

ARCHITECTURAL GUIDELINES

I. General Guidelines and Applicability

1. This document provides guidelines for homeowners to follow when considering changes to the exterior of their homes and property. These guidelines were created in order to assist homeowners in preparing acceptable applications to gain Executive Board/ARC approval, increase residents' awareness and understanding of the Covenants and to help maintain a reasonably uniform and architecturally sound appearance so that the investment of all homeowners will be maintained.
2. A property manager for the management company appointed by the Executive Board may conduct walking surveys of the community for compliance with architectural standards as stated in these Guidelines.
3. Upon completion of an approved architectural change, the Executive Board/ARC can inspect the property which has undergone improvements and shall notify the owner in writing of any inconsistency with the plan approved by the Executive Board
4. The Executive Board's interpretation of these Architectural Guidelines shall be final. No specific provision contained herein shall be deemed to limit any general provision. The provisions of these Architectural Guidelines shall be deemed to be independent and severable, and the invalidity or unenforceability of any provision or portion hereof shall not affect the validity or enforceability of the remaining provisions hereof, all of which shall continue in effect as if such invalid or unenforceable provision(s) had not been included. Whenever approval or consent is required, such approval or consent may be granted or denied at the sole discretion of the Executive Board.

It is important that homeowners acknowledge and abide by the following when requesting architectural approval:

- The request must be in compliance with all governmental and Declaration regulations for any items that may affect the storm water basins; retention or detention ponds; swales; recharge areas; and underground pipes and conduits.
- The request must be in compliance with all easements, right of ways, property line and use restrictions. The homeowner is responsible for the cost of a survey, if required.

- The request must ensure work is completed in a manner which will not adversely impact adjoining lots and/or common areas, including but not limited to erosion or drainage problems.
- All exterior alterations or improvements must be architecturally, structurally and aesthetically compatible with other Woodledge units and buildings and must comply with all applicable specifications and all other applicable provisions of the Association.

II. Architectural Review and Submission Process

The following guidelines have been adopted to ensure an orderly review process and the aesthetic quality of those permanent improvements requested by the homeowners. The Declaration requires approval by the Executive Board/ARC for all exterior additions or modifications.

A. Disclaimer

1. Neither the Association, management company, nor any of their officers, directors or agents (management company) shall be liable in damages to anyone submitting any plan or request to them for approval, or any other owner affected hereby, by reason of mistake in judgment, negligence or nonfeasance arising out of or in the connection with the approval or disapproval or failure to approve, any such plans or request.
2. Every owner who submits any plan or request to the Association for approval agrees by submission thereof, and every owner agrees by acquiring title to any portion of the property, that he will not bring any such action or suit to recover any such damage.

B. Architectural Request Form.

1. Architectural Request Forms are available from the Management Company.
2. Each request for alteration must be submitted to the management company in writing on an Architectural Approval Request Form. The request must contain a complete description of the proposal including drawings if needed with dimensions, identification of materials, colors, and other specific details.
3. All requests for approval must include:
 - A fully completed ARC Form Application.
 - A site plan which adequately sets forth the proposed modifications in sufficient detail to enable the Executive Board / ARC to review the application.

C. Procedures.

1. No application will be considered if there are any outstanding assessments due (including fines) or any uncorrected violation(s) of the Association Documents.
2. Upon receipt of an application, the Executive Board/ ARC will review the completed application at its next regularly scheduled meeting.
3. Following conclusion of the hearing on the application, the Executive Board/ ARC shall make a ruling on the application, which ruling may grant the application, deny the application, or grant the application subject to specified modifications or conditions proposed by Executive Board/ ARC.
4. The review process by the Executive Board/ ARC may take up to 45 days for a final decision. The Executive Board/ARC will do everything possible to expedite the decision process.
5. Any approved application that requires a permit must also be approved by West Whiteland Township. If the Township makes changes to the plan, the Executive Board /ARC must be notified of any changes to make sure they do not conflict with any ARC architectural standards, which may require re-hearing before the Executive Board /ARC to reconsider the application in light of those changes.
6. Approval of all requests is conditional on the applicant agreeing that the requested modification, when complete, will in all cases maintain proper grading/drainage underneath and around any modification.
7. In no case may the applicant proceed with the proposed undertaking until all necessary prior approvals have been received in writing.
8. Copies of all Architectural Approval Request Forms will be filed according to house number along with written decision and statement of action taken, if any by the management company.
9. All approved exterior improvements or projects must be completed within a six month period from the commencement of the project. Approved applications will expire six (6) months from the approval date. Any modification to the original approved application must be resubmitted as a new request.

D. General Design Criteria:

1. Homeowners must adhere to and comply with all applicable zoning, building code, and similar Township ordinances and regulations as such are in effect at the time of the application.

