

**NORTH SHORE AT RIDGELY MANOR TWO
COMMUNITY ASSOCIATION, INC.**

ARCHITECTURAL CONTROL COMMITTEE

RULES AND REGULATIONS

Adopted April 8, 2014

The following Rules and Regulations are adopted by the Architectural Control Committee (ACC) unless and until different Rules and Regulations are adopted in accordance with the requirements of the Declaration.

While the items below delineate standards to which Single Family Residences built on Lots in the community known as North Shore at Ridgely Manor Two ("NSRM Two" or "This Community") should be constructed, the Declarant and the ACC reserve the right, in their sole and absolute discretion, to allow variances from these standards in such instances where the submitted requests align with their vision, and when the Declarant elects to create Supplemental Rules and Regulations to define standards for residences to meet the conditions of the existing residential market. When a variance to these standards is granted, it does not in any way obligate the Declarant or ACC to approve the same, or similar, requests for a variance in the future.

SUBMISSION OF PLANS TO ARCHITECTURAL CONTROL COMMITTEE.

Submission will be in accordance with the Declaration and any requirements, rules and regulations adopted by the Committee. After transfer of title to any Lot by the Declarant or a Builder to a Public Purchaser, no exterior addition, modification or alteration will be made on or to the Lot or to the improvements located on the Lot, unless and until written plans describing the proposed addition, modification or alteration (in such form and detail as the ACC requires from time to time), have been submitted to and reviewed and approved by the ACC. If a reply rejecting the application has not been received by the applicant from the ACC within thirty (30) days after receipt by the ACC, the application will be considered automatically approved.

DEFINITIONS; CONFLICTING PROVISIONS. Capitalized terms used in these Rules and Regulations that are not defined in these Rules and Regulations will have the meaning given these terms in the Declaration of Covenants, Conditions and Restrictions for North Shore at Ridgely Manor Two ("as in effect from time to time, "Declaration") recorded by Terry/Peterson Development One, L.L.C. ("Declarant") in the Clerk's Office, Circuit Court, City of Virginia Beach, Virginia. If there is any conflict between the provisions of these Rules and Regulations and the provisions of the Declaration, then the provisions of the Declaration will supersede and control.

THESE RULES AND REGULATIONS WILL NOT IN ANY WAY AFFECT, CONTROL, LIMIT OR RESTRICT ANY CONSTRUCTION OR DEVELOPMENT OF LIVING UNITS BY DECLARANT. THE RULES AND REGULATIONS MAY BE DIFFERENT FOR DIFFERENT NEIGHBORHOODS WITHIN THIS COMMUNITY CREATED AND NAMED BY DECLARANT. FOR THE AVOIDANCE OF DOUBT, AT NO TIME AND UNDER NO CIRCUMSTANCES WHATSOEVER WILL (A) DECLARANT EVER BE BOUND BY ANY RULES OR REGULATIONS ADOPTED BY THE ACC OR (B) THE CONSTRUCTION, DEVELOPMENT, ARCHITECTURAL DESIGN, SQUARE FOOTAGE, PLACEMENT OF BUILDINGS, LANDSCAPING, COLOR SCHEMES, EXTERIOR FINISHES AND MATERIALS AND SIMILAR FEATURES OF ANY LIVING UNITS CONSTRUCTED OR DEVELOPED BY

DECLARANT BE CONTROLLED, LIMITED OR RESTRICTED BY ANY RULES AND REGULATIONS ADOPTED BY THE ACC THAT EXIST AT ANY TIME. AT ALL TIMES, DECLARANT MAY DEVELOP AND CONSTRUCT LIVING UNITS ON LOTS THAT DIFFER FROM THE ARCHITECTURAL DESIGN, SQUARE FOOTAGE, PLACEMENT OF BUILDINGS, LANDSCAPING, COLOR SCHEMES, EXTERIOR FINISHES AND MATERIALS AND SIMILAR FEATURES CONTAINED IN ANY RULES AND REGULATIONS ADOPTED BY THE BOARD OR THE ACC.

1. HOME SIZE. Single Family Residences must be a minimum of 2,800 square feet (sf) of heated living space for 1 and 1½-story dwellings, and a minimum of 3,200 sf of heated living space for 2-story dwellings. The height of the structure must comply with regulations promulgated by the City of Virginia Beach.

2. EXTERIOR MATERIALS.

A. The primary materials to be used on the front elevation of all Single Family Residences will be brick, masonry (stone), cement-based siding material and, with prior approval from the ACC, wood. No vinyl will be allowed. No “brick front only” will be allowed. Secondary materials that may be used on the front elevation will be drivet, synthetic stucco used for application of an EIFS (Exterior Insulation and Finish Systems) exterior cladding system, or substantially similar material. In no event will secondary materials be used to cover more than 45% of the total area of the front of any dwelling. Any Single Family Residence that is proposed to utilize all cement-based sidings or wood for the front elevation must be approved in advance of commencement of construction by the ACC. All exterior colors must be submitted and approved by the ACC.

