I ARCHITECTURAL REVIEW BOARD (ARB)

The Architectural Review Board (ARB) consists of 3 or more Board members who are appointed by the Board. The ARB shall regulate the exterior design, appearance, use, location, and maintenance of the property. The ARB will review submissions and make decisions using its best judgment to preserve compatibility with the character and appearance of the community.

The ARB will publish a list of standards and post them on the Herb River Bluff HOA Website under the ARB Request & Guidelines tab, which will expedite the approval process for the ARB review. If the standard is not adopted by the homeowner, then the approval or disapproval can take up to 30 days provided all requested information is submitted, or as long as 60 days should additional information be required. It will be the homeowner's responsibility to provide all additionally requested information in a timely manner. If a homeowner proceeds with an improvement without submitting the request and receiving written or electronic approval from the ARB, he or she risks the potential of redoing or removing the improvement.

Below the Board has categorized specific ARB topics into three categories: Items not permitted; Items permitted but not requiring ARB approval; Items that require ARB approval. For any item not listed below the homeowner should default to the ARB or Board for clarification and approval.

ARB'S Non-Permissible Items

Carports and Sheds – No structure, shed, tent, shack, carport, garage, barn, or other outbuilding shall be erected, either temporarily or permanently. For homeowners who may use PODs, or POD-like containers to move into or out of a home, that container must be removed within 5 days. If additional time is required, the homeowner shall obtain HOA Board approval.

Clotheslines – Clotheslines are not permitted. Fences or porch railings shall not be used as clotheslines.

Flowerboxes on Windows – No flowerboxes are permitted on the front windows.

House Numbers – House numbers installed by the builder must be maintained; no alternatives/changes are to be made.

Painting (Exterior) – Repainting of any exterior portion of the house must remain the original color. External paint standards have been published on the HOA website under the ARB Request & Guidelines tab.

Ponds – No ponds are permitted, except for those required by the Association to ensure proper water retention.

Wells – No wells are permitted. This does not prevent the Association from keeping a well for landscape purposes.

Permissible Items that Do Not Require ARB Approval

Antennas and Satellite Dishes – Satellite dishes are limited to eighteen (18) inches in diameter and one (1) dish per home site. They must be placed on the back or sides of the home and should not be placed on the front of anyone's home. Antennas and satellite dishes may only be mounted on the roof or on a pole in the backyard or rear of the house.

Basketball Hoops and Backboards – Portable basketball hoops are permitted in the homeowner's driveway while actively being used but must be removed and stored from sight after use.

Birdhouse or Birdfeeders – Birdhouses and birdfeeders are permitted when installed in the back yard.

Doghouses or Other Animal Structures – Doghouses or other animal structures are restricted to sixteen (16) square feet and must be in a fully fenced backyard. Doghouses or other animal structures must be situated at ground level and must not be visible above the fence or from the street. Dogs may not be tethered unattended, and the owner must adhere to all Chatham County Animal Ordinances.

Flagpoles – Flagpoles attached to the front of the house are permitted if the length of the pole does not exceed 6 feet, but free-standing flagpoles are not permitted. Flags must not be tattered or faded. No political, offensive, or disrespectful flags are permitted.

Outdoor Décor – Outdoor décor can provide personal character and charm to a home's exterior space. However, residents must be mindful to adhere to specific rules that dictate the acceptable size, height and location of objects placed in front yards so that they blend harmoniously with the surroundings and adhere to the shared aesthetics of our community. What a resident chooses to place under the covered area by their front door is their privilege. However, standards shall be applied to front yards as they are small. Anything placed there should be proportional to the size of the yard and leave a small footprint. If a resident is unsure whether their décor meets the standard, then an ARB request should be submitted for clarity and approval.

- Statuary – No statue should be taller than 3 feet and its width should be proportional to its height. They must be securely anchored or weighted to prevent them from toppling over in strong winds or other adverse weather conditions, thus preventing a safety hazard. No more than two (2) statues are permitted per yard, and all statuary must be placed near the shrubs in the pine straw. No statuary is permitted on sidewalks or in any grass area. Regulations for statues located in backyards are more lenient. In addition, the statuary should be placed/located in a way that does not affect a neighbor's view or create an issue for the landscapers.
- Planters – No planter should be taller than 3 feet and its width should be proportional to its height. They must be securely anchored or weighed to prevent them from toppling over in strong winds or other adverse weather conditions, thus preventing a safety hazard. No

more than two (2) planters per front yard are permitted and must be placed on the sidewalk or between the garage doors. No planter should be placed in the pine straw. Regulations for planters located in backyards are more lenient. In addition, the planter(s) should not create an issue for the landscapers.

