

EXHIBIT “B”

THE DESIGN AND DEVELOPMENT STANDARDS AND GUIDELINES
FOR THE _____ PARK

ARTICLE ONE

PURPOSE

The purpose of establishing the Design and Development Standards and Guidelines is to maintain a desired level of site development through consistent and harmonious relationships among all units in the _____ Park. These standards and guidelines do not supercede but rather supplement the Declaration of Protective Covenants and Restrictions. These standards and guidelines shall apply to all properties within the _____ Park and are in addition to the laws and ordinances of the City of Cartersville, and Bartow County, Georgia. All standards set forth herein are subject to established federal, state and local laws.

ARTICLE TWO

DEFINITIONS

As used herein, the following words and phrases shall have the respective meanings set forth below unless the context clearly indicates otherwise.

1. *Authority.* The “Authority” shall mean the Bartow-Cartersville Joint Development Authority, its successors and assigns.

2. *Building Site.* “Building Site” shall mean each tract or parcel of real property conveyed by the Authority, or any successor thereof in the title chain to an owner and which is a part of the Park. For the purposes hereof, any adjoining or contiguous property conveyed to an owner of a building site shall be deemed to be part of

the building site owned by said owner. Each building site shall be a minimum of _____ acres except, where land availability and configuration dictate, the Authority in its discretion may sell a smaller tract.

3. *Improvements.* “Improvements” shall mean any and all building site developments, betterments, modifications and construction including, but not limited to, buildings, structures, walks, towers, tanks, patios, driveways, signs, docks, walls, fences, screen, parking areas, drainage and utility conduit, excavations and grading. Routine maintenance is not an improvement.

4. *Development Review Committee.* The “Development Review Committee” or “DAC” shall mean the committee established and perpetuated to consider improvements on the building sites and to possess such other duties and powers as are more fully set forth below.

5. *Design and Development Guidelines.* The “Design and Development Standards and Guidelines” shall mean those guidelines initially established by the Authority as set forth herein and as may be amended hereafter from time to time by the Authority or, if it so delegates in writing, by the Development Review Committee.

6. *Nuisance.* A “Nuisance” shall include, but not be limited to, any usage of a building site that:

- (a) So annoys, disturbs or affects the owners or occupants of any other building site or other property within the Park or the owners or occupants of property contiguous to the park so as to obstruct or interfere with the reasonable or compatible use of such other building site or property or so as to render usage of the building

site or property dangerous or damaging to persons or property thereon;

- (b) Violates any federal, state, county or municipal law; or
- (c) Violates, in whole or in part, the terms and conditions of these Protective Covenants and Restrictions.

7. *Occupant*. “Occupant” shall mean an entity or person which may or may not also be an owner and is in lawful possession or has the lawful right to use any building site or portion thereof.

8. *Owner*. “Owner” shall mean the record title holder, whether one or more persons or entities, of fee simple title to any building site located within the Park and shall include the owner’s heirs, executors, administrators, successors and assigns but exclude those persons holding title thereto merely as security for the performance of one or more obligations.

9. *Park*. “Park” shall mean the _____ Park, Bartow County, Georgia as described in Article Two of the Declaration of Protective Covenants and Restrictions and any other property subject to this Declaration by mutual agreement of the owner thereof and the Authority recorded in the records of the Superior Court of Bartow County, Georgia.

10. *Common Areas*. “Common Areas” shall mean entrances, landscaped areas and all unpaved areas within the road right-of-ways not a part of any building site. Maintenance of common areas shall include electrical, landscaping, irrigation, lighting (excluding street lighting) and signage.

ARTICLE THREE

CONTENTS OF PLANS AND SPECIFICATIONS

Section 3.01 Prior to the commencement of construction of any improvements on a building site; three or more (as required) sets of plans and specifications shall be submitted to the Development Review Committee, _____, Attention: Chairman. Plans and specifications submitted to the committee for review shall be finished in all respects and shall conform to the Declaration of Protective Covenants and Restrictions for the Park. Plans and specifications shall be reviewed by the committee and comments thereon returned to the owner or its designated agent. All improvements shall as a minimum comply with the construction standards of The Southern Building Code (latest edition) or other applicable standards established by statute, regulation or ordinances of the applicable local government jurisdiction and be approved where required by the local governing jurisdiction.