2. The design criteria set forth below is applicable to the specific exterior modification. The Executive Board may, in its sole and absolute discretion, grant waivers to these criteria based upon the physical features of the home or other extenuating circumstances, upon the satisfaction that the substitute material will not be contrary to the aesthetics of Woodledge or otherwise detrimental to the community.
3. In addition to the restriction listed above and regardless of the homeowners ability to meet the design criteria set forth below, the Executive Board/ ARC may deny any request which would, in their discretion, unreasonably impair a neighbor's view or enjoyment of his/her home or lot or would otherwise be detrimental to the Community.
4. Neither the Association, ARC, nor the Executive Board of Directors are responsible for the workmanship, quality, or conformity with contractual specifications of any construction. These issues are matters between the homeowner and the contractor.
5. Approval of the project application should not, and is not intended to be, an endorsement of the project, contractor(s), plans, specifications, or any materials used in the project.

E. Conditions of Architectural Approval.

In addition to any conditions which may be imposed by the Executive Board/ARC in issuing any architectural approval, the following conditions shall be deemed incorporated into all approvals, including approvals issued on appeal, as well as the decisions of all arbitrators, and to have been accepted and agreed to by the submission of an application for architectural approval, without regard for whether such conditions are stated in any approval or decision issued:

1. The obtain such building permits as may be necessary under prevailing federal, state, local or municipal statutes ,laws, codes or ordinances before any materials are delivered to the site, and before starting work on the proposed improvement; and
2. The issuance of an approval by the Executive Board/ARC shall not be deemed to be, or to effect, a waiver of the need for the homeowner to obtain all necessary building permits before proceeding with the proposed improvements; and
3. The homeowner shall be deemed to have irrevocably covenanted and agreed to indemnify, defend and hold the Association, Executive Board, and ARC harmless from all claims, costs, demands, judgments and losses(including attorneys' fees) arising from, or in relation to(a)the Executive Board/ARC performance of their review and approval functions in the manner contemplated by these Architectural Guidelines; (b)the construction, maintenance, repair ,replacement and use of the proposed improvements; (c)any materials, labor or services delivered; furnished or rendered to or for the homeowner with respect to the construction of the proposed improvements; and (d)any personal injuries or property damages

suffered by any person which arise from the proposed improvements and/or the construction, maintenance, repair, replacement and/or use of the proposed improvements.

4. The homeowner and/or the homeowner's general contractor, as applicable, shall maintain workmen's compensation and liability insurance in an adequate amount throughout the course of the construction of the proposed improvements.
5. The proposed improvements shall be performed and completed, and insured, maintained, repaired and replaced at the sole cost and expense of the homeowner; and
6. The homeowner shall be deemed to irrevocably represent and warrant that the proposed improvements shall be completed in strict compliance with all plans and specifications approved and all applicable building and fire codes.
7. The homeowner shall be deemed to irrevocably represent and warrant that no hazardous substances will be used, installed, transferred, stored, treated or held upon the Property during the course of constructing the proposed improvements; and
8. The homeowner shall agree that upon completion of the proposed improvements, all disturbed portions of the property shall be promptly returned by the homeowner to the condition, function and appearance which prevailed thereon prior to the start of work at the sole cost and expense of the homeowner.
9. Neither the Association, the Executive Board, nor ARC shall be responsible for determining the safety or structural soundness of any proposed structure, building or other improvement or the compliance thereof or of the plans and specifications relating thereto with applicable laws, regulations, ordinances and building codes.

III. Specific Guidelines for Exterior Changes

Any exterior change, except exact replacement of standard regulated items, requires an Architectural Improvement Application and a detailed plan, which must be submitted to the Executive Board and approved prior to commencing work. Changes made without approval may be subject to removal, relocation or restoration to the original state at the owner's expense.

This includes changes to the lots, decks, buildings, lighting, awnings, doors, objects, and select landscape improvements. For information on the approval process, see the Architectural/Exterior Modification Request Form. The extent of the project dictates the detail necessary.

Changes to exteriors of unit from the original materials, size and colors, including windows, door designs, roofing, decks and siding are not permitted. If original materials, size or colors are no longer available and an ARC request is required for submission and questions should be directed to the management company, property manager or the Executive Board.

Items regulated by the Association included but not limited to: Deck awnings, screen doors, lighting fixtures, paint colors for exterior doors, deck finishes, exterior lamp landscaping, roof shingles, and select landscape improvements are regulated by the Association.

