

**CHENAL VALLEY COMMERCIAL PROPERTY
ARCHITECTURAL CONTROL GUIDELINES
7/2019**

PURPOSE OF THIS DOCUMENT

Chenal Valley Commercial Properties consists of approximately 600 acres. These properties are carefully planned parcels within the Land Development Plan of Chenal Valley Commercial Property which will serve as a transition between residential bordering property.

These architectural guidelines will establish a unified development for all commercial sites in Chenal Valley unless more restrictive design criteria apply. (i.e.; the Village at Rahling Road) Although each lot is planned to contain a separate building with its required parking and drives, and is planned to accommodate separate owner, or lessees the entire tracts are viewed as a total, interrelated grouping. The developed lots will be parts of a whole composition, and not a collection of individual, separately arranged parcels.

This design guidelines manual has been created to describe the design criteria and approval process for the Chenal Valley Commercial Property. It is intended for use by owners, lessees, architects and contractors to assist in the design and construction of improvements in this development community and to describe the systematic review process for all projects.

1.0 GENERAL GUIDELINES

1.1 Statement of Theme/Philosophy for Chenal Valley

When the designers began planning the development of Chenal Valley, they realized that the inherent beauty of this development should be preserved to make this new community a very special place. The development derives its beauty from its gently rolling topography, mature hardwood forests, lakes, ponds and the championship Chenal Golf Course and Country Club.

The challenge to the development team was to develop a unique planned community which would preserve to the greatest extent possible the natural environment of this site. To that end, many innovative land planning and engineering techniques were employed at Chenal Valley. The street system in Chenal Valley was designed around trees and other natural features, resulting in reduced grading requirements and increased preservation of existing vegetation. A community-wide storm water management system was developed by creation of additional lakes on the site, thereby protecting water quality in streams and lakes downstream from the area. Buffers around natural drainage ways were established to aid further in storm water runoff control. Development of the Chenal Valley Commercial Properties continues this philosophy.

1.2 Community Goals and Objectives - The Architectural Control Committee's goal is to encourage appropriate architectural design that blends with the surroundings of Chenal Valley and is sensitive to environmental factors. New construction should reinforce this community's identity and should contribute to the beauty and harmony of the community. The highest quality in design, materials and workmanship should be evident in all construction in Chenal Valley.

To preserve the values and character of Chenal Valley, design guidelines have been established. The design objectives described in the guidelines will support the community goal of maintaining a unique and environmentally sensitive community. This philosophy will support the creation of a homogeneous commercial community in a natural setting free from discordant architectural styles and obtrusive colors. The guidelines require that each building be treated not as a carefully planned addition to the community setting but as a piece to the plan. To preserve the overall character of the community, the architectural controls for Chenal Valley extend beyond the building walls to include the entire site.

1.3 Amendments - From time to time, amendments to the design guidelines may be deemed necessary by the Chenal Valley Architectural Control Committee. Such amendments, if approved by the Committee, will not affect covenanted standards for lots previously recorded. Suggestions and recommendations for amendments from all sources are welcome, and each suggestion will be given appropriate consideration by the Architectural Control Committee.

2.0 ARCHITECTURAL CONTROL COMMITTEE

2.1 Purpose - The purpose of the Chenal Valley Architectural Control Committee is to review and approve plans for new construction, alterations, landscaping, additions and demolitions. Committee approval of plans is based on aesthetic consideration and compatibility with the environment, the community, and this development.

2.2 Members - The Architectural Control Committee consists of at least three members appointed pursuant to the provisions of the Declaration of Covenants and Restrictions of Chenal Valley filed November 22, 1989 in the Office of the Circuit Clerk of Pulaski County, Arkansas as Instrument Number 89-61706 and any and all amendments thereto.

Members eligible for appointment to the Committee may include members of the development team, homeowners and businessmen or women. Current members are:

1. David Sargent
2. Tom Russell
3. Joe White, Jr.
4. Jack Larrison

Members are appointed by PotlatchDeltic Corporation, Inc., the owner and developer, and serve a term of one year.

2.3 Committee Meetings - The Architectural Control Committee holds regular meetings twice monthly on the first and third Wednesdays at 12:00 noon at the offices of Chenal Properties, Inc. Such meetings may be canceled or rescheduled by the Committee Chairman.

Should the time and place of the regularly scheduled meetings change, all those with applications pending will be notified accordingly by telephone or in writing at least five working days before the regular meeting date.

