis | Rose pink | 1 gal |
| Ficus pumila | Climbing Fig | Yellow fruit, dwarf | 1 gal |
| Gelsemium semipervens | Carolina Jessamine | Yellow | 1 gal |
| Lonicera sempervirens "Alabama Crimson" | Alabama Crimson Honeysuckle | red | 1 gal |
| | | | |
| GROUNDCOVER | | | |
| Ajuga Reptans "royalty" | Royalty Ajuga | blue | 1 gal |
| Athyrium filix-femina | Lady fern | Delicate | 1 gal |
| Cryptomeria japonica | Holly Fern | Tough | 1 gal |
| Dianthus "Bath's Pink" | Bath's Pink Dianthus | Pink | 1 gal |
| Liriope muscari "Majestic" | Majestic Liriope | Lavender | 2 ½' pot |
| Ophiopogon japonicus | Mondo Grass | Dark green | 2 ½' pot |
| Osmunda cinnamomea | Cinnamon fern | Cinnamon | 2 gal |
| Vinca Minor | Periwinkle | Blue | 2 ½' pot |
| | | | |
| GRASSES | | | |
| Acorus gramineus "Variegatus" | Variegated Japanese Sweetflag | Yellow | 3 gal |
| Aristida stricta | Wire Grass | Native grass | Clump |
| Carex morrow "Variegata" | Variegated Sedge | Wet soils | 3 gal |
| Cortaderia selloana "Pumila" | Pumila Pampus Grass | Stately | 3 gal |
| Miscanthus sinensis "Gracillimus" | Maidenhair Grass | Delicate | 3 gal |
| Muhlenbergia capillaris | Muhly grass | Lavender odor | 3 gal |
| | | | |
| | | | |
| Cynodon dactylon "celebration" | Celebration Bermuda Grass | Sod | |
| Eremochloa ophiuroides | Centipede | Sod | |
| Zoysia "Empire" | Zoysia | sod | |

***Susceptible to Deer Damage**