

Exhibit “B”

The Village of Bayberry North Maintenance Corporation

Architectural Design Guidelines

I. General Considerations:

- Maintain and be compatible with the overall design of the Community
- Colors, construction materials, and details consistent with Community scheme
- Impact on landscaping and neighboring properties

See page nine (9) for full text of review criteria

II. Making Additions or Modifications:

Requests for architectural changes are to include specifications for major additions or modifications, including exterior paint colors, construction materials, lighting fixtures (other than those supplied by Declarant) and other construction details

Also include specifications for other possible additions or modifications, such as:

decks	re-grading/berms	storage sheds
fences	roofing	shutters
painting	satellite dishes	swimming pools

III. Removing Existing Structures:

Explain in detail proposed removal of any structure that may change the exterior appearance of the Lot or dwelling, i.e. major additions, walls and fences

IV. Procedure for Architectural Change Requests

(a) Any request from a Owner for any Lot Improvement shall be in writing and shall be submitted to the Committee on such forms as the Committee may adopt, and shall include, when applicable, two (2) sets of plans and specifications as to the nature and kind of such Lot Improvement, showing the location of the proposed Lot Improvement on the Lot, together with final grade lines, shape, height, floor plans, elevations, materials and color scheme, and a landscape plan, if applicable, as well as the proposed builder or contractor intending to construct or install such Lot Improvement (collectively the "Plans and Specifications"). Except for Lot Improvements to be constructed by the Declarant, any application to the Committee for review shall be accompanied by a reasonable application fee (as determined and published to the Owners from time to time by the Committee) to defray the cost of professional services that the Committee may reasonably incur to properly evaluate an Owner's Plans and Specifications.

(b) In passing upon such Plans and Specifications, the Committee shall consider:

- (i) these Architectural Design Guidelines and the Declaration of Covenants, Conditions, Restrictions and Easements of The Village of Bayberry North;

- (ii) the aesthetic suitability and harmony of the Lot Improvement to be constructed, to and with the Lot on which it is proposed to be located;
- (iii) the compatibility of the height, profile and color scheme with neighboring residences (whether they be in existence, under construction, or approved for construction);
- (iv) the impact of the proposed Lot Improvement on the environment including without being limited to preservation of trees and open spaces, and surface water drainage, the effect of the proposed Lot Improvement or other item, and its planned usage and purpose, on the outlook of neighboring Lots and/or residences; and
- (v) the quality of the materials to be used in construction and the proposed method of construction including but not limited to the effect of lighting and signage upon neighboring Lots and/or residences.

The terms "aesthetic suitability and harmony" shall be interpreted to encourage the use of traditional architecture and stone and other materials found in other dwellings and Structures in the Community. **No exterior colors or materials initially installed by the Declarant or subsequently approved by the Committee shall be changed through replacement, repair, redecoration, repainting or otherwise, except upon prior submission to and approval by the Committee, which approval may be withheld in the Committee's reasonable discretion.** With respect to Lot Improvements such as, but not limited to, driveways and turnarounds, fences, walls, recreational facilities, barbecues and patios, the Committee shall have the right in its absolute and sole but good faith discretion to prohibit such Lot Improvements altogether if in the opinion of the Committee the construction and use of such Lot Improvements will necessitate the removal of valuable trees, cause drainage problems, or have a detrimental effect on the outlook from or use of neighboring Lots.

(c) Within thirty (30) days after the Owner has submitted all the required Plans and Specifications to the Committee, the Committee shall notify the Owner in writing whether such Plans and Specifications are either approved or disapproved, or the Committee may request additional information be submitted. In the event that additional information is requested, the thirty (30) day period shall begin when such information is submitted. Any disapproval or objections shall be in writing and shall include an explanation for the basis or reason for such disapproval or objections, together with such reasonable changes, modification or other alterations and recommendations as appropriate or practicable that would render the Plans and Specifications acceptable to the Committee and in compliance with the review and approval criteria established under this Declaration. In the event the Committee fails to approve or disapprove an Owner's submission of the Plans and Specifications in writing within the said thirty (30) day period, then the Committee's approval shall be conclusively presumed to have been granted; provided, however that the aforesaid presumption shall not be deemed a waiver of the applicable provisions of this Declaration or be deemed to be the prior written approval of the Committee under any specific provision herein. The Owner shall be solely responsible for determining whether any Lot Improvement complies with any applicable federal, state or local law or regulation.

V. Architectural Design Specifications:

The specific Architectural Design Specifications detailed below have been adopted by the Declarant. Any visible exterior improvement to a home unless otherwise stated in these Guidelines requires application to and approval from the Committee.