2.4 Fees - An application fee of \$100.00 may be assessed.

3.0 REVIEW PROCEDURES

3.1 Preliminary Conference - Prior to formal submission of plans to the Architectural Control Committee, it is strongly recommended that applicants request a preliminary conference with a member or members of the Committee. Such conferences, which may be arranged by contacting any committee member, will provide prospective applicants an opportunity to present their project concepts and objectives and receive comments from the Architectural Control Committee prior to pursuing final design.

3.2 Formal Submission and Approval - Two sets of plans shall be submitted along with the application for approval of construction (Appendix A). Applicant's plans and application must be delivered to the Chenal Properties, Inc. Marketing Office at least five working days before the next scheduled Architectural Control Committee meeting. The plans and application will be reviewed at the next regular meeting of the Committee. If these documents are approved, the applicant will receive written notification of the approval along with one set of plans bearing the Committee's seal. One set of approved plans will be retained in the files of the Architectural Control Committee. If the applicant's plans are not approved, written notice indicating the reason for denial will be given. If the Architectural Control Committee shall fail to approve or disapprove any plans within thirty (30) days after submittal, such plans shall be deemed denied. If an application is denied, the applicant may request a meeting to discuss design changes that may lead to Committee approval. These requests shall be submitted to the Committee's chairman at Chenal Properties, Inc. During the active development period all applicants will be notified of the Committee's action no later than 10 working days after the Committee's meeting date. All applications and plans approved by the Architectural Control Committee are valid for 24 months.

3.3 Submission Requirements - All plans submitted to the Architectural Control Committee for review must include the following information.

3.3.a. A site plan at a scale of 1" = equals 50' or larger showing:

1. property lines
2. streets
3. wooded areas
4. proposed building locations
5. accessory building locations
6. driveways
7. walls and screens
8. terraces and decks
9. parking areas
10. walks
11. any other accessory uses
12. property lines
13. utility easements
14. utility structures
15. site lighting
16. existing trees 12" in diameter (measured 4' above grade)

3.3.b. Grading Plan showing existing and proposed grades with all proposed improvements.

3.3.c. Elevation drawings of the proposed building indicating mass, shape and major exterior materials and colors. Elevations are required for all sides. All utilitarian (such as electrical elements, waste storage areas, loading docks and the like) areas must be screened and indicated on plans.

3.3.d. Elevation and detail drawings of screen walls, railings and site structures.

3.3.e. A floor plan showing major dimensions and openings at a scale of 1/8" equals 1'- 0" or larger.

3.3.f. Landscape plans showing all planting areas at a scale of 1" equals 20' or larger showing:

1. plant materials (size, quantity and type)
2. planting bed locations
3. screening materials
4. buffer strips
5. irrigation limits
6. detention ponds
7. walkways

The purpose of the formal submission of the Architectural Control Committee is to allow for the evaluation of the submission for compliance with the overall community philosophy and with these guidelines. Applicants should look to existing buildings and the landscape surrounding a site for direction about approximate materials, form, color and style.

Additionally, applicants must meet the requirements of the City of Little Rock, including landscape and excavation ordinances, to secure a building permit from the City.

Note that issuance of building permit does not imply approval by the Chenal Valley Architectural Control Committee.

3.4 Changes After Approval by the Architectural Control Committee - If changes to an approved plan become necessary before or during construction, a request indicating the change or changes shall be submitted to the Architectural Control Committee. The review process for changes will be the same as that for initial plan approvals. The applicant will be notified of the Committee's decision within ten working days after the Committee meeting date.

Minor changes may be approved by the chairperson of the Architectural Control Committee rather than a meeting of the full Committee. The Chairperson shall determine if a change is minor and shall notify the applicant of the approval or disapproval of the change within ten working days after meeting with the applicant.

4.0 ENFORCEMENT

4.1 Authority of the Architectural Control Committee - The Architectural Control Committee is authorized by the Developer - PotlatchDeltic Corporation to approve or disapprove all plans for new construction, alterations, landscaping, remodeling or additions in Chenal Valley. The Committee reserves the right to disapprove a plan for purely aesthetic reasons.

4.2 Enforcement Procedures - The design guidelines and covenants are administered to accommodate individual tastes and to encourage design flexibility. However, in the event of construction which, in the opinion of the Architectural Control Committee, abuses the standards or covenants, the Committee will recommend legal enforcement. The Architectural Control Committee shall have the right to enforce, by any legal means, all restrictions, conditions, reservations and requirements imposed by the provisions of these architectural guidelines.

5.0 GENERAL REQUIREMENTS

5.1 Temporary Facilities - During construction, temporary offices, storage sheds, portable toilets, trailers, parking areas, access roads, fences, etc. may be located as

inconspicuously as possible on the lots. Temporary construction facilities shall be removed promptly when they are no longer required.

