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Developer:

FLYING CLOUD PROPERTIES, LTD.

Landscape Guidelines:

**EQUINOX ENVIRONMENTAL
CONSULTATION & DESIGN, INC.**

Architectural Guidelines:

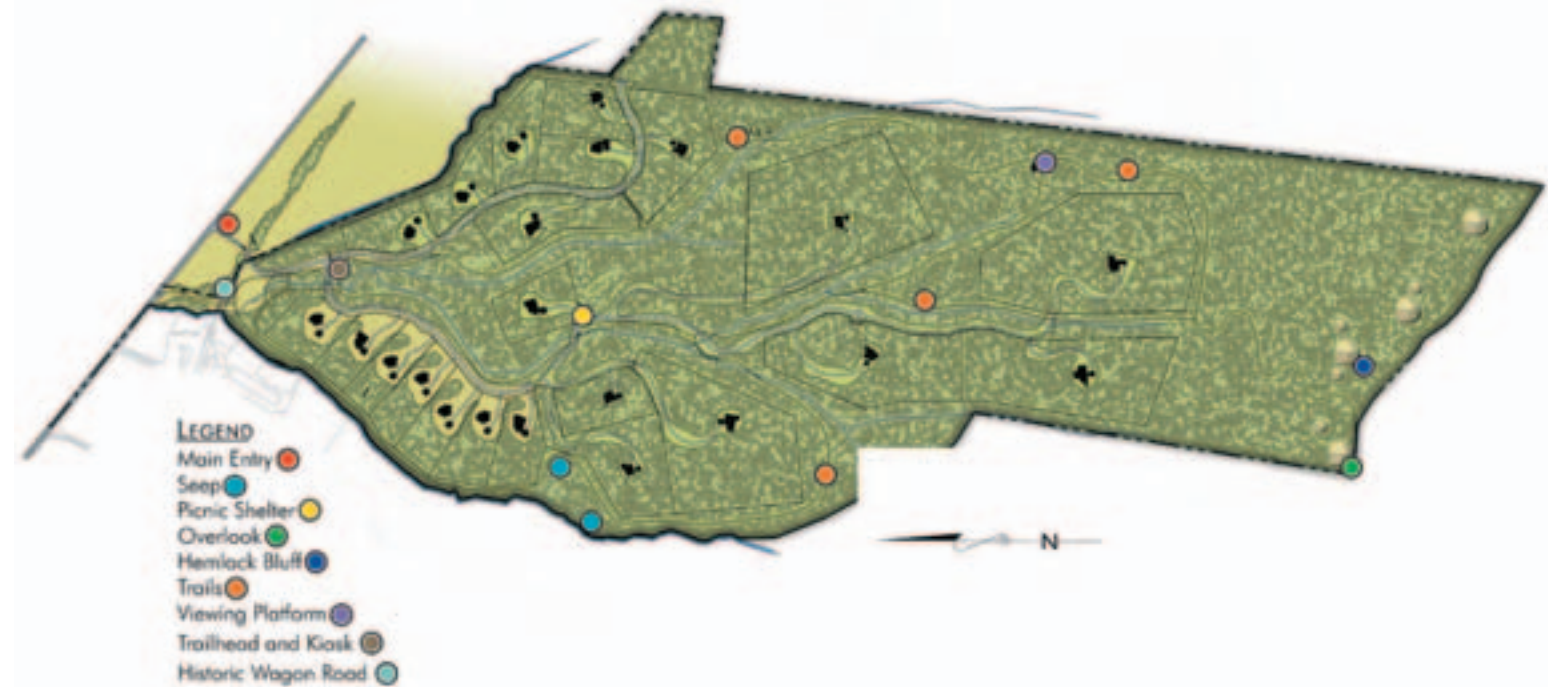
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Introduction

Drovers Road Preserve is a 186-acre conservation residential development that is planned and designed to protect and celebrate the property's unique ecological features and historic past. A conservation easement encompasses 110 acres (referred to as the "Nature Preserve") which permanently protects the forested, mountainous terrain from future development. The Nature Preserve adjoins each homesite and provides easy access to hiking and equestrian trails. Drovers Road Preserve contains a combination of meadows, forest, and mountain views. The undulating landscape contains three mountain streams and numerous seeps and springs. The landscape gently rises from stream to stream producing coves and hollows that give the forest a quiet, secluded feel.