ARTICLE FOUR

SETBACKS AND BUILDING TO LAND RATIOS

Section 4.01 The minimum setback requirement shall be:

- _____ feet from adjacent residentially zoned property
 - _____ feet from adjacent residentially used property
 - _____ feet from adjacent commercial property
 - _____ feet from adjacent industrial property
 - _____ feet from all other types of adjacent zoned property
 - _____ feet from interior lots
- 25 feet off of all interior park roads

Section 4.02 All buildings shall be set back a minimum of _____ feet from any interior street or public right-of-way and _____ feet from any side yard property line. The minimum rear yard setback (rear property line) shall be _____ feet.

Section 4.03 No loading docks shall face any street or public right-of-way unless said loading dock is screened or bermed to insure that said loading dock is not visible from the street or public right-of-way.

Section 4.04 Only driveways, walkways, parking spaces and landscaped areas shall be permitted in the area between building structures and the front property line or any property line facing a street or public right-of-way.

Section 4.05 No building or other structure shall be constructed which will cover more than 50% of the total land area of building site or 75% of the buildable area, whichever is less, excluding parking facilities.

Section 4.06 Initial building coverage shall not be less than _____ percent of the area of the building site so as to insure proper utilization of the building site.

Section 4.07 The minimum size of any building site shall be _____ acres. (See exception in covenants)

Section 4.08 All setbacks shall be required to have the following landscapes:

Section 4.09 In the event that the appropriate local governing jurisdiction has setback requirements over and beyond those detailed herein, those shall supersede the requirements listed herein.

ARTICLE FIVE

PROHIBITED USES AND PERMITTED USES

Section 5.01 Prohibited Uses. Although not an exhaustive listing of prohibited usages, the following usages are prohibited:

- (a) Any usage which creates a nuisance;
- (b) The discharge, storage or burial of any liquid waste, solid waste or airborne particulate matter defined as hazardous by federal, state, county or local law;
- (c) Any residential use;
- (d) The drilling for and/or removal of oil, gas or other subterranean substances;
- (e) The operation of junkyards;
- (f) The dumping, disposal, incineration or reduction of garbage, sewage, offal or dead animals;
- (g) The smelting of iron, tin, zinc or other ores;
- (h) The raising of animals of any kind except inside research laboratories;
- (i) The tanning of animal hides;
- (j) The refining or storage of petroleum products or other highly combustible materials except for consumption on building sites;
- (k) The manufacture of fertilizer;
- (l) The use as a coal or wood yard;
- (m) The manufacture or storage of explosives and/or fireworks;
- (n) Truck terminals (other than as an integral part of a permitted use);

- (o) Commercial petroleum storage yards or asphalt plants;
- (p) The discharge of any matter that may adversely affect water quality in the Park or the riparian rights of property owners within or contiguous to the Park;
- (q) Retail Businesses (other than as an integral part of a permitted use);
- (r) No temporary structure shall be installed or maintained on any property without the specific written approval of the Authority. All applications for approval of any temporary structure will include provisions for its being dismantled and removed from the lot in question.
- (s) The type, intensity and time of day noise or audible sounds shall be controlled so as not to unreasonably disturb other owners or owners and occupants of other property in the vicinity;
- (t) Excessive source of vibration which could be transmitted to points off the parcel on which they originate will not be permitted;
- (u) The discharge of smoke or steam from any facility within the property shall comply with all local, state and federal environmental regulations and shall not reasonably disturb other surrounding property owners; and
- (v) Activities which produce offense odors, toxic matter or other industrial waster materials will not be permitted.

Section 5.02 Permitted uses. The type of usage of a Building Site shall be subject to approval by the Authority. Subject to the limitations set forth in Section 4.02, the following are permitted uses:

- (a) Industrial use which may involve manufacturing, fabricating, processing, or assembling of products and equipment which are housed within a building;
- (b) Warehousing and distribution;
- (c) Research and development;
- (d) Business offices, as indicated to a-c above;
- (e) Any use must be permitted by the applicable local government's zoning ordinance.