5.2 Maintenance - Each owner, or lessee, contractor and/or occupant of a site shall maintain buildings, improvements, landscaping and grounds in a safe, clean, orderly condition, free of any accumulation of rubbish, trash or litter. Waste containers are required on all sites.

5.3 Erosion and Sedimentation Control - Prior to grading on any lot, the necessary sedimentation and erosion control measures shall be in place. Silt fence is required around all graded areas on the down slope side of the lot. Local sedimentation and erosion control codes shall be followed throughout the construction period.

5.4 Utilities - No permanent water, sewer, gas, electric, telephone, cable TV or other service line shall be constructed, placed or maintained within the Chenal Valley community unless it is placed in underground conduits or cables and buried or otherwise concealed. All gutters and downspouts must be connected to a sub-surface drainage system. No facilities for alternative sources of energy (solar, wind, bio-mass or other) or TV or other signal reception device (antenna, dish) shall be erected without the consent of the Architectural Control Committee. All utility construction must meet State and local codes.

5.5 Signs - The sign system for the entrance, amenity areas and streetscape in Chenal Valley has been carefully coordinated. The developers have designed a sign system that allows for safe, efficient movement throughout the community without intruding on the natural beauty of the site. Therefore, no signs may be erected on any lot, common area, or building without approval of the Architectural Control Committee. All commercial development must submit signage design for approval. This restriction includes project signs, lot number signs, real estate sales signs and builder/contractor identification signs.

The individual buildings shall be identified by their owners or lessees with monument signs. Tenant logos may be used if approved by the Architectural Control Committee. (The signs are intended to be integrated into the street landscape.)

Tenants of multiple-tenant buildings will be identified on interior building directories in the case of buildings with lobbies.

Tenants of multiple-tenant buildings which do not have common entry lobbies are to be identified by wall mounted signs adjacent to doors. These signs will be of standard type, style, size and color, as determined by the Architectural Control Committee.

Directional signs will be permitted on a case-by-case basis by the Architectural Control Committee.

	<u>Sign Type</u>	<u>Building Type</u>	<u>Building Sq. Ft.</u>	<u>Area (2 sides)</u>
1.	Monument	Individual	Under 5,000 Sq. Ft. Over 5,000	50 Sq. Ft. 80 Sq. Ft.
2.	Wall Mount	Multiple-Tenant	Under 5,000 Sq. Ft. Over 5,000 Sq. Ft.	(1 Sided Only) 10 Sq. Ft. Inside Directory Required

5.6 Trash Collection - Dumpsters enclosures with operable gates will be required. Design is subject to the approval of the Architectural Control Committee.

6.0 SPECIFIC LOT REQUIREMENTS

6.1 Clearing and Grading - To preserve the natural beauty of Chenal Valley, excessive clearing and grading should not be performed on any lot. Deep cuts and excessive fill areas are discouraged. Debris from clearing and grubbing operations shall be removed promptly from the site. On-site burning in clearing and grubbing operations is prohibited. Grading should be accomplished in a manner which will prevent ponding or soil erosion on the site or on adjacent property.

6.2 Tree Preservation - To maintain the natural beauty of Chenal Valley, existing vegetation must be preserved as much as possible. No trees shall be removed or destroyed on any lot prior to approval of construction plans by the Architectural Control Committee. Trees which are preserved shall be protected to the greatest extent practical from damage during building construction. Barricades or fencing are strongly recommended to prevent root compaction. Placement of dirt stockpiles or construction materials under the tree canopy is discouraged. Trees which do become damaged during building construction should be treated as soon as possible.

6.3 Landscaping - In keeping with the Chenal Valley development goal to preserve the natural character of the area, all installed plant materials and other landscape elements should harmonize with the existing natural setting. Landscape plans should provide screening for parking areas, and other service area visible from the street or adjacent lots. All new trees shall be guaranteed by the contractor or landscape contractor to remain healthy for a period of 12 months from date of planting. A landscape plan must be submitted with the initial application for construction plan approval. An irrigation system will be required with all landscaping plans. Zoysia turf is required between buildings and frontage roads. Forty percent of trees shall be 3" minimum caliper and forty percent of shrubs shall be 24" in

height at planting. An average of 6' wide planting strip is required around all buildings. Driveway entrances shall be planted with a minimum of 300 sq. ft. of beds with 30 sq. ft. of seasonal color included. The bed or beds must be located along the driveway where it connects to the access street. The beds may be integrated in with the adjacent beds. Plans shall exceed the requirements of the City of Little Rock Landscape Ordinance.