Statement of Intent

The intent of the Design Guidelines is to maintain the visual character of the property by (1) encouraging homesite development that creates environmental and visual harmony with the surrounding landscape and (2) incorporates time-tested, regional architectural design concepts. The Design Guidelines convey the intended development design concept by illustrating appropriate design character and elements to assist property owners, landscape architects and architects, and building contractors prior to the beginning of the homesite design. While the guidelines are not comprehensive in scope, they will be used by the Design Review Committee (DRC) to determine a minimum standard for building and landscape elements. The DRC will have the authority to define and interpret the applicability of any design element contained in the Design Guidelines. The DRC will maintain the authority to grant variances or waivers for any of the Design Guidelines, provided the design is compatible to the intended character of the Drovers Road Preserve. Each homesite owner will be required to enlist a professional team to provide the DRC with a preliminary conceptual plan, prior to the design of the detailed plans, illustrating the main design elements of the proposed homesite development. The main design elements to be addressed for review for all homesites include:

- Site Analysis Plan identifying the homesite's key features such as solar orientation, landform, views, tree and plant communities and other special features.
- Site Plan illustrating the house location, driveway access, "Limited Disturbance Zone" and "Owner Discretion Zone." The relationship to the street and surroundings will be considered.

- Grading Plan illustrating grading limits and tree protection measures.
- Erosion Control Plan illustrating erosion and sedimentation control measures.
- Landscape Plan identifying all landscape improvements such as site amenities, hardscape, proposed plantings (with plant list), structures, drainage, etc.
- Utilities and Service Elements Location illustrating the location of each.
- Architectural Plans identifying the design intent for all planned construction projects. Scale, massing, proportion, color, materials and detailing will be evaluated for community appropriateness.

All plans must meet all applicable regulations of the Buncombe County, N.C. Erosion Control Department and the Buncombe County, N.C. Building Department; this includes obtaining all applicable construction permits required for home construction and land improvements.

Community Design Concept

The Drovers Road Preserve Community Design Concept focuses on (1) protecting the property's natural features and resources, (2) minimizing construction impact through appropriate road design, (3) utilizing innovative stormwater management techniques, (4) recycling of tree lumber and debris resulting from construction, (5) providing a blend of homesite types (Meadow View, Woodland, and Mountain View) and (6) providing amenities designed to celebrate the property's cultural history and rustic natural beauty.

The community amenities include:

- The Nature Preserve
- Mountain Streams and Rock Outcroppings
- Nature Trails
- Treetop Viewing Platform
- Picnic Shelter with Restored Turn-of-the-Century Chimney
- Stone Bridge Crossings
- Rustic Pedestrian and Equestrian Bridge Crossings
- Landscape Enhancements & Restoration
- Trailhead Signs and Kiosk
- Historic Markers
- Wildflower Meadow
- Horse Pasture

The Homesites

Each homesite is located adjacent to or in close proximity to the Nature Preserve, the nature trails and one of the three mountain streams running through the property. There are three categories of homesites as distinguished by topography and vegetation:

Meadow View Homesites (Lots 9-12)

These homesites offer relatively level topography, views, a woodland edge along the rear and an open meadow along the front. The woodland edge contains a mix of hardwood, pine, and hemlock trees while the meadow contains native wildflowers and grasses. The plan is for these homes to be carefully tucked into the woodland edge with the front of the homes opening onto the meadow.

