

EXHIBIT B

HAMPTON TRAIL VILLAS DESIGN STANDARDS

1.0 GENERAL

1.1 The capitalized terms herein, unless otherwise specified, shall mean and be defined as set forth in the Declaration of Covenants, Conditions and Restrictions for Hampton Trail Villas. Said document is therein defined and hereinafter referred to as the "Declaration".

1.2 The purpose of these Design Standards is twofold. First, to establish certain criteria and guidelines for a Dwelling Unit and other improvements on the Property. Second, to establish a procedure and requirement for the plans and specifications to be submitted to the Board of Trustees or to the Design Review Committee if one has been established by the Board of Trustees (hereinafter the "Design Review Committee" for purposes of these Design Standards).

2.0 PLANS AND SPECIFICATIONS

2.1 Prior to the commencement of construction of any Dwelling Unit or any improvements on a Lot, a Builder shall submit to the Design Review Committee two (2) complete copies of Plans and Specifications (the "Plans and Specifications") which shall show in detail such improvements and shall include without limitation a plot plan, a landscaping plan and construction drawings for the Dwelling Unit.

2.2 The Design Review Committee may amend from time to time the specification requirements for the Plans and Specifications.

2.3 The Design Review Committee may delegate and/or assign its review procedure to an architect.

2.4 Copies of the approved Plans and Specifications shall be maintained at the Lot.

2.5 No construction may be commenced without the prior approval of the Plans and Specifications by the Design Review Committee.

3.0 DWELLING UNIT REQUIREMENTS

3.1 The living area of a Dwelling Unit constructed on any Lot shall not be less than 1,300 square feet. For purposes of computing such minimum square footage, the square footage of the basement, garage, attic, porches and decks shall not be considered.

3.2 All garages shall be attached for a minimum of two (2) cars.

4.0 WALKWAYS

4.1 All walkways shall be constructed of concrete and be a minimum of three feet wide.

5.0 DRIVEWAYS

5.1 All driveways shall be constructed of concrete.

6.0 WINDOWS

6.1 All windows shall be vinyl double hung with full screens, insulated, low E glazing of almond color (to match or to be compatible with siding color). The specifications shall contain a description of all windows.

7.0 EXTERIOR DOORS

7.1 All exterior doors shall be insulated metal, painted to match siding on an approved accent color.

8.0 GARAGE DOORS

8.1 All garage doors shall be metal with pre-finished aluminum to match siding.

9.0 SIDING

9.1 All brick shall be Colony Bay by Hanson Brick Corp. or its equivalent. Siding shall be .044 vinyl siding and soffits, 4.5 inch vinyl beveled double siding, color shall be desert sand or their equivalents.

9.2 No aluminum siding is permitted.

10.0 ROOFING

10.1 All roofs must have a minimum pitch of 7/12.

10.2 All roofing shall be of 35 year Pinnacle shingles by Atlas Roofing (color – Weatherwood or its equivalent).

11.0 EXTERIOR LIGHTING

11.1 Submitted specifications must show location or exterior fixtures.

11.2 Each Lot shall have a minimum of one (1) post light at the driveway with a photo cell.

12.0 GUTTERS AND DOWNSPOUTS

12.1 Gutter shall be pre-finished aluminum to match siding with matching downspouts.

13.0 LANDSCAPING

13.1 All yards must be completely sodded or seeded, or a combination thereof.

13.2 Landscaping shall be per design as shown on the working drawings.

14.0 FENCING AND PORCH POSTS

14.1 Fences may be permitted on the rear yards subject to prior approval by the Design Review Committee.

14.2 All porch posts, railings and optional rear yard fencing shall be of vinyl material and the color shall be almond (to match or be compatible with siding color).

14.3 No chain link fences shall be permitted.

15.0 ANTENNAS, DISHES, TOWERS

15.1 No antennas or radio towers shall be permitted.

15.2 Satellite dishes may be permitted subject to prior approval by the Design Review Committee.

16.0 MISCELLANEOUS CONSTRUCTION MATTERS

16.1 Builder, during the construction period, shall maintain a Port-O-John on site in accordance with OSHA requirements.

16.2 Builder, after the foundation has been installed, shall maintain a dumpster of suitable size on site to handle all construction debris which shall be placed in such dumpster.

16.3 No burning of construction materials shall be permitted on any Lot.

16.4 Construction waste must be removed in a timely manner so as not to create an eyesore, nuisance or present a hazard.

17.0 EXTERIOR TRIM

17.1 All exterior trim shall be aluminum fascia, gutters, downspouts, overhead garage door and door trim. Color shall be almond (to match or be compatible with the siding color).