6.4 Exterior Accessory Structures - All exterior structures such as dumpster enclosures, mechanical equipment screening, decks, arbors and lights must be approved by the Architectural Control Committee. For new construction, these structures must be shown on the applicant's construction plans. For additions or renovations, applications and plans shall be submitted to the Architectural Control Committee according to the same process used for new construction approval.

6.5 Parking Areas - Parking lots and service areas should be screened via landscaping, berms, or other approved methods from public view. Parking areas are encouraged to be designed as a series of small bays with landscaped islands separating them.

Ground mounted mechanical equipment shall be contained in an exterior accessory structure constructed of the same materials as the buildings exterior surface, or as approved by the Architectural Control Committee.

In general, fencing will be reviewed on a case-by-case basis and shall be allowed only where a specific functional or aesthetical purpose is achieved. Woven metal or chain link fencing is prohibited.

7.0 BUILDING REQUIREMENTS

7.1 Use Regulations - The Chenal Commercial Properties are established to accommodate office and associated administrative, retail, multi-family, retirement living, and executive and professional uses.

No other uses will be allowed without specific approval from the Architectural Control Committee.

7.2 Height Regulations - No building shall exceed three stories in height unless approved by the Architectural Control Committee. An attic story included under a pitched roof is counted as a story.

7.3 Type of Construction - The Standard Building Code classifies all buildings into six types of construction, based on fire resistance. Buildings may be of any of the classification types of construction allowed by the currently adopted edition of the Standard Building Code for the corresponding height, area and occupancy limits.

7.4 Basic Building Circulation - Elevators are required for handicapped access between floors. Elevators may be interior, may be glass backed with exterior exposure, or may be free standing.

Building exit access maybe by enclosed interior corridors, or individual tenants may open directly onto exterior covered balconies connected to stairs.

Stairs may be interior or exterior. Exterior stair frames must be semi enclosed from grade to the first landing. Wood structures are prohibited.

7.5 Exterior Building Materials - Corrugated metal, simulated brick or stone, and vinyl siding will not be permitted unless specifically approved by the Architectural Control Committee.

All building exteriors must use precast concrete, granite, natural stone, EIFS, or brick. Approved siding will be allowed on multi-family projects. Facades of cut stone are also permitted.

Exposed foundation walls must be finished with approved materials. Exposed poured concrete or concrete block foundation walls are not permitted.

7.5.a. Glazing - Aluminum, wood or steel glazing systems are permitted. Colored framings systems may be used if approved by the Architectural Control Committee. Divided lite appearance, if used, must be achieved with true divided lite framing or grilles applied to both sides of the glass.

7.5.b. Balconies - Railings systems of rod iron, brick or metal are encouraged. Wood railing systems are discouraged.

7.5.c. Roofs - All buildings are encouraged to feature pitched roof elements. Because of the width of the buildings, the pitched roofs are not required to span the width of the buildings uninterrupted. Combinations of low slope and pitched elements will be considered acceptable. Gabled, hipped, pyramidal and vaulted shapes are allowable. Copings, where used, are encouraged to be cast stone or precast concrete. All gutters and downspouts must be connected to a sub-surface drainage system. On low pitched roofs parapet walls will be required. Roofs should project far enough beyond the building facade to cast a shadow.

Standing seam metal roofs are encouraged. Both natural weathering materials and pre-painted metal roofing are permitted. Flat concrete tiles or clay tiles are permitted. Slate shingles are permitted. Dimensional or textured composition shingles with simulated slate appearance are the minimum standard for roof finishes. Examples of acceptable shingles include:

1. Certain Teed - Grand Manor Shingle
2. Eternit Roof Slates
3. Fibre Cem - Southern Slate or Euro Slate
4. Supradur - Supra Slate II, Heritage Slate
5. Genstar - Architect 80

7.6 Colors and Textures - In keeping with Chenal Valley's community image as a neighborhood of compatible architectural styles, materials and colors which blend harmoniously with the natural setting, obtrusive or inappropriate colors and textures which would draw attention to specific buildings or structures shall not be allowed. Information regarding colors and textures for all construction is required on the application submitted to the Architectural Control Committee. The Committee shall determine the appropriateness of colors and textures for all construction.

7.7 Mechanical Equipment - Heating, ventilating and air conditioning equipment located on the exterior of a building shall be shielded from view. Ground mounted equipment shall be contained in an Exterior Accessory Structure (See 6.4) constructed of the same materials as the building's exterior surface. Roof top mounted equipment shall be concealed in a roof well. Unscreened roof top package units on flat roofs will not be permitted. Perforated or open slat metal screening will not be permitted. No exterior roof access ladders or apparatus are permitted.