B. The primary materials to be used on the sides and rear elevations of all Single Family Residences will consist of brick, masonry (stone), cement-based sidings or substantially similar material, with the exception that accents, gables, bay windows, and other design or ornamental features may consist of EIFS or wood materials. No vinyl will be allowed.

C. No plywood, vinyl, or aluminum will be used on the exterior of any Single Family Residence, except that soffits, cornices and porches may consist of vinyl, colorized aluminum or painted plywood. Vinyl windows are allowed, but in no event will "shiny metal" windows (generally aluminum, but not intended to exclude higher-end window lines that may have aluminum cladding) be permitted.

D. The term "substantially similar material" will mean materials of the same quality and visual impact, as determined by the ACC for compliance with the intention of the Rules and Regulations.

E. No elevations or exterior color schemes may be repeated directly across the street from each other, nor within three Lots of each other. No brick colors, even if on Single Family Residences of different designs, may be repeated on adjacent Lots.

3. ROOFS. No three-tab roofing shingles will be permitted. All roofs will consist of minimum 30-year warranty architectural grade shingles or other "upscale" material. No roof will be constructed with 70% of the roof having a pitch shallower than 5:12 on ranch homes and 7:12 on two-story homes. Secondary roof area may have lesser pitches, but generally should be in standing seam metal or appropriately equivalent upscale roofing material. Valley flashing and other predominantly exposed roof flashing material will not be “unfinished, shiny” aluminum.

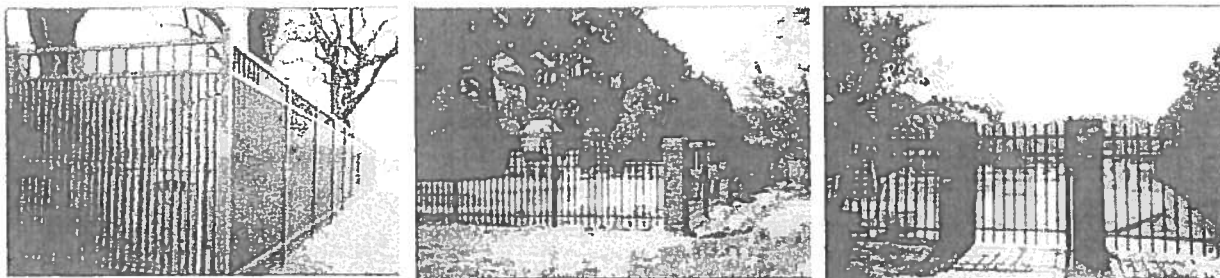
4. CRAWL SPACE. All Single Family Residences will be constructed on a crawl space. The ACC may grant exceptions at its sole discretion for a raised slab foundation, but only if the appropriate level of detailing and any other requirements that the ACC imposes in its discretion are satisfied.

5. GARAGE REQUIREMENT. Each Single Family Residence will be provided with a minimum of a two-car garage. If a front-loaded garage, the garage door must be of an upscale design, such as a carriage-house design, or similar. Detached garages will not exceed a height of 24 feet and will generally be constructed of the same (or approved equal) material as the house. Exceptions to this condition may be granted by the ACC based on the level of architectural detailing present or such applications as a historically-accurate replication. No outdoor stairs may service living space above the garage.

6. MODULAR HOUSING. No modular or similar construction systems will be permitted without the written approval of the ACC and, so long as Class D membership exists, the Declarant. Preassembled or manufactured roof, floor trusses and/or wall panels will be permitted.

7. OUTBUILDINGS. The construction of any and all outbuildings, detached sheds, etc., must be approved in writing by the ACC and, so long as Class D membership exists, the Declarant, and will be designed and constructed to reflect the styling, colors and exterior materials of the main dwelling. Again, exceptions may be granted by the ACC when an appropriate level of architectural detailing is present or when a historically-accurate replication is created for the outbuilding. The structures must be constructed on a permanent foundation with a floor fabricated of concrete, wood or similar material.