ARTICLE SIX

BUILDING MATERIAL AND CONSTRUCTION REQUIREMENTS

Section 6.01 Exterior walls of all buildings placed on the building site shall be of either concrete, concrete block and brick, steel or other equivalent or superior construction; provided, however that at least 60% of the exterior walls of any building shall be of either concrete, brick, exposed stone or stucco. The building exterior portions of concrete or concrete block shall be covered with brick, exposed stone, stucco or other finish approved by the Committee. Additionally, pre-cast concrete, tilt-up panels or brick are encouraged. Materials such as wood, vinyl, corrugated metal panels, "prefabricated" or pre-engineered are prohibited.

Section 6.02 Colors and textures of exterior building structures shall be harmonious and compatible with the colors of other buildings within the Park. The general or overall color of all such buildings shall be natural muted earth and wood tones. Accent colors and finish materials may be used with discretion where appropriate.

Section 6.03 Prohibited construction materials shall include without limitations exposed concrete block, prefabricated metal buildings, simulated brick, stone or wood, weeping mortar joints, unnatural brick tones and silver finish aluminum doors and windows. No such materials shall be utilized upon any building site unless approved in writing by the Committee (which approval shall be furnished or withheld in the sole discretion of the Committee).

Section 6.04 Non-expansion walls shall have forestation at least every 50' feet.

Section 6.05 All loading docks shall be screened from view of roadways by masonry walls or other permanent type screening mutually agreed upon.

Section 6.06 All colors are to be bold and professional, that express quality as mutually agreed to by the Authority and owner or occupant.

ARTICLE SEVEN

PARKING

Section 7.01 The owner or owners of a building which is constructed on a site within the Park shall provide sufficient and adequate parking spaces and loading facilities to serve the needs of the building in accordance with applicable regulations of the appropriate local governing authority or any other public authority having jurisdiction over the park. Parking spaces, truck-docks and curb cuts shall be so located that there shall be no maneuvering in any adjacent street or right-of-way. Driveways, parking areas and loading spaces shall be paved with concrete or asphalt and shall be curbed and guttered.

Exception to setback requirements; Notwithstanding Section 7.01, the following may fall within the area of setback:

- (a) Unsupported roof overhang or sunscreen subject to approval in writing from the Committee, provided said overhang or sunscreen does not extend more than six feet into the setback area;
- (b) Steps, walkways and access roadways;
- (c) Parking areas and associated curbing shall not generally be permitted within the front or side setback areas and then only with the written permission of the Committee;
- (d) Landscaping and irrigation systems;
- (e) Planters, architectural fences or walls not exceeding 42 inches in height; and
- (f) Underground utility facilities and sewers.

Section 7.02 Parking shall be sufficient to accommodate all parking needs for employees, company vehicles, residents and visitors without the use of on-street parking. If parking needs increase, additional off-street parking shall be provided by the owner.

Section 7.03 No parking shall be permitted forward of the _____ foot building setback line. However, where appropriate, parking will be allowed in front if adequate setback and landscaping provisions are made. Additionally, no paving for parking shall be permitted within _____ feet to the rear boundaries. Circular drives in front of buildings are permissible if such drives make adequate allowance for the parking setback. No use shall be made of a building site or any building constructed thereon which requires or attracts parking in excess of the capacity of the facilities maintained therefor.

Section 7.04 Parking will be provided along the minimum guidelines in relation to personnel or which ever is greater:

- (a) One space for each one and one-half production or warehousing employees, per one shift.
- (b) One space for each managerial personnel per shift.
- (c) One visitor space for each ten managerial personnel per shift.

Section 7.05 Parking must be connected by sidewalks to the main building.

Section 7.06 Parking spaces shall be designated by lines painted upon the paved surface.

Section 7.07 Driveways for automobile parking areas shall be a minimum width of ____ feet for one-way drives; _____ feet for two-way.

