

ARCHITECTURAL PLANNING CRITERIA

The undersigned Developer, Landcrest Development, LLC, a Florida Limited Liability Company, hereby establishes these architectural planning criteria for the Carnegie Hills subdivision as follows:

1. All words or terms herein shall have the same meaning as set forth in the **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CARNEGIE HILLS.**

2. The exterior walls of all single family residential dwellings located on one or more Lot(s) shall be entirely brick, stucco, stone, or combination thereof.

3. All roofs shall be architectural shingles and no metal or other external roofing materials shall be allowed.

4. No satellite dishes greater than 24 inches in diameter shall be visible from any road, drive or common area.

5. No basketball goals shall be permitted.

6. All utilities shall be located underground on each lot and shall not be visible.

7. No chain link fences are allowed.

8. All mail boxes and lamp posts shall be maintained by the lot owner on which said mail box and lamp post(s) were initially located. All mail boxes and lamp posts shall remain in their initial permitted locations on each lot.

9. Every dwelling erected on any lot will front or present a good frontage on the street on which the lot fronts. Dwellings on corner lots will have a presentable frontage on all streets on which the particular corner lot abuts.

10. All dwellings erected wholly or partially on any of the Lot(s) shall have a heated and cooled ground floor square foot area of at least eighteen hundred (1,800) square feet. All garages shall have at least the capacity to hold two (2) cars at one time.

11. No dwelling or any part of a dwelling may be erected or maintained on any lot nearer to the adjoining street or streets than the **Building Setback Line** shown on the recorded Plat. The Developer reserves the right, however, to change any Building Setback Line, provided the consent of the holder of the legal title of said Lot and the appropriate variance from Okaloosa County are first obtained. In no event, however, may

a Building Setback Line be changed so as to bring it closer than twenty (20) feet to any adjoining street.

12. No part of the dwelling may be erected or maintained nearer than the side Building Setback Lines shown on the plat.

13. No building or other permanent structure may be erected or maintained on any part of any area indicated as "Easement" on the plat unless and until a permit or written permission is first obtained from Okaloosa County and all utility providers who are then using said easement. Drainage easements shall not disrupt the flow of surface water therein. The owners of Lots, may, however, erect and maintain a fence or hedge along the Lot line within the easement, but subject at all times to the prior right to use the area for public or quasi-public purposes. The right is reserved to locate, construct, erect and maintain, or cause to be located, constructed, erected and maintained within the area indicated on the plat as "Easement" sewer and other pipelines, conduits, poles and wires and any other methods of conducting or performing any public or quasi-public utility or function above or beneath the surface of the ground, with the right of access at any time to the same for the purposes of repair and maintenance. The legal and beneficial interest holder(s) have the right at any time to extinguish or vacate such easements and right-of-way as to all or any portion of the Property, subject to any agreement regarding use of easements that may be in force at that time.

14. The construction or maintenance of signs, billboards or advertising structures of any kind on any Lot is prohibited; however, one (1) sign advertising rental or sale of a Lot is permitted, provided it does not exceed two (2) feet by three (3) feet in size. Further, signs of a larger size advertising the subdivision may be erected by the developer.

15. No tank for the storage of petroleum products may be maintained on any of the Lots above the surface of the ground without the written consent from the Developer.

16. No permanent provisions may be made on any Lot for the raising for poultry or animals or the housing of cows, horses or other livestock.

17. No radio or television aerial wire or structure may be maintained within a front **Building Setback Line**.

18. No building material of any kind may be placed or stored on any Lot until the owner of that Lot is ready to commence improvements. At such time, the material must

be placed within the Lot lines of the Lot on which the improvements are to be erected and may not be placed in the streets or between the street and the Lot line.

19. All of the other terms of this Architectural Planning Criteria notwithstanding, no driveway entrance to or exit from the house shall be permitted off Cumberland Way between Lake Silver Road and the first intersection on Cumberland Way.

20. All of the other terms of this Architectural Planning Criteria notwithstanding, no driveway entrance to or exit from the house shall be permitted off Plum Orchard Way between Oak Hill Road and the first intersection on Plum Orchard Way.

21. No inoperable vehicle shall be allowed on any Lot for more than a six (6) hour period.

22. Each Lot owner shall maintain that portion of the Property located between the Lot and the paved area of a road or street.

Dated the 8th day of March, 2006

Witness:

[Signature]
John T. Brown (Printed Name)
Danna L. Fought
Danna L. Fought (Printed Name)

[Signature]
Sheron Lingenfelter (Printed Name)
[Signature]
John T. Brown (Printed Name)

Landcrest Development, LLC

By: [Signature]
Steven E. Mixon
Its: Managing Member

By: [Signature]
Charles Lingenfelter
Its: Managing Member