The Meadow View Homesites are located on an old pasture that was reclaimed by a variety of pine trees. These trees suffered Pine Bark Beetle infestation followed by a damaging windstorm. The area has been restored to the historical pasture setting - in the form of a native wildflower meadow.

Woodland Homesites (Lots 1-8, 13-17, 23)

The Woodland homesites offer views and privacy within a hardwood tree enclosure. The plan calls for careful placement of the home and use of appropriate building materials to achieve harmony within the forested setting.

Foundation and chimney ruins of old homesteads may be found in this area. The American Chestnut tree once dominated the forest enclosure but these trees were decimated by a fungus that virtually eliminated the tree from the entire eastern United States. The forest is now considered an Oak-Hickory Forest containing a mix of hardwood trees such as large specimen White Oak and Northern Red Oak as well as White Pine trees.

Mountain View Homesites (Lots 18-22)

The Mountain View Homesites are located at the higher elevations of Drovers Road Preserve. These lots offer more acreage, privacy and excellent mountain and valley views. Rhododendron thickets, large hardwoods and Hemlock trees contribute to the secluded feel of these homesites. The plan calls for skillful placement of the homes to achieve a harmonious relationship with the forest and mountainside.

This portion of the Drovers Road Preserve offers different forest types such as a Cove Forest and Oak Hickory Forest. Many of the property's largest trees are located at these higher elevations. Above these homesites, there exists a Carolina Hemlock Bluff containing beautiful cliffs, rock outcroppings and the local landmark known as Ferguson Ridge that offers the best local views as well as Old Growth trees - some perhaps older than 150 years.



Woodland & Mountain View Homesites



Meadow View Homesites



* All specimen trees shall be located by survey.

Lot Setbacks

Lot No.	Lot Size	Front Setback	Rear Setback	Side Setback	Lot No.	Lot Size	Front Setback	Rear Setback	Side Setback
1	1.59	50'	20'	20'	13	1.88	60'	160'	20'
2	1.62	40'	20'	40'	14	1.79	50'	150'	20'
3	1.96	50'	20'	20'	15	1.79	60'	110'	25'
4	2.05	60'	40'	20'	16	2.19	40'	20'	50'
5	2.05	50'	40'	20'	17	3.88	50'	50'	50'
6	3.47	60'	20'	60'	18	7.86	250'	200'	50'
7	2.90	60'	20'	60'	19	6.48	60'	20'	100'
8	2.00	100'	40'	40'	20	7.15	60'	20'	100'
9	1.59	50'	110'	60'	21	10.00	60'	100'	100'
10	1.59	130'	100'	20'	22	9.68	100'	100'	60'
11	1.59	170'	150'	20'	23	2.00	40'	20'	20'
12	1.74	160'	160'	20'					

Note: Setbacks are measured from the property line.

Site Planning

Meadow View Homesites

Meadow View homes will be located in and along the woodland edge with the siting of the home responding to the street, grading, and low-impact on existing vegetation.

Woodland & Mountain View Homesites

Locate homes to minimize site disturbance, giving consideration to topography, existing vegetation, drainage patterns, viewsheds and solar orientation. Avoid alteration of natural drainage patterns, tree removal and construction on slopes greater than 20% grade.

Driveways

Design driveways to complement the lot's natural features. Gently curve the drives to accommodate existing topography and vegetation. Driveways cannot be constructed within 20 feet of the property line and cannot exceed 18% grade. Driveways on steep grades shall be built to parallel contours when possible. Utilize plantings and low retaining walls to minimize the view of the driveway within the Landscape Zone.

Paving

Chip-N-Seal paving is required for all driveway pavement.

Utility Equipment & Refuse Storage

Electrical/gas utility meters and A/C compressors will be located at the rear of the house. Trash receptacles, wood piles, compost bins, etc. will be stored out of view from neighboring homesites and streets.

Signs

All signs shall conform to the pre-formatted Drovers Road Preserve template.

