

EXHIBIT G

DESIGN GUIDELINES

1. Structure Type. No building or structure shall be erected, altered, placed, or permitted to remain on any Unit other than:

- (a) one single-family dwelling;
- (b) one garage. Every dwelling must have a garage capable of housing at least two automobiles. All garages must contain a minimum of four hundred (400) square feet and must have either (i) one door sixteen (16) feet in width, or (ii) two doors, each of which must be eight (8) feet in width. Larger garages or more than one garage may be permitted by the Initial Construction Committee ("ICC") on a case-by-case basis;
- (c) fences, gates and associated structures;
- (d) a greenhouse;
- (e) a garden tool shed, children's playhouse or like structure;
- (f) a doghouse and/or pen; and
- (g) any other accessory building, shed, structure, or other item permitted by the ICC or Modifications Committee ("MC").

None of the items listed above may be constructed, installed, placed or made without the express written approval of the ICC or MC as required by Exhibit E, "Standards for Architectural Controls," to the Declaration. No structure other than the primary residence shall have a footprint larger than eight (8) feet by ten (10) feet. A Unit Owner shall not assume that any of the items listed in (c) through (g) above will be approved by the ICC or MC. Each request will be treated on a case-by-case basis, and the ICC or MC has, in its sole discretion, the right to decide if the proposed improvement contributes to the appearance of the entire neighborhood.

2. Size. No dwelling smaller than 2,000 square feet of gross floor area for building/living space, excluding porches, garages, covered patios, or sun decks shall be constructed on Lots One (1) through Twenty (20), Block Twenty-two (22). No dwelling smaller than 1,200 square feet of gross floor area for building/living space, excluding porches, garages, covered patios, or sun decks shall be constructed on the other Lots in



Driftwood Bay unless the ICC expressly waives the size requirement. Any such waiver will be granted only if the ICC, in its sole discretion, determines that the proposal substantially conforms with the intent of these Design Guidelines and the finished appearance contributes to the appearance of the entire neighborhood.

3. **Building Height.** Building height shall conform to the Municipality of Anchorage zoning requirements for Zoning District R-1.

4. **Exterior Appearance, Colors, and Materials.** To ensure the development of high standards, the ICC or MC shall be responsible for approving exterior colors to promote a pleasing and compatible neighborhood appearance. In doing so, the ICC or MC shall have the power to approve or disapprove any exterior color and/or trim before application. Such approval or disapproval shall be made by the determination of the appropriate committee designated in Exhibit E, "Standards for Architectural Controls," to the Declaration ("the approving committee"), in its sole discretion, as to whether the proposed color and/or trim adversely affect(s) the overall appearance of the neighborhood. Overly vibrant colors will be disallowed, as will color schemes that clash with the neighborhood's overall appearance.

Similarly, the ICC or MC shall be responsible for approving the type of materials used on Unit exteriors. High maintenance exterior finishes, such as log oil or similar clear lacquer or varnish, shall not be allowed on the exterior of any structure. However, natural semi-transparent stains or other similar finishes which are designed to mimic clear finishes, which may have been manufactured to offer longer-term low maintenance, may be approved on a case by case basis, at the sole discretion of the approving committee.

With the exception of homes built on Lots One (1) through (20), Block Twenty-two (22), all sides of the homes in Driftwood Bay may be constructed with T1-11 plywood siding installed vertically, an approved equal finish with grooves placed no wider than twelve (12) inches apart, or an aesthetically equivalent or better finish, as may be approved by the Board in its sole discretion. The homes built on Lots One (1) through Twenty (20), Block Twenty-two, however, must be constructed using lap siding on the front of the homes. The other three sides of the homes (i.e., the sides and rear) built on Lots One (1) through Twenty (20), Block Twenty-two (22), may be constructed with T1-11. The Unit Owner shall blend the paint, if necessary, while applying it to the structure's surfaces in order for the paint to appear the same color on all surfaces when dried. Other permitted exterior finishes are wood composition lap siding, real brick, real stone, designer block, stucco, or an approved equal finish. The application of stucco, however, is to be used only as an accent treatment and is limited to not more than 10% of the exterior surface area of any dwelling, unless this limitation is modified by the approving committee, in its sole



discretion. Exterior colors shall be restricted to soft "earth tones" as determined by the approving committee, in its sole discretion. The exterior colors and materials must be approved by the approving committee prior to their application and installation.

All roofs shall be of a material, color, and texture as approved by the ICC or MC. Flat roof construction shall not be permitted. The pitch of the roof must exceed five percent. No maximum or minimum pitch is otherwise specified; however, the approving committee's approval or disapproval will be based on the visual impact of the roof on the Lot or on neighboring Lots, dwellings, roads, and open spaces. The overall appearance of the dwelling shall be an important consideration.

