

EXHIBIT "B"

ARCHITECTURAL AND DESIGN RULES ADOPTED BY THE DESIGN REVIEW COMMITTEE OF SUGAR HILL

The following uses and restrictions are hereby adopted by the Design Review Committee of Sugar Hill as a guide for the review and approval of any Improvement upon any Lot or Common Area. These rules are intended as a guide to the Design Review Committee in order to maintain the harmony, character and charm of Sugar Hill and to enhance the value of each Lot and the neighborhood as a whole. The rules may be amended at any time as provided in the Declaration of Covenants and Restrictions of Sugar Hill .

a. Submission of Plans for Approval. No construction of any nature whatsoever shall be commenced or maintained upon any Lot or the Common Area (except as is installed or approved by the Declarant in connection with the initial construction of structures or buildings on the property); nor shall any exterior addition to, or change or alteration thereon, be made unless and until two (2) sets of the plans and specifications showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to the Design Review Committee. The plans and location must be approved as to the harmony of external design and location in relation to surrounding structures, topography, views and natural features in writing by the Design Review Committee. Samples of exterior building materials (i.e. brick, stone, roofing, paint, siding and trim) shall be presented to the Design Review Committee along with the plan and specifications.

b. Security Systems. If the Resident of a Lot installs a security system such system shall be compatible with the security system utilized at the front entry. The cost, installation, maintenance, repair and replacement of such system shall be the responsibility of the Owner. The Design Review Committee shall have the right to specify the minimum configuration, characteristics, and compatibility of such system for each Lot.

c. Landscaping, Soil Disturbance, Tree Removal. The Owner of each Lot shall be required to expend the minimum sum of 1.0% of the total cost of the Home and Lot for trees and shrubs or perennial plants to be placed on each Lot owned. The expenditure must be made and the trees and shrubs planted within three (3) months after the date a certificate of occupancy is issued for the Lot, unless an extension is approved by the Design Review Committee. The size, description and location of each tree or shrub intended to qualify for the minimum expenditure shall require the written approval of the Design Review Committee. No amount paid for grass, dirt, sprinkler systems, etc. shall qualify for this minimum expenditure. No soil shall be disturbed or trees removed prior to construction without prior approval of the Design Review Committee. No tree exceeding six inch (6") caliper shall be removed without prior approval of the Design Review Committee.

d. Floodlights and Landscape Lighting. Outdoor floodlights and landscape lighting must be approved by the Design Review Committee and must not be offensive to adjoining property.

e. Architectural Styles. Architectural Styles of homes in Sugar Hill should be influenced by the setting and natural environment of Sugar Hill. A variety of architectural styles are encouraged. Acceptable styles may include, but are not limited to the following:

Country French
French Colonial
Georgian Design
Federal Design
Williamsburg
Acadian
Country Farm House
Texas Hill Country

Tuscany

Modern/contemporary if architecturally significant and lot specific

Architectural Styles not acceptable include Victorian, extreme Contemporary, Underground and North Dallas Look (gabled look with fancy brick work). The Design Review Committee shall have the ultimate authority and discretion in approving the architectural styles of structures in Sugar Hill and may in this regard make the final determination whether the style of home proposed is in harmony with the atmosphere of the development and in conformity with the intent of the Design Review Committee. Height limitations may be imposed on certain lots to protect and preserve the views of Sugar Hill.

f. Special Considerations. The Design Review Committee shall give special consideration to two-story homes having windows which might provide a view into neighboring property. To preserve the privacy of neighboring properties, the Design Review Committee may prohibit windows on two story homes which disturb the privacy of neighboring property.

g. Natural Environment and Views. All homes shall be designed and placed upon lots with care and concern to protect the natural geologic features, specimen trees, native grasses and views from other property. These issues will be given special consideration in approval of any improvements.