Other Site Issues

Satellite dishes, antennae, and play equipment must be located inconspicuously. Cellular towers are not permitted. Propane and oil tanks shall be buried below existing grade. Window mounted air-conditioning units are not permitted. Holiday lighting shall be permitted from mid-November to mid-January only.

Site Disturbance & Clearing

Disturbance zones have been developed to control the amount of impact on the land.

Limited Disturbance Zone: removal of trees must be approved by the DRC. See diagram for extents.

Owner Discretion Zone: Trees may be removed at the Owner's discretion as required for construction up to 20' beyond the building footprint. See diagram for extents.

10' Buffer: No clearing is permitted within 10' of the property boundary.

Driveway and Landscape Zone: All efforts should be made to protect existing vegetation. See diagram for extents.

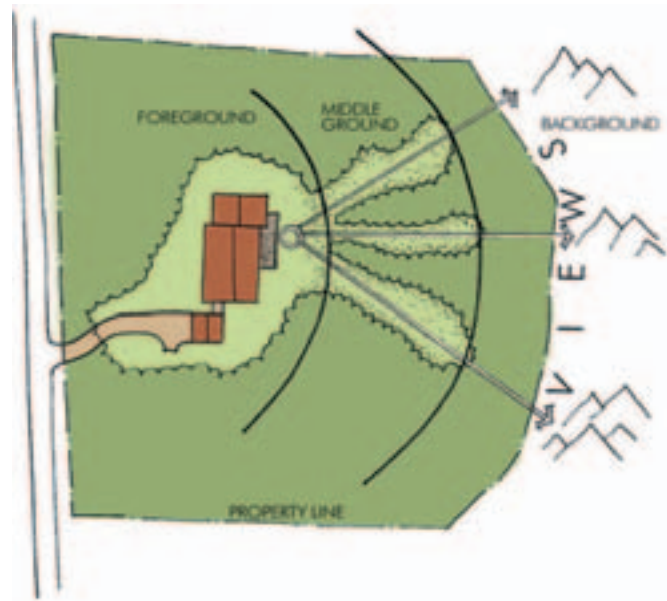
Trees damaged or removed without approval from the DRC or the Guidelines will require the homesite owner to replace the tree(s) on a 5:1 basis.

Tree protection fencing shall be used to delineate the boundary between the Owner Discretion and Limited Disturbance Zones.





When the natural vegetation is preserved, the ecology of the landscape is not only protected but the homes are secluded and hidden among the forest trees.



Selective thinning for viewshed enhancement typically occurs in the foreground and middle ground view. Once thinning and pruning to frame views is complete, the scenery in the background will be visible. Viewshed pruning should not increase the house visibility from the street and neighboring properties.



Trees to remain within the Limited Disturbance Zone shall be protected from any damage and should be delineated with orange construction fencing around the drip line of the trees.

Site Design

Tree Protection & Removal

Young canopy trees (roughly 16" in diameter or less) found within 20 feet of the footprint of the house should be protected. As well, all Oak, Hickory, Sourwood, Red Maple, & Hemlock trees should be protected with tree protection fencing whenever possible. Leave snags (dead standing trees) and cavity trees that are 40' or further from the house for wildlife habitat value.

Within the Limited Disturbance Zone there are various issues that the DRC will consider when approving trees that can be removed. The following conditions illustrate appropriate reasons for tree removal: any Invasive Exotic Plant found anywhere on the homesite; trees with 50% or more of the area under the drip line disturbed; trees with 40% or more of the root system removed due to construction; trees that show signs of disease or decay; fallen and dead trees; trees leaning more than 15% (except Sourwood); trees greater than 24" in diameter within 5' of the house; large Virginia Pine, White Pine, Silver Maple, Tulip Poplar, and Black Cherry if growing within 25' of the building footprint.