7.8 Paving Materials

7.8.a. Street - Asphalt with concrete curbs and gutters. Concrete pavers (200 sq. ft. minimum) are encouraged at the aprons to all access drives.

7.8.b. Parking - Parking and driveway placement, design and paving material are subject to the approval of the Architectural Control Committee. Asphalt or concrete parking and drives with concrete curbs and gutters is the minimum required.

7.8.c. Walks - Pavers are encouraged to be used for walkways to buildings. Sidewalks should be set back from the curb (where possible) a minimum of 4' to allow for a green buffer for landscaping.

8.0 EXTERIOR LIGHTING PLAN

Parking lot lighting shall be required for all commercial development. Cobra type features are discouraged. Round wooden poles are not allowed. Fixture height not to exceed 22'-0".

Facades of the individual buildings may be illuminated, subject to the approval of the Architectural Control Committee. A common color of light is to be used throughout, and obtrusive lighting color or schemes which would draw attention to specific buildings or structures shall not be allowed.

8.1 Parking Lighting - Parking lot lighting levels - Lighting should be designed to be as even as possible. A minimum of 0.16 fc. for commercial developments is suggested. Fixtures must not allow light to cast light on neighboring properties. “Dark Sky” technology is required.

8.2 Landscape Lighting - Lighting for enhancing trees and ornamental plantings shall be designed with H.I.D. or LED fixtures. Fixtures should be inconspicuous and blend with architecture of building.

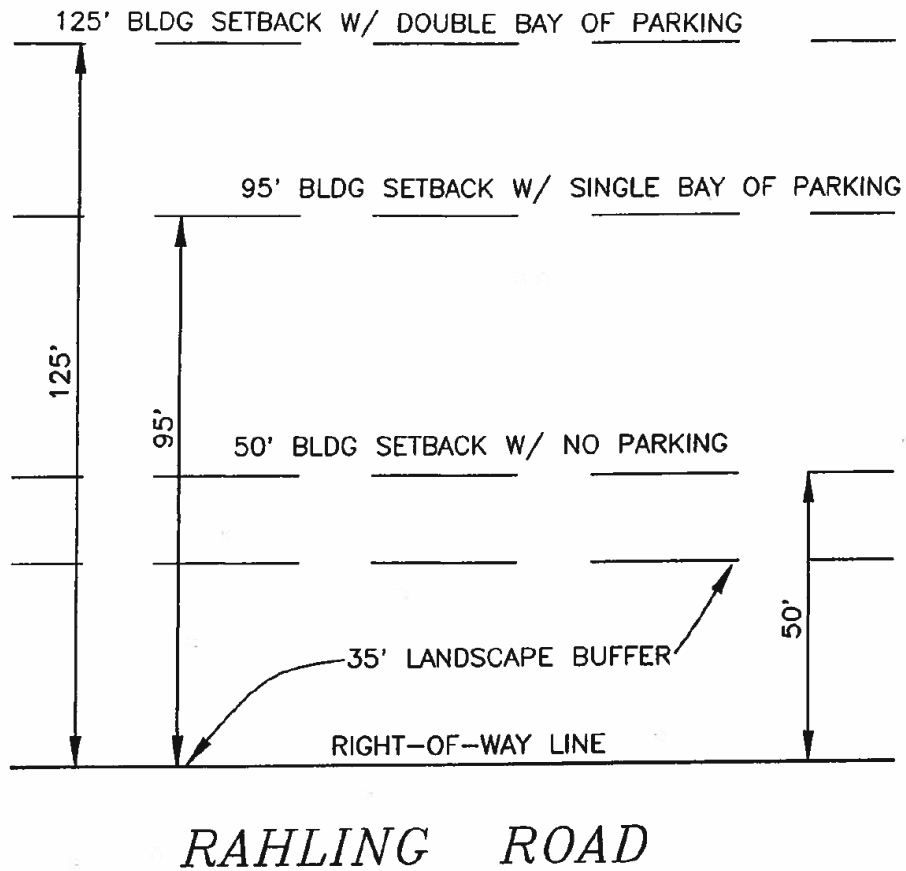
8.3 Sign Lighting - Lights should be low profile and only illuminate the sign. LED fixtures are recommended.

8.4 Bollards - Lights should compliment architecture of buildings. Coordinate light type with parking lighting.

9.0 Overlays - Attached hereto as page 12 - Rahling Road Overlay

9.0

RAHLING ROAD OVERLAY



BUILDING SETBACK LINES & LANDSCAPE BUFFER
FOR RAHLING ROAD