

EXHIBIT B

MINIMUM BUILDING STANDARDS

Prior to the commencement of construction of a structure and/or residential dwelling Improvement on a Parcel, the Parcel Owner shall submit (i) full architectural drawings with floor plans and elevations, (ii) material list with exterior finish and color selections, (iii) a site grading plan for the roadway and house construction, with detailed sediment and erosion control measures and timing of seeding of denuded areas, (iv) a sediment and erosion control roadway agreement with a \$5,000.00 deposit to be held by the Declarant or the Custodian and drawn upon by the Declarant or the Custodian and applied to the cost of repairs in the event the Owner fails to properly control the erosion and sediment or disturbs the Common Access Road, and (v) a concept landscape plan with plant listing and pricing. Any amendments to the approved plans shall be submitted three (3) weeks prior to scheduled implementation.

The "Minimum Building Standards" are as follows:

- a. All entry features will comply with the Chattins Run Entry Feature Standard and shall be up-lit with low voltage lighting only – no decorative column top lighting shall be allowed. Each entry will be required to implement the entry feature.
- b. Maximum House Height shall be 36' as defined from the lowest grade point to the roof peak less the median height of the roof. For the purposes hereof, the median height of the roof is 1/2 of the height of the roof from the top story plate to the roof peak.
- c. Minimum Main House Size shall be 2400 sft. Guest homes/Carriage houses shall be attached to the main house via breezeway, pergola, courtyard and/or landscape features.
- d. Maximum House Size shall be 12,500 sft for the 50+ acre Lot and 4500 sft for the less than 50 acre Lots.
(Note: sft amounts shall include the first and second floor living areas only, not including garage and basement)
- e. There shall be a minimum landscaping allowance amount equal to 10% of the construction cost.
- f. All denuded areas outside of the 100' building envelope shall be temporarily seeded and strawed within two months of the commencement of the original work. Parcel Owner shall insure that no more than 2 acres are denuded at any one time. Parcel Owner shall contain all sediment to their private lot and Parcel Owner shall be responsible for any remedial work required to the Common Access Road as a result of any off site silt/sediment and construction traffic related to the Owner's Improvements.
- g. All exterior veneer products shall be of traditional standards and of natural materials – natural veneer stone, three part stucco systems, wood siding, board and batten, cedar shake, oversize/ tumbled bricks, limestone and precast. No masonite, EIFS, vinyl, or plastic products shall be used.
- h. All roofing materials shall be traditional standards – Terne painted roofing, Galvalume pre-finished metal roofing, slate, antique terracotta, copper, cedar roofing. No asphalt shingles shall be used. All gutters shall be half round copper or metal gutters. No ogee metal gutters or rain chains shall be used.

- i. Roof pitches shall be 10/12 or greater with a minimization of flat roofs. Shallower pitches shall be used on porches and dormers.
- j. All chimneys, including pre-fabricated wood burning boxes and gas fireplaces, shall be masonry or stucco clad. Chimney caps shall be installed to block any metal flue caps.
- k. All windows shall be simulated divided lite or true divided lite windows. No removable grille windows shall be used. Single lite windows may be used at selected locations on the exterior veneer.
- l. All Front Entries shall be traditional wood entryways with an emphasis on leaded glass transoms and sidelites. No beveled glass or leaded glass doors shall be used.
- m. All shutters shall be operable and made of wood. No plastic shutters shall be approved.
- n. All foundations shall be covered with stucco, stone, or brick. Exposed concrete, including brick formed concrete, shall not be allowed.
- o. All building plans should minimize alteration to the existing grade. Plans for walk out basements may be considered where appropriate and which do not constitute major grade revisions.
- p. All above grade rear terraces shall be supported by stucco, stone or brick supports.
- q. Exterior Railing shall be natural materials only. No synthetic railing shall be approved.
- r. Purchaser shall choose from a group of house plans designated by the Declarant. Once a house plan is chosen, that house plan is permanently removed as a choice for future Purchasers to ensure that no house is duplicated. Construction of said house plan is a separate contract from the raw land, and Purchaser may choose a builder other than the preferred builder as long as the home meets the architectural standards aforementioned in this exhibit.

This Declaration of Protective Covenants, Restrictions, Easements and Shared Roadway Agreement For Chattins Run North has been prepared by and shall be returned to:

Celeste Burns Vella, Esquire
The Law Office of Burns Vella
7629 Enon Church Road
The Plains, Virginia 20198

RECORDED IN CLERKS OFFICE OF
FAUQUIER ON
June 01, 2007 AT 10:19:28 AM
\$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE § 58.1-802
STATE: \$0.00 LOCAL: \$0.00
FAUQUIER COUNTY, VA
GAIL H BARB CLERK OF CIRCUIT COURT
Gail H Barb, clerk