Erosion & Sediment Control

Builders and homesite owners will utilize sediment and erosion control measures that prevent stormwater runoff from entering streams, creeks, other water bodies and neighboring properties. During construction, streets must be kept clean of soil and debris. These measures will comply with all local and state regulations. Immediately following construction, all disturbed areas must be reseeded and replanted.

Stormwater Management

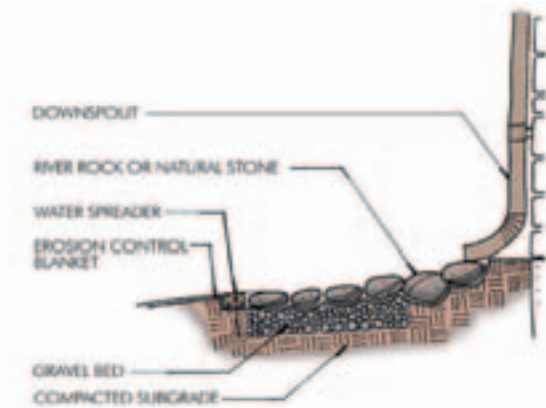
Measures must be taken to limit disruption of natural drainage patterns, to increase stormwater filtration, and to reduce water flows into the streams. Stormwater measures include the use of pervious surfaces, rain gardens, dry creek beds, infiltration trenches, level spreaders and energy dissipaters. Driveways will be designed to minimize stormwater runoff and erosion.

Viewshed Enhancement

Viewshed pruning is prohibited until completion of the house frame so that the main viewing areas can be determined. Viewshed pruning will be limited and subject to the prior approval of the DRC. Viewshed pruning should not increase the house visibility from the trail system, roads or neighboring properties.



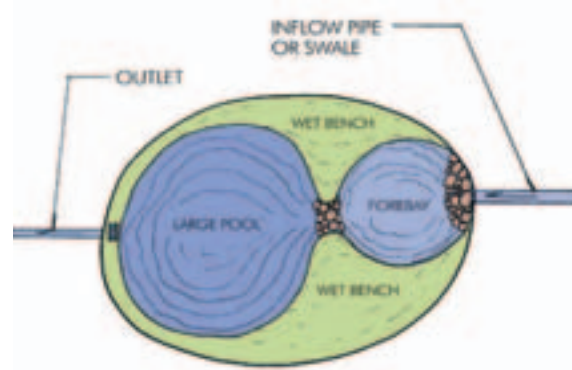
Dry Creek Beds or Water Quality Swales can be used to slow the flow of stormwater and allow for infiltration of rainwater into the ground. This system also treats and filters stormwater, improving water quality and minimizing the potential of sedimentation from reaching nearby streams.



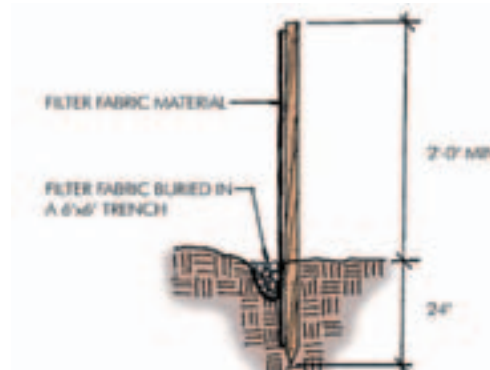
A Water or Level Spreader redirects the flow of water to help prevent erosion problems.



All erosion and sediment control measures such as silt fences shall comply with all local and state regulations.



A Rain Garden is another technique to prevent sedimentation and potential erosion problems.



Silt fences must be used along the property line of every homesite during construction. Silt fences will be required to intercept any sediment-laden stormwater runoff and must be properly maintained by the builder and owner during the course of construction.



The simple roof forms, appropriate detailing, deep front porch and use of natural materials render a welcoming Shingle Style home. The low stone retaining wall and pavers make an elegant transition between the house and landscape.