Air Conditioning Units/Heat Pumps. The Committee shall not approve applications for the installation of window or wall air conditioning units or fans. The relocation of exterior central air conditioning units and heat pumps requires approval and will be considered if there is no adverse visual or noise impact upon adjoining properties. Application and approval are not required to replace a heat pump or air conditioning unit in the original location.

Antennas and Satellite Dishes. Satellite dishes that are larger than one (1) meter in diameter are prohibited. Satellite dishes that are one (1) meter in diameter or less, television antennas and MMDS (multichannel, multipoint distribution) antennas are permitted. Antennas and satellite dishes (collectively, "Devices") are subject to the guidelines below and do not require prior approval from the Committee. However, Owners are required to provide advance notice to the Committee of the proposed installation of a conforming Device at least one (1) week in advance of the actual installation. The notice must include the proposed location of the Device on the Lot or on the dwelling.

(a) Location. Devices shall not be installed in the front yard of the Lot or on the front facade or roof of a dwelling or garage so long as another location exists on the Lot, dwelling or garage from which an acceptable quality signal can be received. If a front or side yard location is necessary for a ground mounted satellite dish, the Device shall be installed near other utility equipment or among shrubbery. Devices shall be located so as to be as visually unobtrusive as possible, without unreasonably increasing the cost of installation, maintenance and use, and without precluding the reception of an acceptable quality signal. Whenever possible, the Devices should be located in the rear of the dwelling. If a Device must be installed at roof level, it should be situated on the rear side of the roof ridge line, so as to have no, or minimal, visibility from the front of the dwelling.

(b) Screening. To the extent possible, Devices shall be screened so that they are not visible either from the street or to other Lot Owners.

Awnings. No permanent awnings will be allowed. No temporary type awnings will be allowed without prior architectural review and approval. All awnings will be of a temporary type of construction; will blend with the exterior colors of the existing siding; will not be visible from the front of the dwelling or from the street.

Basketball Post, Backboard and Hoop. Basketball backboard and hoop must be located on a post to the rear or side of the blacktop area in front or to the rear of the garage area. The apparatus may not be located to the front of the dwelling. The backboard and or hoop may not be attached to the dwelling or garage.

Bird Bath/Feeders/House(s). Bird baths, feeder and houses shall not be located in the front or side yards of any Lot, but are permitted in the rear yard when installed in a tree or on post.

Carpeting. Indoor/outdoor carpeting and synthetic grass on any exterior surfaces (for example, front stoops, decks, patios, etc.) are prohibited.

Children's Playhouses. Playhouses and other Structures that are specifically for children's use as play equipment are permitted, subject to below.

- (a) all designs shall be submitted to Committee for review and approval.
- (b) color must be compatible with color of dwelling or of natural wood.
- (c) location not to extend beyond side of dwelling (in rear yard).

Decks. No changes to or new deck construction shall be allowed without prior review and approval of the Committee.

- (a) Color - changes are allowed if color matches the dwelling's existing trim colors.
- (b) Spindles - to be vertical spindles no more than 4 inches apart (or as prescribed by New Castle County code).
- (c) Decks - may be enlarged if the deck does not extend past the side of the dwelling.

Dog Houses and Dog Runs. Dog houses and runs are prohibited.

Exterior Lighting.

(a) Lighting that is part of the original Structure may not be altered without prior approval of the Committee. Proposed replacement or additional fixtures must be compatible in style and scale with the dwelling.

(b) Exterior lighting, including motion sensors, flood lights and entrance lights shall be directed downward and not outside of the applicant's Lot. The light source should not be visible outside of the applicant's Lot. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features. Low voltage landscape lighting located along a walkway or among shrubbery will be considered so long as it does not detract from the overall appearance of the dwelling. All wiring on any Lot shall be underground.

(c) Applications for replacement or additional exterior lighting should include the wattage, height of the fixture above ground, location on the property (shown on a plat map for the lot) and a description of the fixture(s) and/or a photograph or cut sheet from a catalogue.

(d) Exterior holiday lights and/or ornaments shall be permitted concurrently with the holiday to which they relate for a period of not more than thirty (30) consecutive days

Fences. All fences require the prior approval of the Committee. Invisible fences may be installed by pet owners. Fences must meet the following guidelines:

- (a) Fences may not extend forward of the front of the dwelling.