All decks facing Driftwood Bay Drive or Ice Fall Place must be enclosed.

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match the color of the surface from which they project, or shall be of any approved color. Any building projections must be contained within any setback restrictions.

Garage doors must be painted the same color as the home. Only raised panel wood or raised panel metal garage doors are allowed, unless expressly approved by the approving committee.

5. Placement of Structures. The location of any and all man-made structures is subject to the approval of the ICC. Structures, as defined in the Anchorage Municipal Code, may project into the yard areas provided that any such projection complies with the requirements set forth in the Anchorage Municipal Code. Minimum setback requirements are as follows:

Front yard:	20 feet
Side yard:	5 feet
Rear yard:	10 feet

unless the ICC approves the reduction of one or more of the setback requirements to the minimum as established by the Anchorage Municipal Code. Front yard setbacks are to be varied to avoid a uniform appearance and the ICC may require additional front yard setbacks.

6. Completion of Construction. Once commenced, any construction of a dwelling must be pursued to completion with diligence and continuity, and in no event shall such construction period exceed one year, except for certain interior unfinished areas previously approved by the ICC. During the course of construction, the Unit Owner or builder shall protect from damage contiguous pavements, curbs, walks, streets, shoulders, and utility structures in the vicinity of, or leading to the construction area, and shall keep



pedestrian and road rights-of-way, as well as drives, reasonably clear of equipment, building materials, dirt, debris, and similar items. No buildings constructed elsewhere shall be moved to or placed on any Lot except with the approval of the ICC. No building shall be in any manner occupied while in the course of original construction or until it complies with all applicable requirements of the Declaration, the Municipality of Anchorage, and this Exhibit. All other improvements shall be completed within ninety days following commencement of construction.

7. **Fences.** No fence or wall shall be erected until after the plans for such fence or wall are approved in writing by the ICC. No fence or wall shall be erected or placed in the front yard of any Lot nearer to the street than the front of the residence unless otherwise approved by the ICC. No metal, plastic, chain link, processed wood, or wood link fences shall be allowed in the planned community. Only natural wood fences shall be permitted; however, posts and their brackets may be metal or processed wood with approval of the approving committee. All fences must be properly maintained as an attractive addition to the Lot. Fences include dog runs, pens, garden enclosures, and any other visible exterior boundary dividers.

8. **Landscaping.** It is the intent of Declarant to require that landscaping be completed promptly after construction is completed. All homes substantially completed between and including the dates of July 1st and May 1st of the following year are to be landscaped, including the tree and shrub requirements set forth in paragraph 9 below, no later than the first of August of that following year. Homes substantially completed after May 1st and on or before June 30th of the same year must be landscaped, including the tree and shrub requirements set forth in paragraph 9 below, by August 15th of that same year. All walks, driveways, and parking areas shall be paved or similarly improved. Vegetable gardens are not permitted in the front yard of a Lot without the express written approval of the approving committee. All Unit Owners must submit their landscaping plans to the ICC for approval and all tree removal, tree thinning, vegetation removal, or planting of new trees or vegetation must be in accordance with an approved landscape plan.

9. **Trees.** No Unit Owner shall be permitted to completely clear a Lot where standing trees of size and beauty exist. Space may be cleared for construction and trees may be thinned, so long as the maximum natural beauty and aesthetic values of such trees are retained. A minimum of one (1) evergreen tree of not less than six (6) feet in height, two (2) deciduous trees of not less than eight (8) feet in height, and three (3) shrubs not less than three (3) feet in height are to be maintained on the front portion of each Lot or the back portion if the rear of the Lot backs up to Driftwood Bay Drive or Ice Fall Place. The front portion of a Lot for the purpose of this section shall be limited to the area between the front of the building and the curb unless approved by the ICC. Trees and vegetation in the rear and sides of the Lot are not to be substituted for the vegetation required in this paragraph. Upon prior written request, the ICC may approve deviations from these requirements to accommodate lot size, shape and/or topography.



10. **Exterior Lighting.** All exterior lighting fixtures shall: 1) broadcast light downward and at no more than a 30 degree angle from the perpendicular line between the fixture and the ground, and 2) not reveal any exposed light source beyond the lot line. This shall not prohibit accent and flood lighting that is directed towards the home so long as it does not shine directly beyond the lot. All other forms of lighting shall not be installed without prior written approval from the approving committee. Generally, mercury vapor lights, street-light style, and broadcast area lighting will not be approved for use. Low wattage entry bulbs may be approved on a case by case basis. Exterior lighting shall be identified on plans.