Section 7.08 Driveways for truck loading areas shall be a minimum width of _____ feet and a maximum width of _____ feet.

Section 7.09 All drives and parking areas must have grassed/landscaped areas within ____ feet of drives. All internal parking islands and medians will be landscaped and all buildings must be grassed/landscaped for a distance of ____ feet around the buildings. Landscaping shall be in accordance with the overall Park theme and subject to Committee approval.

Section 7.10 All plans and specifications submitted to the Committee shall include specific information as to construction materials, construction methods to be used and diagrams of the number, type and configuration of parking spaces necessary.

Section 7.11 Driveways. Unless otherwise approved by the Committee in writing, driveways shall be paved with concrete or asphalt. All driveways shall have a stabilization base under the paving.

Section 7.12 No driveway approach shall be permitted within _____ feet of a street intersection or so close to a property line that the adjoining property owner would be unable to have similar access to its property.

Section 7.13 These regulations shall control parking in the Park unless the appropriate local governing authority has stricter requirements, then these shall control.

Section 7.14 Planted parking islands shall be placed at the ends of all parking rows.

ARTICLE EIGHT

LANDSCAPING

Section 8.01 Every building site shall be landscaped in accordance with plans and specifications submitted to and approved by the Committee. All disturbed or graded ground areas of a building site shall be grassed or covered with plants or landscaping materials. Landscaping shall be completed within _____ days of occupancy or completion of the building whichever event shall first occur. To the extent feasible, existing trees shall not be cut but shall be incorporated into the landscaping plans. All plans must be prepared by a registered landscape architect.

Section 8.02 No plans for any building, structure or other improvement to be erected, placed or altered in or upon any building site shall be approved by the Committee unless there shall also have been submitted separate landscape plans satisfactory to the Committee which shall include at least the following: location and type of plant material to be used, grading plan for required berming and proposed erosion control.

Section 8.03 Landscaping shall be as follows:

(a) Introduction. The inherent beauty of the Park is the incorporation of an industrial park within a natural setting. The natural character shall be an important element in the Park.

Landscaping shall be provided adjacent to all structures in order:

- (i) to enhance the architectural character;
- (ii) to visually soften the impact of the building on the site; and
- (iii) to help maintain overall quality and continuity throughout the entire Park.

All landscape drawings must be prepared by a registered Landscape Architect and shall include plants, sizes and quantities, specifications and planting details. Existing trees should be preserved to the greatest extent possible; all selective pruning and grubbing needs to be shown on plan and submitted for approval.

(b) Requirements.

- (1) Provide a 25' landscape strip from the right of way into the property behind all Public Roadways.
- (2) Provide a 10' wide landscape strip zone between all buildings, drives and parking areas.
- (3) A minimum of 50% of the proposed trees and 75% of the proposed shrubs shall be evergreen; remaining plant material may be deciduous.
- (4) Screening
 - (i) All outdoor storage areas, service areas and utility structures/transformers shall be screened from view of public right-of-way and adjacent property.
 - (ii) All plants used for screening shall be evergreen using a

minimum of a double staggered row.

- (iii) Earth berming should be used where appropriate to screen and accentuate planting.

(5) Minimum Plant Sizes

Plant material must conform to the American Standard Nursery Stock Stock Standards, latest edition and be specimen quality, as determined by the DEVELOPMENT REVIEW COMMITTEE.

- (i) Shade trees – 2 1/2” min. caliper and 12’-14’ height with full head. (Maples)
 - (ii) Ornamental trees – 2 1/2” caliper with full head. (Flowering Crabapples, Bald Cypresses)
 - (iii) Evergreen trees – 6’ minimum height with full structure. (Deodara cedars, White Pines, Hemlocks)
 - (iv) Shrubs – all shrubs for screening shall be evergreen, 3 gallon minimum, spaced no farther than 3’ o.c. maximum.
- (6) Planted parking islands shall be placed at the ends of all parking rows.
 - (7) The on-site detention pond shall be placed at the rear of all property, to the extent topography permits, and landscaped in a naturalistic manner to screen it from view of all public right-of-ways and adjacent property.
 - (8) Installation. Approved landscaping shall be installed within thirty (30) calendar days of occupancy of retail facilities or completion of installation of exterior walls of no-retail facilities consistent with seasonal planting

conditions.

