

## **Architectural Guidelines Addendum**

### **Boulder Addition Lot Purchase**

These Architectural Guidelines are hereby incorporated into the Purchase Agreement for Lot \_\_\_\_\_ of Block \_\_\_\_\_ in Boulder Addition to the City of Tea, SD in which; \_\_\_\_\_ is referred to as Purchaser(s), and Boulder Development, LLC is referred to as Seller(s). These Architectural Guidelines are intended to run with the Property so long as legally enforceable by law from the date of this Purchase Agreement and are intended to further supplement the Declaration of Reservations and Restrictive Covenants and Conditions to run with the property on record with Lincoln County Register of Deeds.

**\*Note:**     *Single family residences and garage structures must be constructed on-site. All plans are subject to Developer's approval, variances to these guidelines will be allowed only under select circumstances with written approval from the Developer. The intent of the Developer is to maintain a quality and value by these standards.*

#### ***Square Footage (Single Family)\*:***

1. Single family residences constructed on Lots 1 through 20 in Block 9 will have a finished square footage above grade for ranch style, split-foyer style, and multi-level style homes of ***no less than 1400 square feet***, and a finished square footage above grade for two-story style homes of ***no less than 1800 square feet***.
2. Single family residences constructed on Lots 11 through 20 in Block 7, Lots 8 through 14 in Block 8, Lot 21 of Block 4, Lots 1 through 10 of Block 10, and Lot 1 of Block 11 will have a finished square footage above grade for ranch style, split-foyer style, and multi-level style homes of ***no less than 1300 square feet***, and a finished square footage above grade for two-story style homes of ***no less than 1600 square feet***.

#### ***Square Footage (Twinhome Units)\*:***

1. ***Twinhome units*** individually will have a finished square footage above grade of ***no less than 1000 square feet***. Twinhome units may only be constructed in areas properly zoned and as designated by the Developer.

#### ***Acceptable Materials (Single Family and Twinhome Units)\*:***

1. **Roofing Materials:** Acceptable roofing materials include cedar shakes or asphalt shingles. No corrugated steel, tiled, or other style roofing finishes are acceptable.
2. **Roof Pitch:** Residences must be constructed with a roof pitch of no less than 6/12.
3. **Driveways:** Cast-in-Place concrete is the required material for driveways, city sidewalks, and driveway approaches. All other materials are considered unacceptable.
4. **Masonry Veneer:** Developer requires a minimum of 100 square feet of brick, stone, stucco, or E.I.F.S. style veneer for any residence constructed in the Development. Developer may require additional area to include masonry in order to create an acceptable floorplan elevation.
5. **Exterior Finishes:** Lap siding composed of concrete, cedar, redwood, or hard board materials are acceptable, however all lap siding must be installed with maximum of 7 ¼" reveal to be deemed acceptable. Steel siding is allowed in the Development only by written permission from the Developer. Vinyl siding is not allowed in the development under any circumstance. Aluminum siding is not allowed in the development under any circumstance.
6. **Fences:** Height, style, and location of all fences to be constructed on a lot in the Development must be approved by the Developer. Chain link fences are not allowed unless vinyl coated in a color acceptable to the Developer. Fences must never impede drainage of another lot in the Development nor the lot it is intended to serve, or the Developer may, at their discretion and without notice to the lot owner, remove all or a portion of the fence creating such a disturbance in flow.

7. **Lawn Sheds/Outbuildings:** Outbuildings are allowable with written permission from the Developer so long as the finish materials meet these Architectural Guidelines and any and all other Declaration of Reservations and Restrictive Covenants and Conditions of record.
8. **Landscaping/Lawns:** Property owner shall, upon occupancy of the residence and weather permitting, sod or seed the entire area of the Property that is considered outside of a controlled landscape feature. The property owner must then maintain the lawn to a maximum height of 4" and work to the best of their abilities to keep the lawn free from weeds, pests, and other annoyances. Artificially colored rock aggregates are not allowed for use as a landscaping material.
9. **Lawn Watering:** The Developer has the right to exercise watering restrictions when, upon the Developer's inspection and discretion, it is found that lawn watering runoff is creating a nuisance to other property owners downstream or adjacent in the Development.
10. **Exterior Colors:** Neutral colors are considered acceptable to the Developer. The Developer reserves the right to reject requests for colors not considered, in the Developer's opinion, to be neutral. Any color considered questionable as neutral should be submitted to the Developer for written approval.
11. **Foundations:** Foundations must be constructed of cast-in-place concrete. No wood foundations are acceptable.
12. **Minimum Grade Elevations:** Developer's civil engineer has established a minimum grade elevation required for the construction of single family residences on the Property. Owner/Contractor shall be responsible for compliance with minimum grade elevations as provided by the Developer.
13. **Property Condition:** Purchaser(s) is responsible for the maintenance of the Property immediately following the transfer of ownership. The Purchaser(s) is responsible for, but not limited to; maintaining an acceptable ground cover to a 6" maximum height, immediate removal of any waste or rubble placed on the property, control of pests and noxious weeds or grasses, and for erosion control and/or sediment runoff from the property. In addition, the City of Tea requires good housekeeping standards in conjunction with city ordinance requiring the Property owner to keep the street adjacent to the Property clear of debris, mud, and or other material on a daily basis.
14. **Finish Grading:** The Developer's civil engineer has established grade elevations for the Property corners and drainage easements. No changes to engineering/grading are permitted without prior written consent from Developer and/or Developer's civil engineer. The Developer recommends contacting Harr-Lemme Development Inc. (605)-371-0332 prior to finish grading to establish finished grade.
15. **Commencement/Completion:** Developer requires that the Purchaser(s) or their homebuilder/ contractor commence construction of a residence on the Property no later than 180 (one hundred eighty) days following the date of closing. In addition, the Developer requires that the residence be completed, and certified for occupancy as mandated by applicable building codes per the City of Sioux Falls within one calendar year beginning on the date of closing.
16. **Sump Collection System:** Per City of Tea building ordinance, connection to sump pump collection system is required (where available) for all new construction homes and will be inspected as part of their final occupancy requirements.

The undersigned acknowledge a receipt of a copy of this document.

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Date

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Date

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Purchaser

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Seller

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Purchaser

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Seller