h. Roof Construction. In addition to the approval of the Plans and Specifications for construction of buildings and structures on any Lot, all roofs and roof materials shall be specifically submitted, by separate letter, to the Design Review Committee for their review and written approval prior to construction of the structure or installation of roofing material. Acceptable roofing materials shall include, but not be limited to, fire retardant red cedar shake shingles, slate shingles, concrete tile shingles, standing seam metal, or other top quality roofing materials approved by the Design Review Committee. Valleys must be copper or painted metal. Roofing materials must be true to the design of the home.

i. Fences and Retaining Walls. All fences which project from a Residence toward the side Lot line and all perimeter or exterior fences adjacent to or facing the street shall be constructed of brick, stone, wrought iron, or other material approved by the Design Review Committee and must carry out the architectural scheme of the structure. All other fences not visible from the street shall be constructed of the above mentioned materials provided however, that solid wood capped fences with brick/stone columns are acceptable if approved by the Design Review Committee. Chain link and stockade fences are prohibited, however, dog runs or pens may be constructed of vinyl clad chain link fence and must not be visible from neighboring property. Retaining walls must be faced on all sides visible from any street with brick or stone. No fence or retaining wall shall be constructed or installed until the location, design, material and quality of same shall have been approved by the Design Review Committee. The Design Review Committee shall have the authority to grant variances to the above requirements.

j. Construction Period. Upon commencement of excavation for construction on any Lot or Lots in Sugar Hill, the work must be continuous, weather permitting, until the Residence and other Improvements are completed. No delay in the course of construction within a period of eighteen (18) months will be permitted, unless further extension of time for the completion of said Residence and Improvements is given by Declarant. If no such consent is given the Declarant or its designee may, but shall not be obligated to, complete such construction.

k. Roof Pitch. Roof pitch minimum shall be 9-12 pitch or as otherwise approved by the Design Review Committee.

l. Structure. Footing and stem foundation construction is required. No exposed stem walls and/or concrete.

m. Sprinkler System. Sprinkler system is required on front and sides for greenery and vegetation.

- n. Pool Cabanas and Detached Buildings. No metal buildings, tents, trailers, or temporary structures shall be permitted to be erected or maintained within the Project. Provided, however, pool cabanas, studios, guest cottages, and other outbuildings may be constructed and maintained after the plans, specifications, design and location of same have been approved in writing by the Design Review Committee. Such structures must correspond in style and architecture to the principal residence.
- o. Tree houses and Playground Equipment. No tree houses or platforms in trees are allowed. The location of play towers, sport courts or other similar structures or equipment must be approved by the Design Review Committee.
- p. Garages. No front entry garages will be permitted without the approval of the Design Review Committee. Garage interiors must be finished with quality materials.
- q. Basketball Goals. Basketball goals must be free standing and positioned behind the front line of the Residence out of view of the street. Landscape screening would be acceptable. Basketball hoops/goals attached to the home or garage are prohibited. Location of basketball goals must be approved by the Design Review Committee.
- r. Above Ground Pools. No swimming pools with a capacity of more than 150 gallons of water shall be installed, placed, erected or maintained above the surface of the ground of any Lot.
- s. Windows. All windows used in Sugar Hill shall be constructed of wood frames and sashes shall be wood. Exterior finish shall be painted wood or clad in either aluminum or vinyl. No metal muntins or muntins between the glazing will be accepted. The appearance being sought by the Design Review Committee is of true divided light windows.
- t. Erosion Control. During construction of any improvements, erosion control must be maintained by the Owner/Builder to control runoff onto the street, common areas, or adjoining property.
- u. Trash Control During Construction. During construction of any improvements, the Owner/Builder must control trash so that it does not blow off the property. The building site/Lot must be cleaned after each of the following stages of construction:
- 1) Framing
 - 2) Roofing
 - 3) Sheetrocking
 - 4) Bricking
 - 5) Final clean-up
- v. Mailboxes. Each home must have a cast iron mailbox set next to the street, approved by the Design Review Committee.
- w. Chimneys. Chimneys will be of brick, stone or other material approved by the Design Review Committee.
- x. Yard Ornaments. No sculpture or lawn ornaments of any kind will be permitted in yards visible from the street without the written consent of the Design Review Committee.