

EXHIBIT "B"

GENERAL SPECIFICATIONS OF COMMUNITY BUILDING/GYM AND LAP POOL

I. Community Building/Gym.

A. General Criteria.

1. For comparative purposes, reference is made to similar facilities located at the following churches for general quality standards applicable to the community building/gym: First Methodist Church in Granbury, Acton Methodist Church, Acton Baptist Church, Granbury Church of Christ, and Redeemer Lutheran Church in Fort Worth.
2. A gymnasium area approximately 72 feet wide x 100 feet long. Clear height will be 20 feet. The floor covering will be a sheet vinyl or vinyl tile material (similar to the Granbury First Methodist Church or the Redeemer Lutheran Church facilities), unless the Association and the Anthony Group agree to a different floor treatment. The floor covering will be installed over a concrete slab. The floor will be marked as a high school basketball court. This court will be wide enough to accommodate two basketball courts for junior players positioned across the main court.
3. A meeting/dining room sufficient to seat about 80 people in a circular table configuration, or 110 at banquet tables. Similar rooms of this capacity are located at the Redeemer Lutheran Church (24 feet x 52 feet), Granbury Church of Christ (24 feet x 48 feet) and the Benbrook Community Center (28 feet x 44 feet).
4. A food service/catering area (kitchen) adequate in size (about 20 feet x 34 feet) to serve large groups. Standard residential quality appliances consisting of a sink, cook-top, double oven, disposal, and dishwasher will be installed by the Anthony Group. Refrigerators, freezers, coolers, equipment upgrades, and other food service appliances must be furnished by the Association. This area will be plumbed and electrically wired to accommodate future upgrades to commercial standards. These facilities may be coordinated with concession facilities for the swimming pool and the athletic fields.
5. Restrooms will include up to 4 stalls for women and 2 stalls and 2 urinals for men. These restrooms may also serve the swimming pool and other outside facilities. If these restrooms serve the swimming pool, they will include shower facilities for men and women. If the restrooms do not serve the swimming pool, shower facilities will be constructed by the Anthony Group to serve the swimming pool.
6. At least one drinking fountain easily accessible by all patrons.

7. Storage rooms for tables, chairs, and maintenance equipment. Probably two rooms of about 20 feet x 24 feet in size.
 8. A space of about 500 square feet to be configured into offices for support personnel.
 9. It is anticipated that the Anthony Group will provide all of these features in one building.
- B. Design and Construction Specifications.
1. The exterior will be 60% masonry, brick, stucco, or glass, and will conform to the requirements presently in force for residential construction, unless otherwise approved by the Architectural Control Committee (“ACC”).
 2. The roof will be 30-year composition shingle or metal (similar to the Nutcracker Club House).
 3. All weather paved and striped parking area will be provided for 70 automobiles, with additional areas cleared and graded for overflow parking for an additional 30 automobiles.
 4. The design for this building will be integrated with the layout for the swimming pool, soccer field, softball/baseball diamond, playgrounds, etc. so that the parking, food service, and restrooms may serve all facilities.
 5. The building will be climate controlled, fully equipped with interior and exterior lighting, with all utilities ready for AMUD, TXU, and telephone services upon completion.
 6. All sports equipment and fixtures, all furniture and fixtures, all communication equipment, and all other moveable or removable items shall be furnished by the Association or affiliated groups.
 7. The Anthony Group shall submit all plans for the building to the Association in accordance with Section 2.2H of the Second Addendum.

Summary of the dimensions anticipated in the Community Building/Gym:

<u>Type of Facility</u>	<u>Square Footage</u>
Gymnasium	7200
Meeting/Dining room	1200
Food Service/Kitchen	680
Restrooms	480
Storage rooms	960
Offices	500
Halls and Public Areas	<u>1000</u>
TOTAL SQ. FT	12,020

II. Lap Pool.

A. General Specifications.

1. A Junior Olympic sized pool consisting of 8 lined lanes, 25 meters long.
2. The pool shall be at least 4 1/2 feet deep, or as designed or agreed to by the Lenmo Committee, contain underwater, and shall be fenced. The facility will be similar to those found in small city recreational facilities and in residential communities comparable to Pecan Plantation.
3. The pool will have at least 6000 square feet of decking.
4. At the Association's option at the time of construction, to the extent that it is structurally practical, the Anthony Group will install foundation piers topped with steel plates to ground level to accommodate the possible future enclosure of the pool. This will not include a grade beam around the pool. The Association will be solely responsible for any future pool enclosures.
5. Restrooms and showers will be provided to accommodate occupancy at the pool of up to 250 people. These facilities may be shared with the Community Center/Gym.

III. General Considerations.

The Anthony Group acknowledges the Association will not be responsible for any costs associated with the construction of the facilities set out in Exhibit "B," and agrees that, if required by the Association, it will provide to the Association, prior to the construction of the facilities, any bond(s) in an amount necessary to insure completion of the facilities and payment of all contractors, subcontractors, suppliers, or any other person or entity which may be allowed to secure payment by filing a lien on the property, or in any lesser amount required by the Board. In lieu of providing such bond(s), the Anthony Group may provide a letter of credit, certificate of deposit, or escrow funds for the benefit of the Association an amount sufficient to complete the facilities and pay any such contractor, subcontractor or suppliers.

The Anthony Group shall not be obligated to construct a community building/gym in excess of 12,020 square feet or a swimming pool facility with a capacity in excess of 250 people. If the Association wishes to expand these facilities, it may do so at its expense. However, if the Association determines that these proposed facilities are larger than needed, and reductions in size are requested by the Association, then the Anthony Group is entitled to retain any cost savings.

The Association acknowledges that the Anthony Group's responsibility is to provide facilities consistent with the standards of the Pecan Plantation community, and that the criteria for these facilities are similar to facilities found in churches and recreational facilities located in the Granbury area. The Anthony Group is not required to duplicate the style, size, or quality of facilities that might be found in publicly financed facilities, such as independent school districts or city/county owned community centers.