

CAROLINA COLOURS BUILDING GUIDELINES

TRADITIONAL SINGLE FAMILY NEIGHBORHOODS PREAMBLE FOR BUILDERS

It is the desire and intent of Carolina Creek LLC, the developer of Carolina Colours, to have throughout the community attractive streetscapes and pleasing views from the golf course. While it is not our intent to mandate a single architectural style, we do want to carry forward the Carolina Colours branding themes through its community shared open spaces and common buildings by having the flavor of the community as a whole resonate with a traditional southern coastal vernacular. We therefore encourage you to consider design that is consistent with that branding theme, particularly in your speculative homes. Your homes will set the tone for the custom builds to follow.

We also want to avoid as much as possible design that is copied from other communities, such as our neighboring community Taberna. This can be done by increased attention to many details including trim, overhangs, windows, dormers, railings, landscaping, etc.

All home elevation plans will be reviewed with particular attention to balance and proportion, and consistency within the home as to architectural style. In order to minimize delays and requested changes, plans should be professionally drawn, and presented for review in a fashion that allows us to see what is intended as to architectural details and building materials. Then, when plans are approved, construction must match the plans.

We intend to artistically render most, if not all, speculative plans at considerable expense. Those renderings, with supporting text and floor plans, will be available on our web site. The renderings will be done in a consistent format. The more detailed your plan submission, the more accurately we will be able to present, promote and sell your speculative homes to the appropriate customers.

We intend to spend considerable time and money in reviewing plans, with the intent being to promote the appearance of the community and the marketability of each home. While we reserve the right to reject plans that do not meet sound aesthetic criteria, our goal is to make our builder team successful and profitable. Your cooperation and understanding is greatly appreciated. We have a great respect for our builders. Each of you have been selected because we believe we can, together, create an outstanding community of people and homes.