

EXHIBIT B

**EXHIBIT C-1 TO DECLARATION
"Lot Categories"**
Messina Meadows 1C+D

Description	A		B		C		D		E	
	Minimum Square Footage	2200+	2000+	1600+	1400+	1200+	Roof Pitch	6/12 or better unless approved by AC down to 4/12 for the Tuscan Look	4/12 or better	4/12 or better
Roofing Requirements	30-year architectural or better Weathered Wood Pabco Brand, or as approved by AC	30-year architectural or better Weathered Wood Pabco Brand, or as approved by AC	30-year architectural or better Weathered Wood Pabco Brand, or as approved by AC	30-year architectural or better Weathered Wood Pabco Brand, or as approved by AC	30-year architectural or better Weathered Wood Pabco Brand, or as approved by AC	30-year architectural or better Weathered Wood Pabco Brand, or as approved by AC	Roof Pitch	6/12 or better unless approved by AC down to 4/12 for the Tuscan Look	4/12 or better	4/12 or better
Landscape Requirements	Full Landscaping	Front and side yards	Front and side yards	Front and side yards	Full landscape including fencing	Full landscape including fencing	Landscape Requirements	Full Landscaping	Front and side yards	Full landscape including fencing
Landscape Plan	Require AC Approval	Require AC Approval	Require AC Approval	Require AC Approval	Require AC Approval	Require AC Approval	Sprinkler Systems	Full Sprinklers	Front and side yards	Full sprinklers
Garage Features	3 car min - 5 car max - max of 3 bay openings or as approved by AC	3 car min. - 5 car max - max of 3 bay openings	3 car min. - 5 car max - max of 3 bay openings	3 car min. - 5 car max - max of 3 bay openings	2 car min.	2 car min.	Shops & Sheds	OK - AC Approval Only	OK - AC Approval Only	OK - AC Approval Only

Messina Meadows 1-A *Messina Meadows 1-B*

Description	A	B	C	D	E
Recreational Vehicles	Enclosed or as approved by AC	Screened from view	Screened from view	Screened from view	Screened from view.
Monument Yard Light	Required	Optional	Optional	Optional	Optional
Colored stamped concrete sidewalks, Accents on driveway and as approved by AC	Required	Optional	Optional	Optional	Optional
Front Brick, Stone, Masonry or Stucco	25% required or as approved by AC	20% required or as approved by AC	20% required or as approved by AC	20% required or as approved by AC	20% required or as approved by AC
Data Wiring	Per AC rules/ regulations	Per AC rules/ regulations	Per AC rules/ regulations	Per AC rules/regulations	Per AC rules/regulations
Basketball Hoops	Detached only - allowed only with prior AC approval	Detached only - allowed only with prior AC approval	Detached only - allowed only with prior AC approval	Detached only - allowed only with prior AC approval	Detached only - allowed only with prior AC approval
Fence	Wrought Iron, Black Privacy, Taupe Vinyl	Wrought Iron, Black Privacy, Taupe Vinyl	Wrought Iron, Black Privacy, Taupe Vinyl	Taupe Vinyl Installed by Builder	Wrought Iron, Black Installed by Builder
Additional Landscaping Requirements (see paragraph 4.18)	2-3" Trees 4-5 gallon shrubs berming and sculptured planting areas required	1-3" Trees 2-5 gallon shrubs berming and sculptured planting required	Base Requirements	Base Requirements	Base Requirements

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Description	A	B	C	D	E
Vinyl Siding	No Vinyl/Siding	No Vinyl/Siding	No Vinyl/Siding	No Vinyl/Siding	No Vinyl/Siding