

Wolfe Pointe

Architectural

Guidelines

Exhibit "B"

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Introduction

ARTICLE I.

The guidelines and project-philosophy as set forth in this booklet are meant to establish a level of aesthetics which will benefit the value of the individual homes and properties, and therefore the entire community. These standards will be the basis of the architectural review process.

Philosophy of Development

ARTICLE II.

Wolfe Pointe is a community surrounded by natural marsh owned by the State of Delaware on the East and South sides, Wolfe Runne on the West, and County Road 267 (Gills Neck Road) on the North.

It is the stated goal of this community to maintain this natural condition and to build on the remaining site in a way that results in a cohesive character with a strong sense of community identity.

Each new house design, while maintaining its individuality, should recognize its important role of reinforcing the established character of the community.

The intent of these guidelines is to establish architectural guidelines that enhance and complement the natural setting, create a community that will increase in value over time and that promotes an unmatched style of living.

It is recommended that persons interested in building should obtain the services of an architect, landscape architect or other recognized professional design consultant.

Legal Restrictions

ARTICLE III.

All construction shall conform to the codes and ordinances of Sussex County and the State of Delaware.

This document, which will be made a part of the Declaration Covenants, Conditions and Restriction (“the Covenants”), is a legal agreement among all property owners in Wolfe Pointe. It provides for a community association and gives that Association certain powers.

The Architectural Guidelines, by agreement, establish directives on the use and development of all property in Wolfe Pointe to protect the character and environmental quality of the community for the benefit of the members.

One essential component of this agreement is the establishment of the Architectural Review Committee. This provision is made and described in the General Covenants.

The Wolfe Pointe Architectural Review Committee is charged with the responsibility of interpreting the intent of the Architectural Guidelines to promote, preserve, and protect the design and environmental qualities of Wolfe Pointe. For this purpose, these guidelines have been established.

THE WOLFE POINTE ARCHITECTURAL GUIDELINES DEFINED:

These Guidelines are a written composite summary of Wolfe Pointe Architectural Review Committee’s policies that relate to architecture, materials and finishes, and landscaping and site improvements for all residential properties.

Architectural Guidelines differ from the Covenants in that they establish more specific requirements as determined to be appropriate by Wolfe Pointe Architectural Review Committee. Changes may be recommended by the Architectural Review Committee and Adopted by the Board of Directors in the Manner prescribed in the Covenants. Architectural Guidelines are authorized by the Covenants and, as such, are legally enforceable restrictions.

THE WOLFE POINTE ARCHITECTURAL REVIEW COMMITTEE (“WARC”)

ARTICLE IV.

REVIEW BASIS

WPARC bases its review of each application on its interpretation of the Covenants and these Guidelines only.

Due to time constraints, WPARC's review of all applications occurs without personal presentations by the applicants. Therefore, it is incumbent upon the applicant to provide sufficient and accurate information to WPARC for proper consideration. If in the applicant's opinion, extenuating circumstances exist which would require a variance from stated guidelines, this information should be presented with the application. The WPARC may grant variances from these guidelines if it determines that a strict application of these guidelines would result in exceptional hardship to the applicant.

PREPARATION OF DRAWINGS

For consideration by the WPARC, drawings must be neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design, including all visible details, is cause for rejection of an application.

New home and home improvement applications require two (2) sets of the following: site plans (showing the location of the structure or addition with dimensions to property lines and to include landscape plans), floor plans, elevations, and a description of the exterior materials and colors. For additions, the plans and elevations should show both the existing structure and the new construction. The drawings should address as many of the Guidelines as possible.

DESIGN GUIDELINES

ARTICLE V.

A. Site Development

1. All driveways shall be concrete or "hot mix" asphalt paved. All elevations related to the driveway will be set and/or approved by WPARC. It is important that the driveway apron not impede adjacent storm water swales and should be appropriately contoured as required.

(Amended 15 Jan 01) "Except if lots 43 and 44 are used as one building site, a driveway between a detached garage, and/or the accessory building on one lot and the residence located on the other lot may cross over the swale. There will be no violation of this section due to the driveway crossing over said swale so long as the driveway and culvert are designed so as not to substantially impede the drainage of water through the swale."

2. All houses shall be provided with a driveway. Acceptable paving materials are:
 - a. Concrete
 - b. Hot-mix asphalt
3. All other paved areas shall be subject to individual approval by WPARC
4. All refuse containers shall be concealed in an approved enclosure.
5. All electric and telephone service shall be underground. All exterior lights not attached to a building shall not be greater than 6' in height.
6. Each lot is required to have a two thousand dollar (\$2,000) minimum landscaping plan which must be approved by the WPARC and completed within six (6) months of the completion of any house constructed on the lot.
7. No exterior appendages or apparatus such as the following shall be allowed (by way of illustration and not limitation): antennas, towers, clothes lines, flag poles, or yard decorations.
8. Street numbers shall be limited to four inches (4") in height.
9. All propane, gas and oil tanks shall be concealed.

B. Minimum House Size

1. There shall be no more than one dwelling per lot as delineated on the Record Plan. No dwelling shall be erected or used in any way which is less than two thousand and five hundred (2,500) square feet of enclosed floor

area exclusive of decks, stairs, porches, breezeways, carports, garages, terraces, and the like for a two-story home and two thousand (2000) square feet for a one-story home.

2. No more than one accessory building, not exceeding two stories and in no event exceeding 25 feet; in height as measured by Sussex County, shall be permitted.

C. Architectural Features

1. All exposed portions of the foundation shall be covered with brick, porringing or stucco.
2. All materials except for decking shall be stained or painted. No exposed to view materials will remain unfinished.
3. All roofs shall be sloping. No flat roofs shall be allowed.
4. All roofing shall be architectural asphalt or cedar.
5. Sidings and trim shall be wood stucco, brick, stone aluminum or vinyl siding.
6. All windows shall be trimmed.
7. No primary wall may be windowless.
8. All chimneys shall exit the roof near or at the ridge of the roof. Metal flue caps shall be located only within a metal chimney cap.
9. Fences are allowed provided that they
 - a. are out of PVC/vinyl;
 - b. have no less than three railings and no more than four railings;
 - c. are located in the backyard behind the rear line of the house; and
 - d. cover an area no more than three times the heated square footage of the first floor of the house.
10. Dog kennels are allowed provided that they are attached to the rear of a building, which may be either the house or accessory building.