

CREATING A UNIQUE MOUNTAIN COMMUNITY

Design Guidelines

Adohí has been designed as a place where residents and guests can enjoy an upscale neighborhood in a rural setting while benefiting from protected adjoining lands and proximity to Chattanooga.

THESE DESIGN GUIDELINES have been adopted to guide the construction of new buildings and landscapes that will support that vision, integrating the new community into its natural setting.

THE ARCHITECTURAL REVIEW COMMITTEE (ARC), established by the Covenants on the land, will use these Guidelines as a basis for reviewing and judging designs submitted to them. They describe and illustrate the characteristics of the buildings and landscapes that will help to realize the Adohí vision.

THE DESIGN REVIEW PROCESS is intended to be a cooperative one, with the ARC working closely with Adohí's new homeowners, architects, engineers and builders. For that reason, the first step in the review process is the joint preparation of a "Lot Diagram". That will be followed by more detailed reviews, when the Guidelines' overall intent and their specific rules will be applied throughout design and construction.

OTHER REGULATIONS governing the design of improvements on a Lot include the Declaration of Covenants Conditions and Restrictions together with the applicable Codes and Plans of Dade County and the State of Georgia. Landowners are responsible for compliance with those codes and for obtaining permits, and are encouraged to contact the relevant government agencies.

SITE DEVELOPMENT GUIDELINES

1. BUILDING ENVELOPE

The ARC and each Landowner will jointly designate the portion of a lot within which all land disturbance will take place. This "Building Envelope" will provide areas for all improvements, including driveway and utility connections.

The boundaries of the "Building Envelope" will be proposed by the landowner, as outlined in the Design Review Process. It is to be shaped by the setback requirements and the criteria listed below.

MINIMUM SETBACKS from the property lines:

- Front Yard 20 feet
- Side Yard 20 feet
- Rear Yard 20 feet
- All bodies of water 50 feet

GENERAL DESIGN CRITERIA:

- Maintain existing drainage patterns.
 - Minimize grading and removal of vegetation.
 - Optimize views from the home.
 - Protect view corridors from other properties and/or common use areas.
 - Protect sensitive environments.
 - Protect and utilize distinctive natural features – rocks, vegetation, and topography.
 - Blend man-made improvements into the topography and forests.
 - Avoid highly prominent sites and skylines.
 - And overall, preserve the dominance of the natural setting by fitting buildings into the existing landscape.
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- Outside of the building envelope, the site is to remain in an essentially natural condition, except for riding trails or paths, maintained to blend with the adjoining predominantly natural areas.
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- Limited tree cutting, new plantings of approved types, and clearing of fire hazards are permitted, subject to ARC approval.
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- The overall goal of the design criteria is for the natural landscape to dominate the scene.

2. GRADING

Grading is to be designed to minimize impacts on the Lot, protect the stands of trees identified on the Lot Diagram and to blend into existing landforms. Except for a driveway and utility lines as noted below,

grading is not permitted within the minimum setbacks.

- Maximum slope is 2:1 unless it can be demonstrated a steeper slope will not erode. • Disturbed areas are to be revegetated to blend naturally into the surrounding environment.
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- A licensed professional engineer is to prepare full plans for grading and drainage and sedimentation and erosion control.

3. RETAINING WALLS

- Walls of approved boulders or laid stone are to be used to reduce grading impacts and disturbance of land and trees. **Split faced, CMU or other cementious block wall shall not be permitted unless approved by the ARC**
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- Wall height is limited to six feet. Beyond that, walls are to be stepped back or terraced, providing ample planting pockets. The terrace width is to be equal or greater than to the height of the wall below.
 - Tops and ends of walls are to be shaped to blend into the adjoining natural contours.
 - Higher walls may be permitted by ARC if resulting in lesser impacts.

- All walls over four feet in height are to be designed by a licensed structural engineer.

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- Alternate wall material may be approved by the ARC where such walls are not visible from adjacent or nearby home sites, roads, or common amenities.