- (b) Fences should be placed within one (1) foot of the Lot line, but will be assessed on an individual bases.
- (c) For corner Lots, the fence is to be placed at least three (3) feet behind the sidewalk or six (6) feet behind the curb if no sidewalk exists.
- (d) For all end-unit Townhouse Lots, side yard fencing is to be placed no closer than three (3) feet to the side property line to allow for pedestrian cross easement.
- (e) All fencing material must be white vinyl. No recycled vinyl is permitted.
- (f) All gates must open inward.
- (g) Approved fencing types are as follows:
 1. For alley garage homes and all Townhouses
 - a. Picket fence only
 - b. 48” in height
 - c. Straight Picket – consistent in height
 - d. Flat pointed picket with square “New England” post cap
 2. For traditional single family detached
 - a. Three (3) rail fence/white vinyl
 - b. 48” in height
 - c. Vinyl coated fence wire may be installed on the inside of the fence (no chain link or chicken wire is permitted to be attached)
- (h) No enclosing or non-enclosing fence, bulk planting or other barrier shall be erected on any Lot which exceeds four (4) feet in height, except that a Lot Owner may erect a section of privacy fence extending from the rear of the dwelling house that (i) is no more than six (6) feet in height, and (ii) runs no more than sixteen (16) feet from the rear of the dwelling house, so as to provide a screen from Lots adjacent to the side yard of such dwelling house.

Flagpoles. Permanent, freestanding flagpoles are prohibited. Flagpole staffs that do not exceed six (6) feet in length and are attached at an incline to the wall or pillar of the dwelling are permitted and do not require approval by the Committee.

Gutters and Downspouts. All gutters and downspouts, including replacements, must conform in color and design to those installed originally. Any addition of new gutters or downspouts, or a change in location of an original gutter or downspout, requires approval. Gutters and downspouts must be located in such a manner as to not adversely affect drainage onto neighboring properties. Black tubing used for additional drainage purposes must be buried underground and directed away from adjacent properties. Splash blocks should be black or green plastic, or unpainted concrete.

Landscaping. Application and review is not required for the following modifications:

- (a) Planting of annuals or perennials in existing beds.

- (b) Installation of new beds less than four (4) feet wide around the perimeter of the dwelling foundation, provided that plants installed have a mature height of less than six (6) feet.
- (c) Installation of new beds less than three (3) feet wide adjacent to walks from the driveway to the front of the dwelling, provided that plants have a mature height of less than three feet.
- (d) Installation of new beds less than two (2) feet wide around a mailbox post, and around transformer/utility boxes, provided that plants have a mature height of less than three feet.

Any other landscaping modifications, including the following, require application and review by the Committee. Landscape materials may not be installed on ingress/egress easements shown on a site plan or plat map.

- (a) Removal of grass and replacement with mulch or landscape ground cover, except in the case of the pre-approved locations above. (this will be considered for limited areas; on steep slopes, for example.)
- (b) Stone or masonry landscape walls. Walls intended as a landscape feature should not exceed eighteen (18) inches in height. The use of natural stone is preferred. However, brick or cultured stone may be approved if consistent with design characteristics of the home and adjoining properties.
- (c) Any modifications that require construction (including retaining walls or garden structures, such as trellises, etc.) or result in a grade change.
- (d) Approval is required for any shrubs or trees which are intended to form a hedge or natural screen which will be more than three feet in height. Landscape screens or barriers may be approvable in order to define private space or block undesirable views. However, the Committee will consider any adverse impacts on adjoining lots, including the disruption of sight lines for adjoining properties and interruption of designed drainage patterns. Landscape screens or barriers are not permitted on front yard lot lines except for ornamental hedge kept neatly trimmed and shall not exceed three (3) feet in height.
- (e) Any proposed improvement that is of such a scale or type as to be potentially inconsistent with the scale and design features of the dwelling, adjacent Lots and the surrounding area.

Mailbox and Mailbox Post. Replacement to match original design supplied by Declarant

Patios. All patios require approval of the Committee. Patios are to be located to the rear of the dwelling. Certain types of Townhouses may require some extension into the side yard. Patios should be installed flush with the ground. The use of brick, flagstone, slate or decorative pavers is encouraged. Any adverse drainage requirements that might result from the construction of a patio should be considered and remedied. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio are techniques to minimize drainage concerns.

Paint Colors (exterior). Match existing color combinations originally offered by the Declarant.

Signs. No signs, other than real estate signs or security signs, described below, are permitted on lots or common areas without the prior approval of the Committee.

(a) Real Estate Signs. One real estate sign offering a Lot for sale may be displayed on such Lot. Signs may only be placed in the front yard and must be removed within one week following the sale of a home.

