

EXHIBIT C

DESIGN GUIDELINES SPECIFIC TO PINEVILLE EAST COTTAGES SUBDIVISION

1. Fencing must be white and either vinyl or treated wood, depending on the architectural style of the exterior of the home. Fences may be no more than five feet (5') in height.
2. Exterior materials shall be brick, stone, cement board siding or an approved high-grade vinyl only, unless another exterior material is pre-approved by the Declarant prior to construction.
3. Porch columns must be a minimum of ten inches (10") in diameter.
4. Steps leading from the front yard to the front porch must be brick, decorative concrete or stone.
5. If window grids are used in the windows, their width must be a minimum of 7/8 inch.
6. All mailboxes must match. The initial preferred mailbox is the "Inverness" Model #1 as constructed and/or marketed by Carolina Lanterns.
7. At the front sidewalks, Gas Lantern Model #T-30 by Carolina Lanterns is the initial required light, with cast aluminum post #350-8 and wrap #139-3.
8. Natural gas heating and water heaters are required to be installed in each home.
9. During the construction phase, all builders are required to use a single trash collection service, with trash removal occurring on the same day or days of the week, and not on weekends.
10. During the construction phase, all builders are required to pay, at the closing of each lot takedown, the sum of \$800.00, for street cleaning, which will be performed by one company on an as-needed basis.
11. The minimum square footage for any home to be constructed shall be 1970 heated square feet, exclusive of porches, decks, garages and any other unheated interior square footage including attics and basements, and the maximum square footage shall be 3250 heated square feet.