

2700 sq ft up

**EXHIBIT C**

**DESIGN GUIDELINES SPECIFIC TO PINEVILLE WEST SUBDIVISION**

1. Fencing must be white and either vinyl or treated wood, black wrought iron or aluminum, depending on the architectural style of the exterior of the home, at the sole discretion of the Declarant. Fences may be no more than five feet (5') in height.
2. Exterior materials shall be brick, stone or cement board siding only, unless another exterior material is pre-approved by the Declarant prior to construction. In no event shall vinyl siding be permitted.
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 required mailbox is the "Cast Aluminum Mailbox System Post #5" in black with box 510R-6 with a newspaper holder from Post & Pickets, Ltd.
7. At the front sidewalks, Gas Lantern Model #Ch-20 by Carolina Lanterns is the initial preferred exterior post lantern, with a painted black cedar post. No other front or side lantern visible from any street may be installed without written approval by the Declarant.
8. Natural gas heating and water heaters are required to be installed in each home.
9. The Association shall choose one company for trash removal, and every Owner shall be subject to the requirement to use such company for trash collection services.
10. The minimum square footage for any home to be constructed shall be 2,700 heated square feet, exclusive of porches, decks, garages and any other unheated interior square footage including attics and basements.
11. Landscaping- Fescue Sod is required in all areas of yard that will be visible from the street.

Declarant: *Reid Stephenson for*  
*Rebecca D. Flowers*