Section 8.04 Landscape treatment of the building site shall be in the form of grass lawns and ground covers, shade trees in parking areas, trees along streets, plantings in areas used as dividers and in any areas of limited use. Landscaping shall be used to mark entrance points and parking areas. It shall be used to shield or define service areas and property divisions.

Section 8.05 Earthen berms shall vary in height smoothly so that a straight line “levee” effect is avoided.

Section 8.06 Berms shall have a maximum slope of two-to-one unless otherwise approved by the Committee.

Section 8.07 Berms shall have shrubbery planting in order to more fully screen off the view of loading docks and cars in parking lots.

Section 8.08 Manholes, cleanouts or other points of access to utility lines shall be preserved in the design and construction of the berms.

Section 8.09 Slight-line requirements for landscape treatment shall not interfere with sight-line requirements at street or driveway intersections.

Section 8.10 All landscaping shall be designed for reasonable maintenance and all landscaped areas shall be maintained in a quality manner at all times. Paving or terracing may be used in areas where excessive maintenance would otherwise be required.

Section 8.11 Grading and drainage for site sediment control and erosion control shall be provided during the construction process to protect the overall quality of development.

Section 8.12 These regulations shall control landscaping in the Park unless the appropriate local governing authority has stricter requirements, then those shall control.

ARTICLE NINE

SIGNAGE

Section 9.01 Each occupant must have signage unless waived by the Authority; however, the Authority recognizes that there exists a need for a systematic signage control program for all owners and occupants within the Park. All signage shall be in conformity with the overall appearance of the high quality industrial park. No sign shall be installed by a property owner within the Park until plans for said sign are submitted to and approved in writing by the Authority. All signage must comply with existing applicable ordinances as well as the Design and Development Standards and Guidelines. Said plans shall be submitted in writing by the property owner and shall contain such information as may be reasonably required by the Authority including, but not limited to, the building and trim materials to be used in constructing the sign, the base layout of the sign, the color and size of the sign and the place of installation of the sign on the building site within the Park. Pending written approval by the Authority, the owner shall be permitted to use its own logo, wording and other lettering materials. Changes in approved plans which materially alter the building and trim materials used in constructing the sign, the base layout of the sign, the size and color of the sign or the place of installation of the sign on the building site within the Park must be similarly submitted to and approved by the Authority. The Authority shall be permitted to modify the signage requirements contained herein if in the reasonable opinion of the Authority the requested signage does not violate the overall standard of the industrial park established herein.

The following signage shall be prohibited upon the Park:

- (a) Flags, banners, twirling signs, “A” type signs, sandwich type signs, sidewalk or curb signs and balloons or other air or gas filled figures.
- (b) Rotating, flashing, blinking, fluctuating, portable or other animated signage.
- (c) Outdoor advertising (except those signs necessary for the City to orderly market the Park).
- (d) Signs nailed to a tree or signage affixed to a rooftop.
- (e) No signs larger than eight feet long by six feet tall above finished grade.
- (f) Signs shall be lighted by ground mounted floods and no internal lighting shall be accepted. Appropriate landscaping shall accent the sign.

Section 9.02 One primary sign located on the building site will be allowed. The only signage allowed on the exterior of a building will be company’s logo.

Section 9.03 Flags and poles should be sized in accordance with the height of the building constructed. However, no flag pole in the park will be taller than 30 feet and no flag larger than five feet by eight feet. The following guide should be used:

- 15 foot pole – 3 foot x 5 foot flag
- 20 foot pole – 4 foot x 6 foot flag
- 25 foot pole – 4 foot x 6 foot flag
- 30 foot pole – 5 foot x 8 foot flag

Flag poles should relate as follows to building height:

- 20 foot pole – One story up to 10,000 sq. ft.
- 25 foot pole – Two stories or more than 30,000 sq. ft.
- 30 foot pole – Larger/taller structures

Section 9.04 All flag poles will be bronzed colored metal.

