

**Cottages on the Greene POA  
Architectural Review Board  
Memorandum**

TO: Rachel DeQuattro  
D.R. Horton, Inc.  
FROM: Cottages on the Greene Architectural Review Board (ARB)  
DATE: August 18, 2017  
RE: Lot 69 – Plan Macon A LRE  
Lot 70 – Plan Cary A LRE  
Lot 75 – Plan Macon A LRE  
Lot 134 – Plan Macon A RRE  
Lot 135 – Plan Cary B RER  
Lot 136 – Plan Macon C RRE

Dear Rachel,

The plans listed above have not been approved. The ARB has issues with the plans and designs that will need to be addressed in order to obtain the approvals. I've listed the issues and concerns below for each one so that you can get with your design team and determine resolutions.

The plans for each of Lots 69, 70, 75, 134, 135, and 136 have issues that need correcting:

- Page T-1 states that "Aluminum/Hardie Soffit" will be used. Our Guidelines call for only Hardi to be used. Please correct that item.
- Page SD-1 states that "2xSubFacia" will be used. The plans should state fascia material also be Hardi. Please correct that item.

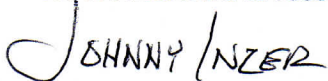
In my previous meetings with you and Will Moody, we discussed and agreed that the same plans and colors would not be used closer together than four lots. Although, there is a slight variance in the front elevations for the Macon and Cary plans used so far, the rear elevations are almost identical. Our "unique picturesque gated community", as described in your marketing materials, will become more and more difficult to maintain with so much similarity. As told to me by potential buyers, "too much similarity" is taking away from the uniqueness of the community and beginning to look like "row houses".

In our effort to avoid "cookie cutter" appearance, we recommend some variances to the rear elevations to the plans referenced above and going forward. All of those plans have the same rear elevations with hipped roofs, single door garages, etc. As you travel down the lanes, they all look like the same house. We recommend different garage door styles next to each other, gabled roofs, alternating garage door colors, adding a window to the rear walk in closet, varying garage exterior light fixtures. These are minor, cosmetic changes that your design department could make in a very short time.

As for the color choices for each of the plans referenced above, the only objection received was for the color choice #2 for Lot 70. Just two lots to the east, on Lot 73, you have chosen and been approved for the same color choice. We recommend you review that color choice for Lot 70 and make a change.

Finally, I think the plan designs I obtained from your website and provided to you via email last week would work well within our community. Their design, their square footage, and size will fit on our sized lots. We are hoping to see many more different house plan designs that you will be using in Cottages on the Greene which will help us keep our "uniqueness" intact.

We look forward to receiving your revisions,



Johnny Inzer  
President