

EXHIBIT B  
Architectural Standards  
Ocean Greens

The following shall be considered minimal standards for approval of structures located at Ocean Greens Subdivision, Saco, Maine:

1. Square footage for permitted residential structures: single story-2000 square foot minimum; two story 2400 square foot minimum of finished above grade living area. Exceptions for minimum square footage may be approved exclusively by the Developer on certain lots if deemed necessary due to building envelope, topography or other restrictions.
2. Styles: New England style architecture including 1 story hip roof houses. No gambrels unless specifically approved by developer.
3. Roof Pitch: All one story structures shall a roof pitch not less than 9/12. All 2 story roof pitch including colonial and garrison not less than 7/12. All capes front elevation roof pitch no less than 12/12. This does not affect roof pitch systems on garages.
4. Roof Shingles: Architectural style roof shingles in earth tone colors.
5. Siding: Vinyl siding of a finish, appearance etc. comparable to natural can be approved by Developer. Siding shall be of muted or earth tone shades.
6. Street facing elevation doors and window no less the 1 x 4 window wrap with header detail.
7. No skylights in areas clearly visible from the street unless specifically approved by Developer.
8. Front steps to be granite, brick or blue stone unless specifically approved.
9. Primary walkways shall be brick, concrete paver stone or imprint. No asphalt shall be permitted unless specifically approved by Developer.
10. Driveways shall be asphalt, brick or concrete paver stone in earth tones.
11. Mailboxes to be on a granite post. Mailbox selection to be from samples provided by developer.