The following items have been previously approved, but require an Architectural Request Form to be submitted:

Awnings:

Sun Setter Awning System

1. Patterns - Wheat (3961, pinstripe)
2. Natural Linen (7952 - solid)
3. Eclipse Awning System / Eastern Sunflex System
4. Sunbrella fabric – Parchment, Linen
5. Incline Parchment (4890-0000)

Storm Doors:

1. Andersen Full View 4000, 3000, 2000 Series clear glass with NO sketch design, white frame.
2. Pella Full view - clear glass with NO sketch design, white frame.

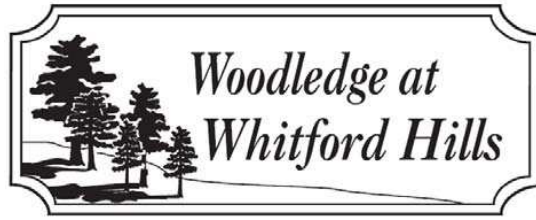
Satellite Dishes:

1. All antenna and satellite dish requests require architectural approval per these Architectural Guidelines.
2. Association guidelines are subject to section 207 of the Telecommunications Act of 1996, and any applicable Federal Communications Commission (FCC) regulations there under which shall prevail in the event of a conflict between the provisions of these Architectural Guidelines applicable to antennas and satellite dishes.

As future requests are approved, new items will be added to the approved listing. Check with ARCC updates.

LANDSCAPE (CHANGES AND POLICIES)

See Rules and Regulation's Landscape Improvements when requiring an Architectural Request Form, and prior approval from the Executive Board. Changing the composition or color of landscape mulch is not allowed. Widening walkways with bricks, pavers, stone, etc. is prohibited.



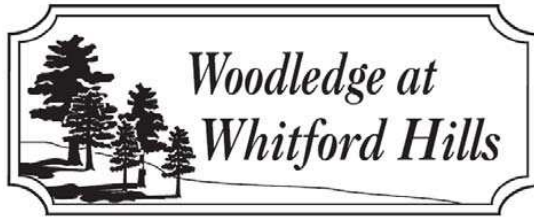
**INSTRUCTIONS FOR REQUEST FOR
ARCHITECTURAL AND OR LANDSCAPE CHANGE**

INSTRUCTIONS AND PROCEDURE

1. Before completing this form, please refer to the Homeowner Associations' documents Rules & Regulations to ensure the request you are making complies with all provisions.
2. A sketch or diagram of the proposed change must be submitted with each request.
3. Describe in detail on the attached form, the architectural change you would like to make. Please be as specific as possible. Be certain to state the placement of the change in relation to your unit, specific dimensions, the type, style, and color of materials to be used, the reason the change is requested, and any other appropriate information. Lack of sufficient detail may result in a delay in the approval of your request.
4. The application must be signed by all homeowners. Incomplete applications will be returned to homeowners before being sent on to the appropriate committee/ Executive Board.
5. Return this application to the following address:

**Woodledge at Whitford Hills Homeowners Association
CCR Management
427 Exton Commons
Exton, PA 19341
Office Fax 610-363-2310
Jane Wismer jane@ccrmanagement.com**

6. The appropriate committee will review the request and make a recommendation to the Executive Board, which is responsible for the final approval. Homeowner(s) will be notified of the decision in writing by CCR Management.
7. Please be aware the Association's Architectural Rules and Regulations require this work be started within six (6) months of the approval date of this application. If the work is not started within that time the Architectural Request approval will be revoked and you will have to resubmit a new Architectural Modification Request Form for this work to be performed.



WOODLEDGE at WHITFORD HILLS HOMEOWNER ASSOCIATION

ARCHITECTURAL / LANDSCAPE CHANGE AGREEMENT

It is understood that prior to the commencement of the Architectural/Landscape change, a Certificate of Insurance must be received (including workman's compensation insurance) from my contractor and attached to this form. No certificate is needed if homeowner is performing the work.

It is understood that I (we) have knowledge of the Declaration of Restrictions, Covenants and Rules & Regulations.

It is understood and agreed to that no work on this request shall commence until written approval of the Executive Board has been received by me (us).

All proposed improvements must meet local building codes, state or local laws. Your signature indicates that these standards will be met.

If any application for ARCHITECTURAL AND OR LANDSCAPE CHANGE has been approved and the work is not done as described in the application, the Executive Board has the authority to order the Unit Owner in writing to correct the work, or, if necessary, order the alteration removed and everything restored to its original status at the homeowner's expense. By making this application, the applicant waives any and all claims he/she may have arising out of the Executive Board's decision to terminate or delay the completion of any improvement.

Furthermore, I agree to indemnify the Woodledge at Whitford Hills Homeowner Association from any claim, dispute, or mechanic's lien arising from the proposed architectural change. Any and all damage to common elements due to the architectural/landscape change is my responsibility and I agree to hold the Executive Board, Association, and Management harmless from any and all liability which may result from approval.

Signature of Owner

Date

Signature of Owner

Date