Guest cottages shall have the same architectural character as the house proper. The board and batten siding over the shake siding provides a nice textural contrast and reinforces "woodsy" character of the home.



The detached garage is placed with care to maintain the existing vegetation. The style-appropriate detailing and windows add charm.



Appropriate scale, proportion, detailing, window groupings and materials provide a

Architectural Patterns

Approved architectural patterns will be limited in an effort to establish and maintain the community identity. Use of a pre-approved architect is required.

Architectural Styles

Approved architectural styles are the Arts and Crafts, Shingle Style, European Inspired, or Mountain Modern style. All home styles, except Mountain Modern, should be founded on appropriate historic models. Meadow View lot homes will be Craftsman or Shingle Style. The Mountain Modern style permits interpretation of regional influences and precedents, yielding an authentic expression of architecture.

Size and Height

Meadow view houses shall be not less than 2,800 finished sq.ft. or more than 5,000 finished sq.ft. without DRC approval. Woodland and Mountain View houses shall not be less than 2,200 finished sq.ft. or more than 10,000 finished sq.ft. without DRC approval. Guest houses, poolhouses and other detached buildings shall not exceed a footprint of 800 sq.ft. Building heights shall be limited to 2 1/2 stories above grade.

Exterior Materials

Home exteriors will be constructed with natural materials such as stone, wood, stucco and brick. Prohibited exterior materials include cast stone products, vinyl, aluminum/metal siding, hardboard/masonite and EIFS stucco.

Roofs

Roof materials will complement the style and color palette. Approved roof materials include architectural asphalt shingles, natural and synthetic slate, metal and wood shingles. Prohibited roof materials include galvanized metal, three tab asphalt shingles, roll roofing, and visible built-up roofing.

Colors

Approved exterior colors include earth tones or natural color ranges. White and off-white colors are prohibited.

Gutters/Downspouts/Flashing

Material will be copper or prefinished or painted aluminum. Gutters and downspouts will be located inconspicuously. Colors will complement the home exterior color scheme.

Roof Penetrations

All roof penetrations (mechanical, plumbing vents, etc.) will be



The earthy color palette of this home works well in the woods and blends into its surroundings.



The bay window and outdoor terrace reinforce a strong connection with site. The stone, stucco and wood detailing are used appropriately in the European inspired home. The house is carefully placed to maintain the natural landscape.



The Shingle Style home demonstrates appropriate massing, material palette and detailing.



Sensitive thought must be given when locating the garage. The roof massing and detailing help downplay the potentially overwhelming presence of the garage. The front door remains the focus as one approaches the house.



The roof massing and recessed porch are hallmarks of the Shingle Style. The bay windows and gambrel roof add to the character of the home.



By responding to the site and using natural materials, this otherwise modern house provides an appropriate design solution.



Decks, screened porches, and balconies all reinforce a connection to the outdoors. The dark color palette provides a complementary addition to the natural setting.



Native plants, such as River Oats, should be used to reflect the natural character of the landscape.



This home is carefully tucked into the woodland edge and the wildflower meadow adds seasonal color and interest along the front of the house. This is the desired character for the Meadow View Homesites.



For a natural appearance, plant in "drifts and masses." Using the drift approach, an individual species is planted in a higher density in the center but with more widely spaced individuals "trailing away." As one species diminishes in density, a second or third species increases.



The drift of foamflower (white flowers) and creeping phlox (lavender flowers) create a natural and artistic combination under the shade of large canopy trees. Avoid planting single linear rows of the same type of plant.

Landscape Patterns & Materials

The landscape design should use native plantings and materials that reflect the natural patterns, character, forms and colors of the Blue Ridge Mountain region. Materials and structures should also blend into and reflect the rustic, natural qualities of the property. Use of a pre-approved landscape architect/designer is required.

Plants

Use native plants and avoid using invasive, exotic and introduced plants. An approved plants list is available from the DRC. Lawn areas, if desired, will be permitted adjacent to the house, and shall not exceed 3,500 sq.ft. in the Meadow View Homesites and 900 sq.ft. in the Woodland or Mountain View Homesites.