All signs desired to be used by any owner including, but not limited to, building signs, site signs, temporary signs, corporate identifications, vehicular control signs, parking signs and directional signs shall be presented to the Authority for its written approval (which may be refused in the sole discretion of the Authority). In the event the Authority does not disapprove any such signage proposals within 30 days after submission and receipt thereof by the Authority, said approval shall be deemed to have been given.

Section 9.05 These regulations shall control signage in the park unless the appropriate local government jurisdiction has stricter regulations, then those shall control.

ARTICLE TEN

OUTSIDE STORAGE, FENCES AND LIGHTING

Section 10.01 Unless specifically approved by the Authority in writing, no materials supplies or equipment shall be stored in any area within the Park except in a closed building or behind a visual barrier screening such area so that such stored items are not visible from the neighboring sites or streets. Garbage and refuse containers shall be concealed by means of a screened wall or fence of material similar to and compatible with that of the adjoining building and landscaped. Said screening fence or wall shall be of a height at least equal to that of the materials or equipment being stored but in no event shall be less than six feet in height; adequate screenings must also be provided to shield such sorted materials and equipment from view from adjacent buildings, if any. All outdoor refuse collection areas shall have concrete floors and shall be sufficient in size to contain all refuse generated on each building site but in no event smaller than six feet by eight feet. All storage shall be limited to the rear two-thirds of the property and in no event shall any material or equipment be stored forward of the front wall of the building

nearest to the front lot line of the building site or within 50 feet of any street right-of-way. Storage of fuel oils and other bulk fluids shall be underground or, if above-ground, shall be located in such a manner as to minimize the visibility from the street and shall be visually screened by masonry wall or landscaping. No exterior silos, storage hoppers, or similar structures shall be installed or erected except as approved by the Authority. All such elements shall be integral to the concept of the building planning and shall be located in the most inconspicuous manner reasonably possible.

Section 10.02 Landscaping or other appropriate screening shall be provided between incompatible land uses. The Committee shall have the right, in its sole discretion, to determine where incompatible land uses exist and screening must be provided.

Section 10.03 The location of fences to the rear and side of the forward most building located on the building site are not subject to setback lines and may be located on the rear and side lot boundaries. No fence shall obstruct the line-of-sight where driveways enter roads or at road intersections. No fence shall be located forward of the front wall of the building nearest to the front lot line of the building site. In the absences of a building, no fence shall be located nearer than 50 feet to the front boundary of the building site. Fencing material shall be approved by the Committee.

Section 10.04 Adequate area shall be required on the property for all loading and maneuvering of trucks and other vehicles in order that such operations will not be carried out in the streets. Such areas (including dumpsters or private garbage facilities) shall be located on the side or rear of a building. No loading will be allowed facing a street.

Section 10.05 All exterior lighting shall be designed, erected, altered and maintained in accordance with plans and specifications submitted to and approved in writing by the

Committee. Lighting shall be compatible and harmonious throughout the entire development and shall be in keeping with the specific function and building type served.

Section 10.06 These regulations shall control regarding outdoor storage, lighting, and fences in the park unless the appropriate local government jurisdiction has stricter requirements, then those shall control.

ARTICLE ELEVEN

UTILITIES

Section 11.01 Utility Lines and Antennas. No sewage, drainage or utility lines or wire or other devices for the communication or transmission of electric current, power or signals including telephone, television, microwave or radio signals shall be constructed, placed or maintained anywhere in or upon any portion of a building site other than within buildings or structures unless the same shall be contained in conduits or cables constructed, placed or maintained underground or concealed in or under buildings or other structures. No antenna for transmission or reception of telephone, television, microwave or radio signals shall be placed on any building or other improvement located on a building site unless such antenna shall be located so that (i) it cannot be seen from any point at ground level of the subject property or an adjacent building site or (ii) consent of the City shall be first obtained. Nothing contained herein shall be deemed to forbid the erection of temporary power or telephone facilities incidental to the construction or repair of improvements on a building site.

