

EXHIBIT B

General Requirements and Guidelines for Remodeling

In Hidden Point Subdivision, Hendersonville, Tennessee

Proposed construction must be approved by the Hidden Point Architectural Committee. The Architectural Committee's purpose is to ensure to the extent possible the value of property and a level of harmony within the development. The Committee will attempt to review construction plans within one week of submission, however, if after 30 days the Committee has not reviewed submitted plans, the plans can be considered approved. The Committee is approving/ disapproving what is presented to it as a fair and accurate representation of the finished product. Refer to Article IX in the Covenants, Conditions, Restrictions in the Hidden Point Home Owners Bylaws for additional requirements that must be met in remodeling a home.

The following items are Mandatory:

1. For remodeling, two sets of drawings showing the details of the alterations to be made to the exterior of the home or property. The drawings should include detail measurements of the changes as it relates to the structure.
2. For remodeling, drawings must include measurements to property lines, and show adjacent locations of homes, brick walls, street or other structures. This is to insure the property owner's views, privacy and street appearance are properly considered within practical limits.
3. For remodeling, landscaping should be compatible with the homeowner's desire for the community to maintain an "established" appearance.
4. For remodeling, all chimneys are to be brick, stone or dryvit.
5. For remodeling all homes are to be brick with the use of siding and or dryvit kept to an absolute minimum (front, rear and sides).
6. For remodeling, gutters are required where appropriate (including appropriate drainage) so as to not interfere with other homes and structures.
7. For remodeling, windows (on the side in particular) of homes should be placed within rooms so as to not directly align with those of adjacent homes in order to maintain as much privacy as practical. This also applies to decks, porches and pool areas. Where required, windows may be opaque in nature so as to protect privacy. Windows used in remodeling must not change the original outward appearance of the home or plans with pictures of windows to be used must be submitted to the Committee for their review. Remolding or additions of decks, porches and pool areas, items one, two and three above must be complied with.
8. For remodeling, driveways can be either gray or brown aggregate but can be bordered by brick or similar material. Newer materials and looks as well as all brick drives maybe used subject to Committee approval.
9. For remodeling steps and perimeter of entrance porches (street view) must be brick.
10. For remodeling, dimensional shingles for roof is required. Colors should be muted (shades of brown, black, or dark gray or those approved by Committee).
11. For remodeling, materials and construction will remain within the property lines of the structure being remolded. If debris washes into or in front of neighbors yards or into the street and is not removed promptly a fine will be leveled by the Hidden Point Home Owner Association in the amount necessary to pay for the cleanup.
12. For remodeling, exterior paint colors, brick and shingles are to be approved, by the committee prior to purchase by the builder. The repainting of an existing home must be approved by the Committee if colors are to be changed from the original colors approved for the home.
13. For remodeling, all construction approved by the committee will be completed within 180 days of commencing.