(b) Security Signs. Two security signs, each not exceeding a total of sixty-four (64) square inches, may be posted on the Lot. Only one such sign may be posted forward of the front plane of the dwelling. The approved location shall be at the front door. A second sign may be posted in the rear yard.

Shutters. Replacement to follow existing design and color as closely as possible.

Solar Panels. Approval is required to add solar panels and solar collectors. Solar devices may be installed on the rear roof of the dwelling or garage. The solar device shall not cause glare onto a neighboring Lot. A glare assessment report may need to be provided depending of the size and location of the solar device and neighboring properties.

Storage Shed. No storage sheds shall be allowed without prior approval of the Committee. The following guidelines shall apply:

- (a) Location
 - i. attached to the rear of the dwelling or garage; or
 - ii. within six (6) feet of rear of the dwelling or garage.
- (b) Sheds are not to extend beyond the side of the dwelling or garage.
- (c) Maximum size eight (8) feet by ten (10) feet and eight (8) feet high; (total of eighty (80) square feet).
- (e) Roof material - shingles to match the existing roof of the dwelling.
- (f) Style - A-frame barn type or single angled roof type when attached to dwelling.
- (g) Color - siding and trim to match the dwelling.
- (h) Flooring - concrete slab or wood

Storm/Screen Doors. Only full view storm doors, defined as doors where the glass covers at least eighty (80) percent of the door surface, are permitted. Provided that this criterion is met, there is latitude for a number of door styles. Approved door styles are illustrated in the attached Storm Door Detail. Doors with other decorative treatment, such as grills, are not permitted. Doors must be white or painted the same color as the unit entry door or trim. Installation of pre-approved doors that conform to the door styles in the attachment does not require application and approval. The proposed installation of a door that is not pre-approved requires an application.

Swimming Pools. No above-ground pools allowed. In-ground pools require the prior approval of the Committee. Size not to exceed forty (40) feet by fifty (50) feet. No elevated diving boards (above twenty four (24) inches) or stands. No water slides permitted.

Tree Removal. No live trees with a diameter in excess of four (4) inches, measured twelve (12) inches above ground, nor flowering trees in excess of two (2) inches similarly measured, no live vegetation on slopes of more than twenty (20) percent gradient or marked “no cut area,” “landscape preservation area,” “tree preservation area,” “conservation area,” or “wetland” on approved plans, may be removed without the prior approval of the Committee. However, a Lot Owner may remove dead trees and certain objectionable plants, including poison ivy, poison oak, poison sumac, kudzu or other severely invasive plants. Protected areas on a Lot may not otherwise be disturbed. In no event shall live trees planted by the Declarant to comply with governmental requirements be cut or relocated without prior written approval from the Committee.

Walkways. Approval is required for a change in an existing walkway or the construction of a new walkway. Materials to be used should be compatible with existing materials in the community (e.g., flagstone, brick, or poured concrete). Long stretches of poured concrete should be avoided. Walkways of wood decking will not be approved.

Windows. Committee approval is required to add new windows in walls. Windows must match the existing dwelling windows. The size of the window trim and frame must match that of the other windows as closely as possible. All trim details must be duplicated. The color of the window frame and trim must match the existing windows. Approval is not required to replace existing windows provided that replacement windows are identical to the original windows. Application and approval is required for replacement windows that are not identical to the original windows.

Window Dividers. Window dividers installed in original windows must be retained and replaced with a comparable divider if damaged or missing.

VI. Private Open Space

Common Facilities are the property of all and cannot be altered by any one Owner by an architectural change or by placing personal property on Common Facilities. This includes planting or removal of trees, shrubs or natural plantings.

VII. Definitions

Capitalized terms contained in these Guidelines not otherwise defined shall have the same meaning contained in the Declaration.

The Village of Bayberry – Architectural Design Guidelines

REVIEW CRITERIA

The Architectural Review Committee evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site.

Design decisions made by the Architectural Review Committee in reviewing applications are not based on personal opinion or taste. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the Declaration.

Relation to the Natural Environment. Fencing in particular can have damaging effects on the open space. Other factors such as removal of trees, disruption of natural topography and changes in rate or direction of storm water run-off also adversely affect the natural environment.

Conformance with Covenants. All applications are reviewed to confirm that the project is in conformance with the Declaration and the Architectural Design Guidelines.