4. DRAINAGE

- Existing drainage patterns are to be maintained both during and after construction.
- Impervious surfaces are to be minimized and shall not exceed 30% of the gross lot area.
- Decks and sand set stone patios shall be calculated using a 1/3 ratio to the surface area.
- New drainage ways are to appear, and function like natural drainage ways.
- All visible portions of drainage structures are to be faced with natural, ARC approved stone.
- Drainage resulting from development is to be dispersed on-site and not directed onto other lots.
- Trenching routes must be approved by the ARC.

5. DRIVEWAYS & PARKING

- Maximum driveway width: 12 feet, except where they provide a turnaround at a garage and/or off-street parking.
- Driveway access points are limited to one per lot, but the ARC may have discretion with driveway placement.
- Alignments are to minimize grading, tree cutting, or other disruption of the site.
- Driveways/parking/garage layouts shall minimize the visibility of the garage doors and cars from the street and from adjoining property.
- Colors of finish paving materials are to be selected to blend the new construction into the surrounding earth colors.
- Driveway markers shall be of standard design as provided by the ARC.
- Two enclosed parking spaces per dwelling unit plus an additional one-half (0.5) parking space per bedroom. For fractional spaces, round upward.
- Adequate room for turnaround shall be provided on each lot.

6. PATH, OUTDOOR STAIRS AND TERRACES

- These are to be designed to blend with the natural topography and vegetation and with retaining walls, fences or building foundations. Materials are to be stone, chipped stone or gravel and/or wood, as approved by the ARC.

7. FENCES AND GATES

- Most fences are to be wood or stone, and selected and colored to match Adohí wall materials.
- Fences shall not exceed four feet in height on the front of the building and six (6) feet in height on the rear of a building.
- The specific locations, materials and heights of all fences is to be expressly approved by the

ARC.

- Exhibit A shows examples for different styles to match for different types of fencing (e.g., pastures, paddocks, decorative walls, pools, dog runs).

8. EXTERIOR SERVICE AREA

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Mechanical and electrical equipment are to be completely screened from off-site views and, as appropriate, use architectural features integrated into the building design and/or the site walls form, materials and colors.

9. SITE UTILITIES

- Site utilities are to be installed underground on alignments that minimize grading, tree cutting and other disruption of the site. Trenching routes must be approved by the ARC.
- Utility boxes, including any meters, are to be located and/or screened to be essentially not visible from off site.
- Site utility lines are not allowed within the setbacks except to cross into the Building Envelope on the least disruptive alignment.

LANDSCAPE GUIDELINES

1. HARDSCAPE

It is the intent of these regulations to limit impact to the natural land. In addition to the impervious surface regulation of these guidelines, the ARC requires the following standards to be met for hardscape:

- All hardscape areas shall be illustrated within the site plan submittals for approval. The ARC shall be notified of any changes proposed during construction.
- Use natural colors and materials to blend with the native surroundings.
- Hardscape is permitted only within the Building Envelope and must be included with the impervious surface calculation.

2. LANDSCAPE LIGHTING

Lighting is to be minimized and used primarily for safety and easy identification of entrances, driveways and walkways.

- Exterior ornamental light fixtures or lanterns may be permitted at key arrival or entry points. The lens in the fixture must be translucent, have no more than 25 watts and must be approved by the ARC.
- Lights following the driveway or paths at regular spacing are not permitted. In some cases, the ARC could approve the placement of low level lights at key places along the driveway for safety purposes. Maximum height is 24". Guardrails with reflectors can be used to help mark the driveway.
- Lighting is to be down facing where practical.
- Temporary Christmas lighting is exempt from these requirements.

3. NEW PLANTING

- New plantings are to be used to integrate buildings into the landscape, protect important view sheds, and screen outdoor service areas and other improvements from adjacent lots and off-site views. They should incorporate and enhance existing vegetation and utilize indigenous species.

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- The ARC must approve tree removal and/or selective tree thinning within the designated Building Envelope. In certain limited instances, the ARC may also approve tree removal and/or thinning outside the designated building-envelop for view corridors or solar exposure, provided it does not increase the visual impacts on adjacent lots or off-site visibility of the house. In addition, the ARC may follow the recommendations of a forester for tree work that would improve the long term forest health. Unauthorized removal or cutting of trees is subject to fines of up to \$5,000 per tree.
- Tree wells constructed of ARC approved stone are to be used when adding fill under the drip line of major trees to be saved. A blanket of porous stone and a network of aeration lines are to be installed at the existing grade to allow air to reach the roots and to prevent overcompaction.
- Riparian and wetland areas are to be protected from disturbance during construction.
- Plant materials used for erosion control are to establish rapid surface stabilization.
- New trees and shrub plantings are to be a mix of sizes that will blend seamlessly into the surrounding vegetation and naturalize with little maintenance.
- Manicured or groomed yards, terraces and pools are to be minimized and located within the Building Envelope.