8. FENCES. No chain link, vinyl or wooden fences will be permitted. The only style of approvable fence will be black or bronze, open-rail aluminum the height of which will not exceed 5' (see sample pictures below). Appropriately-spaced and detailed brick columns, into which the fence is connected, in a color and style matching the brick on the main body of the home, are also encouraged. All fences must be approved by the ACC prior to installation. No fence will extend in front of the front building line of the residence constructed on any Lot. Any fence or portion thereof which is basically parallel to and fronting on a public right-of-way, open space or lake will have shrubs planted along and adjacent to the side of the fence facing the right-of-way, open space or lake. A typical shrub/planting arrangement will be spaced no more than four (4) feet apart with a minimum height at planting of three (3) feet and reaching an ultimate height equal to the height of the fence. Each plan will be reviewed for conformance with the vision for This Community and items like gates, pergolas, climbing vines, etc. considered in this review. Temporary fences, such as those customarily associated with model housing complexes, may be exempted from the provisions of this section as approved by the Declarant.



9. RECREATIONAL EQUIPMENT AND QUIET ENJOYMENT. No recreational equipment, such as basketball goals, swings, and/or playground equipment, will be permitted to be placed in any front or side yard, nor will any such equipment be attached to the front or sides of any Single

Family Residence. Basketball hoops may be considered by the ACC for use in the rear yard. Approval will be based on how the placement of and use of the hoops would impact neighboring houses. Lights for night basketball will not be permitted. Use is restricted to no later than 10:00 p.m. and no earlier than 8:00 a.m.

10. FUEL TANKS. No oil and fuel tanks will be permitted on any Lot except as may be approved in writing by the ACC and, so long as Class D membership exists, the Declarant.

11. TELEVISION AND RADIO ANTENNAS/SATELLITE DISHES. No outside antenna or satellite dish will be erected on any Lot or other portion of the Property, except that not more than one satellite dish not exceeding 39" in diameter may be erected and maintained on each Lot in an inconspicuous location. Plans for placing such a satellite dish on any Lot must be submitted to the ACC in accordance with the section labeled **SUBMISSION OF PLANS TO ARCHITECTURAL CONTROL COMMITTEE** for prior review and approval or disapproval. In acting on applications for satellite dishes, the ACC will consider and give effect to all regulations of the Federal Communications Commission concerning the same. This prohibition will include any similar apparatus or equipment for receiving or transmitting radio, television or other transmissions not presently in use but which may be developed, invented, adopted or created subsequent to the date of these Rules and Regulations.

12. MAILBOXES. Mailboxes must be approved by the ACC and will be of an appropriately-designed structure, generally matching the materials of the main part of the Single Family Residence.

13. PARKING, BOATS, TRAILERS. Each Lot will provide off-street parking which must be constructed of concrete or pavers from the edge of pavement of the connecting right-of-way to the extent of the off-street parking area and will not be constructed of asphalt, stone, shell, rock or similar loose materials. The off-street parking area will be of sufficient size to extend beyond the perimeter of the item(s) or vehicle(s) that utilize the off-street parking. No boats, boat trailers, house trailers, trucks in excess of three-quarter (3/4) ton, buses, recreational vehicles, campers, camper-pickups or similar items or vehicles will be parked within This Community except in a garage.

Non-operational or junk motor vehicles, trailers, campers, recreational vehicles, motorcycles, motor bikes, boats or like items will not be kept, stored, repaired or fabricated within This Community. However, nothing in these Rules and Regulations is intended to prohibit "hobby" items (woodworking equipment, car restoration, motorcycles, etc.) as long as such uses are kept and conducted within the garage and generally out of view of the public street. Passenger or standard vehicles such as vans which do not exceed the size of a three-quarter (3/4) ton truck which are used for commercial purposes by Owners will be permitted to display commercial signage; but, no equipment will be visible or displayed outside of said vehicle. Such signage will not exceed two feet (2') by three feet (3') in size. Variances of sign restrictions may be granted by the ACC on written request.

14. GRADING AND DRAINAGE. All grading and drainage must be completed and maintained in accordance with the plats and plans for This Community as approved by the City of Virginia Beach and/or as provided by the Declarant or a Builder.

15. LANDSCAPING AND SOD. All Lots, at a minimum, will be sodded from the front of the property to the front corners of the house as part of the initial construction and any subsequent construction that results in denuding this portion of a Lot. On corner Lots, the sod must be extended along the side of the home adjacent to the right-of-way, and sodded from the house to the property line. Foundation planting will be required along any side of the home parallel to the right-of-way. The

owner/applicant will be responsible for meeting all City of Virginia Beach landscaping requirements for each Lot to include installation and maintenance. Landscaping plans must be approved by the ACC.

