

**SUPPLEMENT TO ARCHITECTURAL, LANDSCAPE AND LAKE BUFFER GUIDELINES FOR OVERLOOK ON MOUNTAIN ISLAND LAKE**

This supplement to Architectural Landscape and Lake Buffer Guidelines has been prepared by the ACC of Overlook. The primary reason for this supplement is to place in effect certain guidelines and rules relating to the construction of Improvements on Lots within Overlook. These guidelines and rules set forth below are applicable to all remaining undeveloped lots in Overlook.

In this regard, the following provisions shall be deemed added to the Guidelines:

1. The following text shall be added immediately under the heading Dwelling Size of Section 4.2 of the Guidelines: “The square footage requirements set forth below are for enclosed heated floor area and are exclusive of the areas in heated and unheated basements, vaulted ceiling areas and attics, unheated porches of any type, attached garages, porte-cocheres, and other unheated areas, such as decks and patios.

Any dwelling to be erected on any Lot in Overlook shall contain not less than the following heated floor areas:

A. Waterfront Lots, Water Access Lots and Off Water Lots. (Waterfront also includes all lots in Lakeshore Pointe which represents Lots 299 through 348 and Lots 365 through 381).

|  | <u>Minimum Total<br/>Heated Area</u> | <u>Minimum Ground<br/>Floor Heated Area</u> |
|--|--------------------------------------|---|
| 1 Story                                  | 2600                                 | 2600  |
| 1 ½ story,<br>split level,<br>and others | 2800                                 | 1800  |
| 2 story,<br>2 ½ story                    | 3200                                 | 1600  |

Notwithstanding the foregoing requirements, the ACC shall have the right (but not the obligation), because of restrictive topography, lot dimensions or unusual site related conditions or other reasons, to allow variances from such minimum square footage requirements of up to fifteen percent (15%) of such minimum square footage requirements by granting a specific written variance.”

2. The following text should be added as the first sentence of 4.6 Exterior Materials and Colors: “Preferred exterior materials are brick, stone and stucco.”