- Iron/Wood Sculptures – No iron or wood sculpture/object should be taller than 3 feet and its width should be proportional to its height. They must be securely anchored or weighed to prevent them from toppling over in strong winds or other adverse weather conditions, thus preventing a safety hazard. No more than two (2) iron/wood sculptures are permitted and must all be placed near the shrubs in the pine straw and not on the sidewalk or in any grass area. Regulations for iron/wood sculptures located in backyards are more lenient. In addition, the iron/wood sculptures should be placed in a way as to not affect a neighbor's view or create an issue for the landscapers.

Items Requiring ARB Approval

Drainage Devices – All drainage devices, (such as French drains, drain grates, drain inlets, underground drainage, etc.) must be approved by the ARB. Every owner is required to maintain the grading upon his or her lot and any modification impeding the flow of water is prohibited.

Fences – All fencing which includes but is not limited to height, location, color, material, and style, must be approved by the ARB. Installed fencing shall not encroach upon any common area, buffer zones, or neighbors' property. Any fencing installed on the homeowner's property, regardless whether that fence was installed by the homeowner or Landmark24 is the responsibility of the homeowner to maintain. In addition, if a homeowner constructs a fence that ties into any HOA Common Area fencing, then maintenance of that portion of the Common Area Fencing that benefits the homeowner is the responsibility of the homeowner. Additional details can be found on the Standard for Fencing documentation, which is published on the HOA Website, under the ARB Request & Guidelines tab.

Fountains – All fountains, whether requested for the front or back yard, require ARB approval.

Garage Door Interior Rolling Screens – Require ARB approval.

Hardscaping - All hardscape including materials like stone, concrete, brick, gravel, faux grass, etc. for outdoor spaces, including patios, walkways, and retaining walls.

Landscaping – All landscaping in the front yard and around the side of the garage to the utility fence, must either adhere to the published Landscape Standards, which are published on the Herb River Bluff HOA Website, under the ARB Request & Guidelines tab, or be approved by the ARB. Landscape that is not visible is not required to adhere to the published Landscape Standards and/or does not require ARB approval. Eighty (80) percent of the lot area, exclusive of the portion occupied by the house, original driveway, and original concrete decking, shall be covered by live vegetation. Gravel, mulch, and similar materials shall not be considered live vegetation. No

artificial plants, flowers, or rubber mulch shall be part of the landscaping. Homeowners are responsible for using their best efforts to keep and maintain attractive, healthy, live, and growing conditions for all grass, shrubs, trees, etc. Any landscape that was originally installed by the builder that requires removal and replacement, whether by homeowner choice or have become unviable material, must be replaced with a plant that is listed on the published Landscape Standards, or through an approved ARB request.

Lighting – Exterior visible lighting for a home, and particularly illumination of natural site features, has the potential to disrupt the established character of Herb River Bluff and to disturb neighbors. Therefore, the location and type of exterior lighting fixtures are important for the homeowner's consideration. The following exterior lighting requirements are to be followed:

- All new lighting proposals are expected to show suitable restraint and concern for the impact on neighboring properties, and should be shielded, directed appropriately, and fit within the general character of the surrounding environment.

- Lighting fixtures for side or front entry and garage are to adhere to the following specifications:
    - Fixtures lit by incandescent bulbs not greater than 60 watts each.
    - Fixtures lit by Compact Fluorescent Lighting and LED bulbs not greater than 800 lumens each with a color temperature not to exceed 2700 Kelvin.
    - If the Portico Gas Lanterns need replacement, they are from the Georgetown Collection by The Coppersmith. The model is GT20G with classic yoke. The local supplier is Low Country Lighting at 1506 Mills B Lane Blvd.

- Visible landscape lighting, when made an integral part of the landscape plan for the site, shall be permitted provided:
    - All electrical wiring is located below ground.
    - CFL and LED exterior lighting shall attempt to achieve the traditional light quality and warm toned color temperature of 2700 Kelvin.
    - The total wattage per house site shall not exceed 70 LED watts or 7000 lumens.
    - Clusters of specimen trees, shrubs, or lone specimen trees may be illuminated by ground level fixtures concealed by planting.
    - Lighting timers and controls are recommended for all exterior lighting.

- Additional exterior lighting beyond landscape lighting must be approved by the ARB. Types of visible lighting that will not be approved and are not permissible are the following:
    - Removal and replacement of exterior lighting installed by the builder.
    - Lighting that results in the illumination of adjacent or common property.