Section 11.02 Transformers and meters of any type including electric, gas or other meters or other apparatus shall be adequately screened.

Section 11.03 No wooden utility poles will be allowed in the park except for temporary construction or repair. All utility poles will be of bronzed colored metal.

Section 11.04 All utilities shall be underground, unless a variance is granted by the Authority.

ARTICLE TWELVE

CONSTRUCTION ACTIVITIES

Section 12.01 Building Height. Unless the prior written approval of the Committee is granted, the maximum height of any structure within the subject property shall be 40 feet as measured from ground level. The height of any structure will conform to applicable local ordinances and rules and regulations of the Federal Aviation Administration.

Section 12.02 After commencement of construction of any improvements on any building site, the occupant shall diligently pursue completion of the work to the end that the improvements shall not remain in a partly finished condition any longer than reasonably necessary for completion. All improvements shall be completed within 18 months after approval of plans by the Committee. During construction, the occupant shall cause the building site to remain in a reasonably neat and orderly condition preventing the accumulation of trash and shall prevent runoff of surface water and soil from the building site onto adjacent property or streets.

Section 12.03 During the period that construction activities are in progress on each parcel within the Property, the following requirements and procedures shall be closely observed and followed:

(a) Land disturbing activities are to be limited to the immediate area of the building and site improvements plus a reasonable working distance around them.

(b) An erosion and sediment control plan must be established that will specify the types of temporary devices that will be constructed to control runoff and contain silt within the disturbed areas of the parcels. Owner and his contractor will be responsible for keeping all Public Roadways free of silt, soil, gravel, etc. during construction.

(c) Grass seed shall be spread or other ground cover shall be planted as soon as practicable on each Parcel. Temporary grasses shall be removed and replaced with permanent grass seed as soon as possible.

(d) Rock aprons are to be provided and maintained at each entrance drive to the parcel from a Public Roadway from time to time grading commenced until pavement is placed. Construction vehicles shall eliminate mud and dirt from tires before leaving the site.

(e) Trash and debris shall be collected and stored in suitable containers or fenced areas and shall be removed from the Parcel at regular intervals of once per two weeks, minimum. Loose trash and debris shall not be permitted on the parcel at any time.

(f) No temporary building or structure, other than construction offices and structures for related purposes during the construction period, shall be installed or maintained on any Parcel without the prior written approval of the DEVELOPMENT REVIEW COMMITTEE. All temporary structures used for the construction purposes must receive prior approval by the Development Review Committee with regard to location and appearance and must be removed promptly upon completion of construction. In no event may any such temporary structure be located or stored on any Public Roadway.

(g) Parking for construction personnel shall be provided on the building site or on adjacent land owned by the building site Owner in a safe and neatly arranged fashion.

(h) Access will be limited to the curb cuts located on the Owner's approved site plans.

(i) Construction trailers must be approved by the Development Review Committee and placed in an orderly fashion upon the site. Construction trailers in poorly maintained or structurally unsafe condition will not be allowed.

(j) Damages which occur during the construction progress by the general contractor, subcontractor or suppliers shall be the ultimate responsibility of the Owner (who will be held responsibility for their repairs). These shall include damages of, but not limited to, landscaping, curbs and gutters, power service, water,

ARTICLE THIRTEEN

VARIANCES

Section 13.01 The committee is authorized to grant reasonable variances from the provisions of these development standards in order to overcome practical difficulties and unnecessary hardships in the improvement of a building site. Application for a variance shall be in writing and included in the plans and specifications submitted to the Committee.

These Design and Development Standards and Guidelines for the _____ Park accepted and approved this _____ day of _____, 2005.

BARTOW-CARTERSVILLE JOINT
DEVELOPMENT AUTHORITY

Unofficial Witness

BY: _____
Chairman

Signed, sealed and delivered in the
Presence of:

ATTEST: _____
Secretary

NOTARY PUBLIC
My Commission Expires: _____

DRAFT