4. REVEGETATION SEED MIXES, and IRRIGATION

The homeowner is to revegetate all disturbed areas as soon as possible to prevent erosion and the encroachment of unwanted or noxious weed species.

- Utility corridors, step cuts and access ways are to be seeded following backfill and compaction.
- Plantings are to be selected to minimize the need for permanent irrigation.
- Automatic irrigation systems are required at all revegetation areas. The systems may be abandoned when plantings have been clearly established after a minimum of two growing sea sons.

BUILDING FORMS

1. THE THREE LEVEL BUILDING MASS

A. THE ROOFS.

Roofs are to be primarily double pitched at 6:12 to a maximum of 14:12, with gables, hips. On minor roof forms, a minimum of 4:12 pitch may be allowed.

- Shed or eyebrow dormers up to 10' wide, and gable or hipped-roof dormers up to 7' wide

are permitted.

- Limited areas of lesser pitch may be allowed by the ARC on a case by case basis.
- Cross gables, entrance porches, and dormers are to be clearly subordinate to a dominant roof area.

B. THE BUILDING WALLS are to be wood or stone and not exceed two stories in height.

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Exceptions can be approved by the ARC.

C. THE STONE FOUNDATION WALLS are to be blended into slopes, merging with the land, expressed as structural stone walls.

2. PORCHES, DECKS AND/OR BALCONIES are to be supported on heavy stone, log or timber structures of no more than 1 1/2 stories. The underside is to be fully finished architecturally or hidden from view. Roofs over porches or entries are to be limited to one story in height.

3. MULTIPLE LEVELS

Buildings on steeply sloping sites are to be designed with split or multiple levels to reduce site grading and conform to the natural topography.

- Decks are to be fragmented to avoid horizontal lines longer than 50'.
- To avoid steep driveways, the garage may need to be located above or below the main living area.

4. MAXIMUM HEIGHT OF BUILDING: 30' from existing grade to mid-point of the sloping roof above at any point.

MATERIALS

1. ROOF SURFACE

- Accepted surfaces include wood shingles or shakes, metal, or asphalt shingles which must be Architectural and approved by the ARC.

2. WALL SURFACE OPTIONS – including trim railings and related details.

Permitted:

- Rough-sawn or hand-hewn timber, in naturally weather-resistant species.
- Horizontal siding, chinked or lapped, up to 9".
- Wood shingles, bark siding, or shakes.
- Vertical boards with minimum 1x3 battens.
- Hardi Board, Artesian Series only, siding.
- Character logs
- Similar and complete architectural treatment on all visible facades.
- Stucco, plaster, rammed earth and other natural earthen materials.
- One or two wood wall materials per building; changes in materials at offsets in the wall plane

only, not outside corners.

- Brick veneer may be used but must not exceed 35% of the total wall surface unless approved by the ARC.

Not Permitted:

- Vinyl, composite, plastic, aluminum, and cultured stone siding are not accepted. Vertical metal siding may be used on non road facing facades with approved color choices.

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- ARC approved natural stone, expressed as continuous foundation or bearing walls, not as decorative panels.

3. STONE WALLS

- Stone patterns are to have a structural appearance, not veneered, cultured, or mosaic.
 - Natural bedding planes of stone laid horizontally.
 - Long dimensions of stones laid horizontally.
 - Avoid uninterrupted horizontal & vertical joints longer than three stones.
- Outside corners should be laid to minimize vertical dimensions of stones.

4. FOUNDATIONS

- ARC approved natural stone. Bare concrete foundation walls are not acceptable.

STRUCTURAL EXPRESSION

1. THE ROOF STRUCTURE is to be carried out to the exterior of the building, exposing beams and purlins and when possible, rafter walls.