16. TRASH. Except for building materials during the course of construction or repair of any approved improvements, no lumber, metals, bulk materials, rubbish, refuse, garbage, trash or other waste material (all of which are referred to hereinafter as "Trash") will be kept, stored, or allowed to accumulate outdoors on any portion of the Lot, except in sanitary containers and screened from adjacent and surrounding property. Trash receptacles are to be kept within a garage or outbuilding, or if kept outside the home, must be screened with landscaping or other methods approved by the ACC so as not to be visible while stored to adjacent neighbors or the right-of-way. Such containers may be placed in the open within 24 hours of a scheduled pick-up, at such place on the Lot or other portion of the Property designated by the ACC so as to provide access to persons making such pick-up. The ACC may, in its discretion, adopt and promulgate reasonable rules and regulations relating to size, shape, color and type of containers permitted and the manner of storage of the same on any portion of the Property. In no event will containers be maintained in the front or side yard of any Lot so as to be visible from neighboring property except to make the same available for collection and then, only the shortest time reasonably necessary to effect such collection.

17. SIGNS. Directional and other signs customarily associated with model home complexes will be allowed as approved by the ACC. Signs for specific federal, state, and local political elections will be permitted but will be no larger than 6 square feet in size and will be posted no earlier than one (1) month before the Election Day and will be removed within 48 hours after the Election Day.

18. SCREENING OF MECHANICAL EQUIPMENT. Mechanical equipment is to be located to the rear of the Single Family Residence. If equipment must be placed on the side of the Single Family Residence it must be screened with landscaping or material approved by the ACC.

19. SWIMMING POOLS. Above ground pools are prohibited. In-ground pools must be approved by the ACC.

20. WINDOW AIR CONDITIONERS. Window air conditioners are prohibited. Permanently mounted wall air conditioning units will not be permitted unless first approved by the ACC. No air conditioning condensing units will be visible from a street adjacent to any Lot; or, if such condition exists, the condensing unit must be hidden from view either by landscaping, fencing, or an architectural wall approved by the ACC.

21. LAKE USE. Regarding lakes within the boundaries of This Community, no motorized vehicles, boats of any type with a motor, jet skis or other type motor craft are permitted within the lakes or on the lake banks. The uses and activities permitted on Lake Smith are governed by the ordinances and rules of the City of Norfolk.

22. IMPROVEMENTS AND ALTERATIONS. All Single Family Residences and other improvements ("Initial Construction") proposed to be constructed or installed on a Lot by a Builder or an Owner, other than Declarant, must be approved by the ACC before construction or installation may begin. No improvements, alterations, repairs, change of paint colors, change of exterior cladding, excavations or other work (collectively, "Alterations", and together with Initial Construction, "Work") that in any way alters the exterior appearance of the Single Family Residences or other improvements from its state existing on the date the Single Family Residence was first conveyed to a Public Purchaser, will be made or done without the prior written approval of the ACC, except as otherwise expressly provided in the Declaration. No building, fence, wall, residence or other structure will be commenced, erected, maintained, improved, altered, made or done without the prior written approval of the ACC or any

committee established by the ACC for such purpose. Pursuant to its rulemaking power, the ACC will establish a procedure for the preparation, submission and approval of applications for any Work, subject to the Board's approval. The ACC will have the right to refuse to approve any plans, specifications, landscape plan or grading plan that is not suitable or desirable, in its sole and absolute discretion, for aesthetic or other reasons, and when considering these plans, specifications, landscape plan and grading plans, and without any limitation of the foregoing, it will have the right to take into consideration the suitability of the proposed building or other structure, and of the materials of which it is to be built, the Lot, the landscaping, the grading, the harmony with the surroundings and the effect of the building or other structure as planned on the outlook from adjacent or neighboring Lots. No changes to or deviations from any plans, specifications, landscape plan or grading plan once approved will be made without the prior written approval of the ACC.

23. MAINTENANCE. Each Owner will maintain the Lot and all improvements, lawns and landscaping on the Lot in a fit, proper and orderly condition including, but not limited to, mowed grass and properly-maintained exterior appearance.

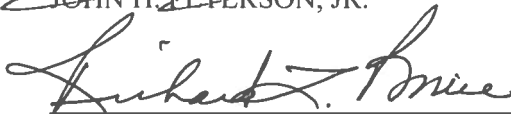
24. ENFORCEMENT. These Rules and Regulations will be enforced as set forth in the Declaration.

25. EFFECT OF PARTIAL INVALIDATION. Invalidation of any of these Rules and Regulations, by judgment or court order, will not otherwise affect any of the other Rules and Regulations, which will remain in full force and effect.

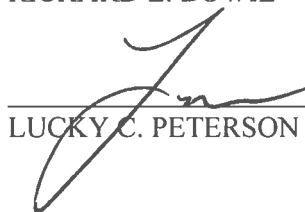
IN WITNESS WHEREOF, all of the members of the Architectural Control Committee have signed these Rules and Regulations effective this 8th day of April, 2014.



JOHN H. PETERSON, JR.



RICHARD L. BOWIE



LUCKY C. PETERSON