

CONDITIONS OF ZONING
Etris Road, Roswell Georgia
RZ12-05 and CV12-02

1. The subject property shall be developed in substantial conformity to that certain Site Plan prepared by Planners and Engineers Collaborative dated July 3, 2012 (the "Site Plan");
2. The subject property will be developed solely for single family residential units. No attached units will be allowed. The subject property will be deed restricted to single family;
3. The maximum number of units shall be thirty-eight (38) single- family dwelling units;
4. The minimum home size within the proposed residential community shall be 2,200 square feet. Each of the homes shall have, at a minimum, an attached two (2) car garage;
5. The architectural style and composition of the homes shall consist of a combination of either brick, stone, cedar and/or hardi plank siding on all four (4) sides;
6. The creation of a mandatory Homeowner's Association and the submission of Declaration of Covenants, Conditions and Restrictions which shall include, among other components, strict architectural controls;
7. Per the Site Plan, there will be a combined 30' setback and 30' buffer on the west of the subject property adjacent to Hamilton Commons;
8. Per the Site Plan, the side yard setbacks shall be reduced from 10' to 7.5';
9. Per the Site Plan, the minimum lot width shall be reduced from 80' to 60';
10. Open space requirement shall be reduced from 25% to 15%;
11. Per the Site Plan, lot coverage shall be increased from 25% to 30%;
12. Natural Buffer shall be reduced from 40' to 30';
13. On the 4 lots on the eastern side of Etris Road, there shall be a shared drive with separate access easements. The front setback shall be from the shared driveway, not the property line;
14. Owner/Developer will provide satisfactory secondary ingress/egress along Kent Road to meet City of Roswell Fire Department's requirement. A grass paver pad shall be installed with a breakaway gate; and
15. Owner/Developer will provide a 45' x 20' grass paver fire truck turn around and joint driveway between lots 29 and 28.

EXHIBIT "B"

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