2. EXPOSED STRUCTURES are to be designed to express traditional log or timber or stone construction, keeping the appearance of structural members, spans and cantilevers consistent with the structural properties of the visible materials. Metal connections may be expressed if detailed in a high-quality, craftsman-style.

3. SMALL ELEMENTS AND DETAILING of the building including dormers, rafter tails, window mullions, balconies, railings and columns are to utilize the same structural systems, materials and expression, all proportioned to their structural roles. Windows are to be scaled to the size of the dormers and shed dormers are to be 1:2 to 1:3 proportions.

4. RAILING OPTIONS. Contemporary forms of railings that include metal elements, including cable railings, designed to enhance views from the house, may be considered by the ARC case-by-case.

WINDOWS AND DOORS

1. OPENINGS are to incorporate an authentic structural expression with properly scaled lintels, arches or trusses. Sills are required.
2. GLASS AREAS Frames and mullions are to project beyond the glass. True divided lights and SDL are permitted. Glass may be tinted but not mirrored.
3. SINGLE PANES up to 50 sf. are acceptable, and should be oriented vertically and incorporated into a composition that uses vertical and horizontal structural members and

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includes multiple smaller size panes. If panes greater than 50 sf are desired, special permission from the ARC is required.

4. INDIVIDUAL WINDOWS AND FRAMES except for transoms may be square; otherwise the vertical dimension is to exceed the horizontal. Frames are to be made of wood, and may be clad in maintenance-free metal. Structural elements are to be used to divide wide window openings.
5. CONTEMPORARY WINDOW DESIGNS such as corner windows or butted, sized and detailed to meet the intent of these Guidelines will be considered by the ARC, case-by-case.
6. WINDOW SHUTTERS, if proposed are to be operable and sized to completely cover the opening.
7. SKYLIGHTS AND SOLAR PANELS are permitted and encouraged
8. GARAGE DOORS are to be single bay, recessed 6" or more, with details, materials and colors appropriate to the style of the house.
9. THE COMPOSITION of windows and doors on all walls visible from off-site will be evaluated by the ARC in terms of balance, order, shade and shelter and structural expression.

COLORS AND TEXTURES

1. ROOFS are to be natural in color. 50 year dimensional asphalt shingles are permitted, as well as natural slate, wood shakes, and metal roofs.
2. WOOD WALLS, STRUCTURAL MEMBERS, are to be a natural wood color.
3. TRIM WINDOWS, SHUTTERS, AND ACCENTS are to be natural colors found on the site, selected to add vibrancy and warmth, or may include reds, greens, and whites approved by the ARC.
4. PAVING, DRIVEWAY, STEPS and pathway colors are to blend and not contrast with the adjoining soils or road colors.

5. TEXTURES. Exterior materials are to be rough, and assembled and detailed with multiple shadows on the surfaces. Manufactured materials are to be minimized and large smooth, brushed or reflective surfaces and long straight lines avoided. Metals are to be in typical arts and crafts forms in bronze, copper or wrought iron for fastenings and decorative purposes.

6. SHADOW LINES AND BREAKS IN PLANE are to be introduced to express structures, to clearly separate different materials, and to subdivide materials or building elements into traditional, and residential-scaled dimensions.

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7. CHIMNEYS are to be finished in stone, plaster, or brick. Roof-top equipment and vents larger than 6" if any, are to be grouped and concealed in a chimney-like structure or similar architectural form.

8. GUTTERS, DOWNSPOUTS AND FLASHING are to be for functional purposes and can be constructed of copper, lead coated copper or acid-washed galvanized steel, that will weather to blend with walls and roofs. Long, angled returns from gutter to wall are to be avoided. OTHER FEATURES AND DETAILS

1. ANCILLARY BUILDINGS and site furnishings. All structures on the site including play structures and artwork are to follow the intent and detail of these Guidelines and to match or blend with the forms, materials and colors of the principal structures on the lot.

This document was approved by the Board of Directors on [DATE] and it supersedes all former guideline documents.

Architecturally unique and creative home designs that accentuate Adohi's natural environment are preferred by the ARC. These designs may be given preference and allowances to these guidelines by the ARC. Adohi home designs should be thoughtful and intentional.