Retaining Walls, Paths, Patios

Appropriate organic materials include wood rounds, mulch, decomposed granite, and natural stone. Inappropriate materials include decorative pavers, colored mulches, and keystone pavers.

Decks, Fences, Arbors, Gazebos

Appropriate materials include stained wood, locust (and other natural insect/rot resistant wood) and recycled materials. Fence design, layout and color shall be submitted for DRC approval. Chain link and picket fencing are not appropriate. Fencing may be used in the backyard only and may not exceed 5' in height.

Pools and Tennis Courts

Swimming pools and tennis courts may be approved by the DRC on a case-by-case basis. Each should be inconspicuously located, screened from all neighbors, be a dark natural color and have limited lighting.

Landscape Lighting

Light fixtures may be used along driveways and paths shall not exceed 24" in height and shall be spaced a minimum of 25 feet apart along driveways. The use of non-shielded "security" type lights and floodlights will not be permitted. Gas lanterns may be used.

Landscape & Garden Art

Garden and yard art shall fit within the context of the community and may be subject to DRC approval.



The natural forest patterns of the Blue Ridge Mountains are comprised of multiple layers including the ground layer, shrub layer, understory layer, and canopy layer. This design pattern is appropriate for the Woodland Homesites and the Mountain View Homesites.



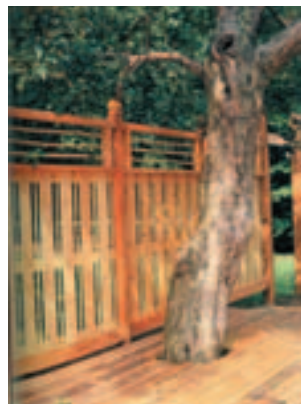
The naturalistic design approach minimizes the use of lawn and instead uses woodland wild flowers and groundcovers, mulched paths, and other materials that are not maintenance intensive.



The mulched path illustrates the appropriate use of materials for pathways and trails. Decomposed granite is also appropriate for trails. Stone and chip seal are appropriate materials for pathways.



A decomposed granite patio with wood railing and wood chairs set within the forest fits nicely into the surrounding landscape and illustrate appropriate materials for patios.



Appropriate fence materials include recycled materials, locust, and cedar. Split Rail and Worm fences are also appropriate.



Stone is an appropriate landscape material for retaining walls, steps, and patios.



This arbor is constructed from Locust wood and has a rustic quality. This character, and the appropriate use of materials such as Locust, are encouraged.



Appropriate colors include muted earth tones that blend with the natural environment. These stone landscape features illustrate appropriate colors and materials.



Light fixtures should have low cut-off angles that do not exceed 45 degrees at the top of the fixture to direct light downwards in order to prevent reflection and glare of light onto other properties and to preserve quality night sky viewing.

Sustainability/Green Building Recommendations



This plan view illustrates how a home can be oriented to the south to maximize southern exposure for day lighting and solar access. As well, this plan combines other elements of a sustainable landscape.



During winter, the sun reaches far inside the house, due to its low angle. The deciduous trees are leafless, allowing approximately 50% of the sun's rays through to heat the house. During summer, up to 96% of the hot summer sun's direct rays are blocked by deciduous trees planted around the south-southwest sides of the house keeping the house cool during the hot summer months.



A winter windbreak should be placed on the northwest side of the house, shade trees should be placed close to the southwest side of the house, and trees and shrubs can be placed in a "v" shaped pattern to funnel the south-southwest summer breezes towards the house. Air passing over a water feature can also add to the cooling effect of the funneled summer breeze.

The growth and development of our communities affects our natural environment. How and where we build are two of the most important factors that impact our future. The manufacturing, design, construction, and operation of the buildings in which we live and work are responsible for the consumption of many of our natural resources. However, simple design and construction techniques can be applied to considerably reduce the negative effects of construction and development.

