

GUIDELINES FOR PLAN APPROVAL

TALLGRASS SUBDIVISION

Tallgrass is an innovative plan for a quality residential community that blends with the countryside while preserving natural resources. The site plan, which contains curved streets, landscaped courts and generous open space will encourage higher quality homes with enhanced property values. Deed restrictions will require better architectural treatment on all building elevations. Please consider the following guidelines in the design of your home.

1. Minimum home sizes shall conform to the recorded Declaration of Restrictions.(2300 square foot minimum)
2. Homes shall have a minimum of an attached 2 car garage The maximum size of the garage shall conform to City ordinances. Wherever possible garage entrances must be on the side of the building.
3. When shutters are used on the front of a home, they shall also be used on appropriate windows on the sides and rear. Standards shall also apply to window casings, window grids and trim features. The developer may require the placement of windows in walls that would otherwise be blank or featureless.
4. The exterior walls of the home and attached garage must be constructed of wood, brick, stone, or other natural materials. Certain manufactured exterior siding and trim may be allowed upon specific approval of the developer but in no event will aluminium, vinyl, or steel siding or artificial stone be acceptable.
5. Although there is no minimum brick or stone requirements, if masonry material is used on the exterior walls it should, if possible, terminate only at an inside corner. The same provision shall apply to exterior panels of other material such as vertical siding, etc. In the event it is not possible to terminate these materials at any inside corner, the materials must then terminate at a corner board at least six inches in width.
6. All two story and story and one-half residence roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for rear dormers on a story and one-half residence. All one story residence roofs shall have a minimum pitch of ten feet in height for each twelve feet in length (10/12). A lower minimum roof pitch may be allowed in special circumstances if approved in writing by the Developer.
7. Any bays and other projections, including chimney chases, which extend down to the top of the foundation level must have a foundation beneath. "Hung bays" not

extending down to the foundation are permitted if supported by appropriate brackets.

8. All house plans, yard grades and stake out surveys shall be approved by the developer prior to any construction. The developer may require on sloping lots that certain basement walls be exposed to minimize the impact on trees, vegetation and drainage as well as allow for a more natural transition between homes. Any exposed basement or foundation walls shall be covered with masonry veneer, plaster or siding materials used on the walls above.

9. Homes that are too similar in appearance will not be permitted to be constructed in close proximity to one another.

10. Exterior materials should be kept to a minimum and be consistent on all elevations.

11. The number of exterior colors should likewise be kept to a minimum. It is recommended that a maximum of two colors be used on the walls and trim and one color for such items as shutters and doors.

12. Garages shall be constructed on the high side of the lot unless a special exception is approved by the developer.

13. The deed restrictions prohibit outbuildings such as storage sheds. Please make sufficient provisions for storage within the perimeter of the home.

14. The house and attached garage must be completed within one year from the start of construction, including basic landscaping. Basic landscaping is defined as seeding or sodding the entire lot.

15. In order to properly evaluate a design, the developer may require that house plans submitted for approval be drawn by a professional home designer or architect.

16. All driveways must be paved within one year from the start of construction.

17. The developer must approve all fences, decks, swimming pools, and other landscape features. All swimming pools must be in ground. Satellite dish antennas may not have a diameter in excess of twenty-four (24) inches.

18. No antenna or satellite dish shall be visible from any roadway or neighboring lot.

19. Upon completion of their home each owner is required to have installed a Lighting Innovations, Tidewater P120 (SM) outdoor electric lamp with Hadco post, and photoelectric control. The location of this lamp shall be 2 feet back from the front lot line

and eight feet from the house side of the driveway. The cost of this lamp and post is \$630.00 to be paid at closing. The lamp shall be maintained in a proper operating manner by the owner.

20. Each lot owner, at the time of home construction, shall be responsible for grading their lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property. In addition, at the time of construction, erosion control measures shall be installed and maintained according to the standards and specifications set forth in Wisconsin Construction Site Best Management Practices Handbook and/or local ordinances.

21. All fences must be of a decorative style, not more than 5' high and at least 75% open. Chainlink and privacy fences are not allowed. Fences which enclose an entire yard are not allowed. The area enclosed by the fence shall be no larger than the area that would be occupied by a typical back yard in-ground swimming pool, regardless of whether or not the home has a pool. All fences must be at least 3' from any lot line and the finished side of the fence must face the abutting property. If the municipality has more restrictive fence ordinances, those shall control.

It is the intention of the Developer to assist the lot owners in achieving a compatible arrangement of quality homes. Please consider these guidelines when advising your design specialist.

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