- Fixtures using high-pressure sodium, mercury vapor, quartz, and any light with a High Intensity Discharging rating.
- Permanent strings of lights located in trees or outlining portions of buildings.
- Illuminating large areas of exterior walls.
- "Moonlighting" large areas of the site.
- Watt, soffit, or ground level fixtures where lamps are not screened by baffles or plantings that screen the view from neighboring properties.
- Lighting that, in the judgment of the HOA, will have a detrimental effect on other properties.

Patio Furniture – All permanent patio furniture in the front or side of the home must have ARB approval. Temporary patio furniture is permissible but must be removed daily. Permanent patio furniture must not be installed in the landscaped or grass area.

Pools and Spas – Above ground pools are not permitted. All other pools and spas must be approved by the ARB. Equipment must be located so that it is not immediately visible to adjacent property owners and provides a buffering, such as landscaping, fencing or other means to minimize any noise factors. Installation must be done in a manner as to not disrupt the drainage plans of the community.

Recreational Equipment – All permanently installed exterior recreational equipment including but not limited to play yards (swing sets, slides, tree houses, trampolines, etc.) must have ARB approval. The maximum height of the equipment shall not exceed nine (9) feet, with the exception of equipment that the HOA installs in the common areas. Recreational equipment shall be placed so that it is not visible from the street and the homeowner must have the property fully fenced prior to the equipment installation. No permanent equipment installed for children's recreational use shall be installed or placed within the front or side yard of any lot or in any easement or common area adjacent to a lot.

Residential Structures – All structural changes, including but not limited to all expansions/additions, replacement of windows, exterior doors, garage doors, exterior painting, or additional exterior lighting (see lighting) must be approved by the ARB.

Roof Replacement Guidelines - The Architectural Review Board (ARB) shall publish roof standards for acceptable colors, styles, and materials for the roofs for aesthetic consistency, reliability, and stability.

- Approval by the ARB shall be required before project commencement, which shall meet the existing ARB published standards.
- Homeowners can choose which contractor they will use; however, the contractor must be licensed, bonded, and insured in the State of Georgia.

- In the rare case of a roof replacement due to unforeseen circumstances, where one homeowner's roof replacement is required prior to its useful average lifespan, and the homeowner of the adjoining unit/property cannot agree on a resolution, the ARB shall assist both homeowners to find a reasonable solution. Additionally, to maintain the value of the homeowners'/ communities' investment, the ARB shall be the presiding authority for amicable determination.
- Consequences for non-compliance or deviation from the ARB guidelines for roof replacement shall include fines or legal action which could result in the filing of a lien on the property.

Solar Panels - Due to the typical size of the installation of solar panels, they must be installed on the back of the home and not be visible from the street or any neighbor's property if they are to meet ARB approval.

Whole House Generators - All whole house generator installations, whether a whole house standalone or a portable generator that ties into the homeowner's home via a transfer switch, require ARB approval and are to be installed according to the Whole House Generator Standards which are published on the Herb River Bluff HOA Website, under the ARB Request & Guidelines tab.

II DRIVING IN HERB RIVER BLUFF

Speed Limit – As Hope Lane is a private road, the maximum speed limit for homeowners, guests, delivery vehicles such as Uber eats, or contractors, is to be 20 MPH. Caution must be given when entering or exiting the community around blind curves and marked pedestrian crosswalks. It is the responsibility of the homeowner to ensure that all guests, delivery vehicles, and contractors are aware of this requirement

Roadway at the Center Divide – The roadway at the center divide should be considered one way on each side of Hope Lane with the odd-numbered unit side of the roadway allowing east to west driving only and the even-numbered unit side of the roadway allowing west to east driving only.

Parking – Control of parking is essential to maintain the aesthetics of the community and to ensure emergency vehicle access. Vehicles must be parked in driveways or garages and while daytime parking on the street is discouraged, it may be done only on a temporary basis and may not exceed eight (8) hours per day.

- No overnight street parking is permitted.
- Homeowners are encouraged to collaborate with their neighbors to park in unused driveway parking spaces if needed.
- Vehicles shall not be parked in such a way that it presents a safety hazard and prevents emergency vehicle access to the community. Examples are vehicles parked on both sies of

the street directly across from each other, vehicles parked on any curved portion of the street, parking that impedes access to driveways, mailboxes, or fire hydrants.