Design Compatibility. The proposed alteration should not adversely interfere with access, view, sunlight, ventilation and drainage. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cast unwanted shadows on an adjacent patio or infringe on privacy. When a proposed alteration has possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with neighbors prior to making application. It may be appropriate in some cases to submit neighbor comments along with the application.

Scale. The size (in three dimensions) of the proposed alteration should be proportionate to adjacent structures and its surroundings. For example, a large addition may not relate in scale or mass to a small dwelling.

Color. Parts of the addition that are similar in material or function to the existing house, such as roofs and trim, must be matching in color.

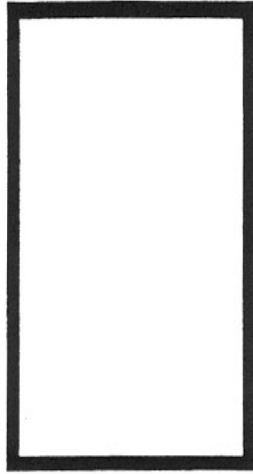
Materials. Continuity is established by use of the same or visually identical (insofar as possible) materials as were used in the original dwelling. For instance horizontal vinyl siding on the original dwelling should be reflected in an addition, and the new roof should match existing roof.

Workmanship. The quality of work and detail should be equal to or better than that of the surrounding area. Poor workmanship can also create safety hazards. The Corporation assumes no responsibility for the safety of new construction by virtue of design or workmanship.

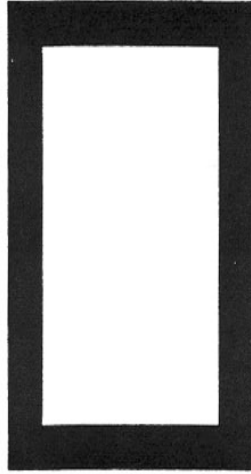
Timing. Projects that remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the Community. All applications must include estimated completion dates. If such time period is considered unreasonable, the Architectural Review Committee may disapprove the application. All approvals shall be conditioned upon completion within the estimated completion date provided by the applicant, subject to delays beyond reasonable control.

Storm Door Detail

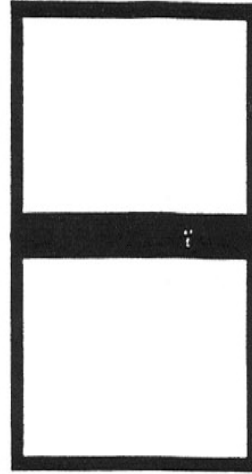
Five acceptable “full view” style storm doors are illustrated below. Door 1 is the preferred style. Door 2 has a wide border, Door 3 is a style which can either have removable glass and screen panels or which can have self-storage of glass or a screen in the lower panel, Door 4 has a kick plate and Door 5 has a wide border and a kick plate.



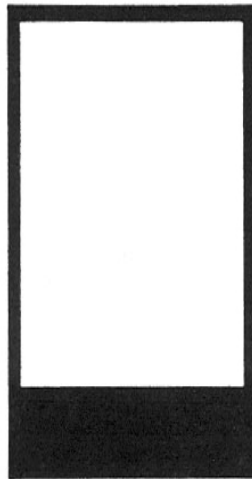
Door 1



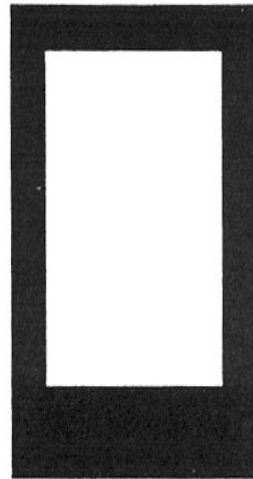
Door 2



Door 3



Door 4



Door 5

The Village of Bayberry Maintenance Corp.

220 Continental Dr., Suite 410, Newark, DE 19713

Phone 302-254-0100 * Fax 302-254-0101

ARCHITECTURAL CHANGE REQUEST

TO THE APPLICANT: PLEASE COMPLETE THE FOLLOWING:

1. Name, address and telephone number of Lot Owner requesting the architectural change:

Daytime Phone: _____ Evening: _____

2. Date Submitted: _____

3. Proposed change: _____ Include information on the following, as applicable: plans and specifications with illustrations showing the nature, kind, shape, color, height, materials and proposed location of the architectural change. (If more space is needed, please attach additional information to request form.)

4. Proposed Completion Date: _____ (if applicable)

NOTE: Return this form or direct questions to the above address.

Date Received by Committee: _____

Approved **Approved with conditions** (itemized below) **Denied**

Necessary revisions or comments:

Signatures: _____

Date: _____

Date: _____