Sustainability is defined as a process that can be continued indefinitely without degrading the environment. This holistic, long-term approach balances economic, social, and environmental influences on a local, regional, and global scale. Sustainable design, also called "green building", is a broad term for the design and construction of energy and resource efficient, durable, healthy buildings that have minimal impact on the environment. There are three primary issues to consider with sustainable design:

Environmental Consequence

- Analyze natural systems and surrounding infrastructure that affect growth and development
- Identify sensitive habitats and areas of protection

Resource Sustainability

- Utilize readily available resources
- Consider the life cycle assessment of products and materials
- Use energy, water, and materials efficiently

Humanistic Response

- Design with a sense of when and where we are (Sense of Place)
- Connect inhabitants with various light stages of the day and visual connection with outdoors (N, S, E, W and time of day)
- Create a healthy indoor environment
- Design for humanity and the individual

GREEN BUILDING TECHNIQUES

Green building techniques must be an integral part of the overall design and construction process. Various factors that influence this process should be taken into consideration including functional requirements, existing site conditions, availability of resources, and other local, regional, and global environmental issues. A systematic approach that incorporates these factors into the entire decision-making process allows for a more environmentally conscious building and landscape.

Building Design

- Orient building appropriately for topography and solar
- Use efficient space planning
- Design for renewable energy use

Site Design

- Protect trees and topsoil during sitework
- Filter storm water on site
- Employ sediment and erosion control techniques
- Incorporate permeable surfaces
- Use native plants and existing landscape

Building Envelope

- Use high insulation values
- Install high performance windows
- Use air sealing construction techniques
- Performance Testing

Energy Efficiency

- Use high efficiency mechanical equipment
- Install high efficiency lights and appliances
- Provide appropriate overhangs and sun-shading devices
- HVAC ductwork should be properly sealed

Materials & Resources

- Use local and regional sources
- Incorporate durable, low maintenance materials
- Choose low embodied energy materials such as stone and wood
- Minimize construction waste
- Use certified or reclaimed wood
- Use recycled and recyclable materials

Indoor Environment

- Create a healthy indoor air quality
- Provide ventilation and fresh air supply
- Use least-toxic finishes and materials
- Incorporate natural light throughout the building

SUSTAINABLE LANDSCAPE

A sustainable landscape should improve water quality, lower energy use and resource consumption, reduce waste, provide wildlife habitat, and produce food. While many principles of "sustainable" landscape design are imbedded within the previous required guidelines such as the use of native plants and limiting the amount of lawn, the following recommendations expand and build upon the concepts of sustainability.

Edible Landscapes

Producing food by using native edible plants and a garden containing vegetables, vines, and fruit trees can provide homeowners with a supply of fresh food. These plants can be integrated into the landscape and do not have to be planted in a traditional square vegetable garden but can be interplanted among native perennials, shrubs, and trees.

Water Collection

Storing rainwater in rain barrels and underground cisterns to irrigate the landscape and vegetable garden can significantly reduce the usage of well water. "Graywater" is water collected from showers, washing machines, dishwashers, and air conditioning systems and can also be collected and reused for landscape irrigation. Graywater systems should meet all state and county regulations.

Energy Conservation

Energy conscious design can reduce heating and cooling costs and create comfortable environments that are buffered against harsh weather. Solar heat gain, wind speed, and wind direction are affected by topography and therefore vary from one homesite to another. Each homesite has a unique setting and the following strategies should be evaluated for their effectiveness on a case-by-case basis. They include solar orientation, placement of trees to block winter winds and summer sun, and placement of trees to help cool a house. In addition, a significant energy savings may result in shading the AC unit of the home. If solar panels are being used on roofs, do not block solar access to the photovoltaic system. If landscape lighting is desired consider using solar, halogen, and other energy efficient lights.