Extraordinary Homeowner Event Parking – Homeowners should notify the HOA Board of any extraordinary event parking that will be required. Extraordinary events are considered any event in which the homeowner will have more than 5 guest parking requirements. The homeowner, in this case, shall notify their guests of the HOA parking requirements. (See Above)

Parking Spots at Mailboxes – Parking for more than 15 minutes between the hours of 7:00AM and 9:00PM in the mailbox parking spaces is prohibited. These spaces are intended for the use of the USPS and homeowners to access the mailboxes. Overnight parking from 9:00PM until 7:00AM is permitted. Parking should be done in a way so that only a single parking space is used by the vehicle. Only handicapped placard vehicles are permitted to park in the Handicap space.

Other Vehicle and Parking Requirements

- Recreational vehicles such as motorcycles that are not street legal, mini-bikes, go-carts, golf carts, mopeds, motorized scooters, 4 wheelers, commercial vehicles, or any other type of recreational equipment must be parked in garaged areas. Commercial vehicles are defined as vehicles with company logos, wraps, vehicles with wording or pictures on the outside, vehicles displaying roof racks or obvious additions used for a specific purpose.
- Vehicles with more than 6 tires are prohibited except for delivery or maintenance vehicles, requiring short trips within the community.
- Boats, towed trailer units, or motor homes shall be parked or stored in a garage except on a temporary basis not to exceed 3 days in a 7-day period. Discharge from any engines, motors, drive trains, and holding tanks shall not be allowed into the street, storm drain, or sanitary sewer drain.
- Vehicles cannot be maintained, repaired, serviced, rebuilt, or dismantled on any lot except within the confines of the garage. This does not prevent a vehicle from being washed or waxed in the driveway of any lot. Blocks, jacks, or any items used to prop or prevent movement of vehicles are prohibited. Car covers that are designed specifically for this purpose may be used if maintained in good condition. Tarps may not be used to cover vehicles.

III FIREARMS

Firearms and Fireworks – Regulations are to be followed as dictated and governed by the local municipalities.

IV GARAGE DOORS

Garage Doors – Garage doors must remain completely open or completely closed at all times.

V HOLIDAY DECORATIONS

Holiday Decorations - All holiday decorations, including lighting, not limited to New Year's Day, St. Patrick's Day, Easter, Cinco de Mayo, Memorial Day, Juneteenth, Independence Day, Labor Day, Halloween, Veterans Day, Thanksgiving, Hanukkah, Christmas, and Kwanzaa should be considered temporary and may not be installed prior to thirty (30) days before the holiday and must be removed within fifteen (15) days after the holiday. The exception to this is the period between Memorial Day and 4th of July when decorations may not be installed prior to seven (7) days before the Memorial Day holiday and must be removed within seven (7) days after the July 4th holiday. Consideration of neighbors should be exercised when decorating for any occasion and decorations may not include any audio that can be heard beyond the limits of the lot.

VI HOME BUSINESSES

Home Businesses – Home business occupations are permitted provided such businesses are undetectable from the street by sight, sound, odor, or noise. The following must also apply:

1. The use shall operate in its entirety within the dwelling unit and only by the person residing in the dwelling.

2. The use shall not have a separate entrance.

3. The operator shall not display any external evidence of the operation of the home business.

4. The users shall not exclusively utilize more than 20% of the gross square floor area.

5. The home business shall clearly be incidental and secondary to the use of the dwelling or of the neighborhood.

6. A business license must be acquired if it is required by the municipalities and the business must meet zoning and business requirements.

VII PETS

Pets – Pet owners or visitors are required to follow the regulations dictated and governed by the Chatham County Animal Ordinances. These ordinances can be found on the Chatham County Animal Services website and are primarily included under Chapter 22. They cover but are not limited to Vaccinations and Registrations, Disposal of Dog Excrement, Owners Control of the Pet,

and Humane Treatment of Pets. Any homeowner or visitor found in violation of these Ordinances will be assessed the fines as defined in these rules and regulations.

Homeowners are highly encouraged NOT to use retractable leashes with their pets. Concerns exist regarding safety for the owner, pet, or anyone in the surrounding area; injuries could result because of the very narrow leash. Concerns also exist regarding the owner's ability to get proper control of his or her pet should the animal run into the middle of the street or make uninvited contact with other dogs or people.

VIII PONDS AND BODIES OF WATER

Retention Ponds and Bodies of Water – All boats, rafts, or sailing craft are expressly prohibited. All Retention Ponds are declared "no swimming" areas. Due to the steep banks, parents are required to maintain constant supervision of their children.

