

ANNEX A-1

Additional Construction Standards for Miramont Section 6

The Block and Lot designations set forth in this Annex A-1 shall mean and refer to the designations for such Blocks and Lots set forth on the Final Plat (the "Plat") for Miramont Section 6, recorded on June 26, 2003, in Volume 5394, Page 283 of the Records.

1. Minimum Floorspace.

<u>Lots</u>	<u>Minimum Floor Area</u>
Block 15, Lots 1-10 Block 16, Lots 1-7	4,000 square feet, at least 2,400 square feet of which shall be contained within the first floor

2. Front Setbacks.

<u>Lots</u>	<u>Front Setbacks</u>
Block 15, Lots 1-10 Block 16, Lots 1-7	35 feet

3. Rear Setbacks.

<u>Lots</u>	<u>Rear Setbacks</u>
Block 15, Lots 1-10 Block 16, Lots 1-7	50 feet

4. Side Setbacks.

<u>Lots</u>	<u>Side Setbacks</u>
Block 15, Lots 1-4	20 feet right setback 20 feet left setback
Block 15, Lots 5-10	20 feet right setback 15 feet left setback
Block 16, Lots 1-7	20 feet right setback 20 feet left setback

The right setback shall be measured from the right boundary of the Lot, as viewed from the street which provides access to such Lot, and the left setback shall be measured from the left boundary of the Lot, as viewed from the street which provides access to such Lot. Any dispute or ambiguity concerning the identification of the right boundary and left boundary of a Lot shall be resolved by the Architectural Review Committee.

5. Garage Access. The location and configuration of the garage driveway on any Lot shall be subject to the approval of the Committee. Without limitation of the foregoing, the garage driveway for Block 15, Lots 1 through 10 and Block 16, Lots 1 through 7 shall be located within the left setback of such Lots.

6. Golf Course Lots. Block 15, Lots 1 through 10 and Block 16, Lots 1 through 7 are hereby identified as "Golf Course Lots" for the purposes of this Declaration.