IX SIGNS

Signs – Residents are permitted to display one (1) professional sign which promotes the aesthetic harmony of the neighborhood. No offensive or disrespectful signs are permitted. The Board reserves the right to periodically place signs in the common space and/or bulletin boards located on either side of the mailbox kiosk.

- For Sale or Open House – sign shall be no larger than 24"x30". They must be of professional quality and appear aesthetically pleasing. Signs placed in the yard grass area are to be removed by the homeowner no later than the evening prior to the regular landscape mowing day and can be reinstalled after the landscape crew has completed its work; except for signposts that have been installed and cannot be easily removed.
- For Rent or Lease - sign may be placed in a window ONLY and must be no larger than 12"x18".
- Election or Political – sign is to be no larger than 18"x24" and is to be placed in the front yard no earlier than seven (7) days prior to the election and removed within three (3) days after election day.
- All other signs are to be no larger than 18"x24"
- Permitted signs – Security and Alarm System
- Prohibited signs - signs advertising Commercial Enterprises, Interior or Exterior Contractor, Service or Maintenance Company, Personal Property or Garage Sale signs (unless for an HOA sponsored community sale), any signs on common area (except HOA

signage), lost pets, rewards, etc. Placement of signs and notices on fences, trees, and other structures.

X TRASH AND RECYCLING

Trash Containers and Recycle Bins – All trash and recycling bins, refuse, lumber, yard waste and other bulk materials shall be either stored in the garage or behind an appropriate screened area to not be visible to any neighbors or the street. All trash and recycle bins are to be placed out for collection no sooner than 24 hours prior to collection day and must be removed no later than 24 hours after collection has been completed.

XI VANDALISM

Vandalism – Any vandal destroying improvements located in common areas within the community will be fully prosecuted. Homeowners are responsible for any vandalism committed by their family members, invitees, and guests and shall be subject to the cost for repairs and a fine equal to the cost of repairs to reimburse the association. In addition, if a reward is paid for information leading to an arrest, that reward must also be reimbursed.

XII WOOD STORAGE

Wood Storage – Storage of fireplace logs must be neatly stacked and stored in such a way that it is not visible to any neighbors or the street. Wood storage must not be in an area to block any existing drainage pattern on the lot.

Enforcement of Rules and Regulations

All Association Rules and Regulations and all rules set forth in the Community Covenants and Restrictions shall be vigorously enforced by the Association, its members, the Board of Directors, and the Managing Agent, and all committees of the Association. Board Members and the Managing Agent will do periodic inspections of the community and record violations to be reviewed by the Board of Directors. Homeowners shall be notified in writing of the alleged violation and said violation must be corrected immediately unless additional time is given according to the violation notice. Violations must be corrected and maintained to avoid additional violations for an offense of the same type. Immediate correction of any violation does not relieve the owner of a fine

incurred. Fines will be assessed according to the structure below. A homeowner's voting rights may be suspended or limited in addition to fines being levied.

Any homeowner who observes a violation of the Rules and Regulations by a resident should address the issue with a member of the Board or with an employee of Elite Coastal Management or directly with the homeowner if they feel comfortable. Homeowners who observe a violation by non-residents should never directly engage with them in any way. It is the homeowner's responsibility to ensure that our Rules and Regulations are complied with by any of their guests or contractors.

First Offense: Written letter of warning. Notice to homeowner describing nature of alleged violation.

Second Offense: $100.00 fine for same type violation, to be added as additional HOA fees. Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on an owner's unit.

Third Offense and Subsequent Notice of Violation: The HOA may choose to fix or repair the problem at the homeowner's expense or impose a $ 175.00 fine for the same type of violation to be added as additional HOA fees. Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on a homeowner's unit.

After receiving the first violation, if a homeowner feels that he or she is not in violation as described, the homeowner must contact the HOA immediately. If an agreement cannot be reached at that time, the homeowner may request the opportunity to be heard at the next scheduled meeting of the ARB board, at which time the homeowner will be able to make a case as to why he or she does not feel they were in violation as described in the Rules and Regulations.

Homeowners may be required to remove any exterior improvement (at their expense) which did not receive ARB approval.

A violation by a rental tenant or guest shall be treated as a violation by the homeowner. The homeowner shall receive the letters cited above via first class mail which shall specify the violation committed by his or her tenant.

Rules and Regulations may be amended, repealed, and adopted from time to time by the Board of Directors. Notification of rules changes will be emailed and posted on the Herb River Bluff website for homeowners 30 days prior to the rule change's effective date.