

# Architectural Guidelines Addendum

## *Smith's Cove Development*

These Architectural Guidelines are hereby incorporated into the Lot Purchase Agreement for Lot \_\_\_\_\_ of Block \_\_\_\_\_ in Smith's Cove Development, Lake County, SD in which \_\_\_\_\_ is referred to as Purchaser(s), and \_\_\_\_\_ 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 Lake County Register of Deeds.

**\*Note:** **Single Family homes, outbuildings, or garages may not be moved into the development from off-site without the prior written approval of the Developer.**

**Shouses are allowed on all lots in Block 2, Block 3, Block 4, Block 5, and are allowed on Lot 2 of Block 6 of Smith's Cove Addition. Shouses are considered single family residences per these Architectural Guidelines.**

**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 Homes & Shouses) \*:***

Any Single family residence constructed in **Smiths Cove Addition** will have a finished square footage above grade for ranch style, split-foyer style, multi-level style homes, and shouse style homes of **no less than 1,200 square feet**, and a finished square footage above grade for two-story style homes of **no less than 1,800 square feet**.

### ***Acceptable Materials (Single Family Homes) \*:***

1. **Roofing Materials:** Acceptable roofing materials include cedar shakes, asphalt shingles, or architectural metal roofing.
2. **Roof Pitch:** Residences must be constructed with a roof pitch of no less than 6/12 unless otherwise approved by the Developer.
3. **Driveways:** Each lot Purchaser shall be responsible for installing any required culvert, per applicable engineering design standards, at their permanent driveway approach

location. All culverts will be required to have flared end sections or sloped Portland cement concrete headwalls. Finished grade approaching and exiting the flared end sections shall be at a minimum 5/1 slope.

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 to create an acceptable floorplan elevation.
5. **Exterior Finishes:** Lap siding composed of concrete, cedar, redwood, or hard board materials are acceptable. Vinyl siding is not allowed in the development under any circumstance. Alternate type siding such as board & batton style and/or shake style siding is deemed acceptable. Shouses may be finished with architectural metal panel, and must contain at least (2) complimentary colors (i.e. wanescoating, or other acceptable decorative areas, etc).
6. **Fences:** 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 Purchaser, remove all or a portion of the fence creating such a disturbance in flow. All fences must be constructed of materials that are semi-transparent in nature (i.e. chain link (either coated or non-coated) and decorative iron type fences). No privacy fences shall be allowed (i.e. solid board fences or solid vinyl type fences). Privacy fences are allowed in areas where screening may be encouraged with prior written permission of the Developer.
7. **Lawn Sheds, Garages, and Outbuildings:** Lawn Sheds, Garages, and Outbuildings (herein all described as 'Outbuildings') are allowed with written permission from the Developer. Outbuilding finishes must match (as close as reasonably possible) the exterior colors and finishes of the single family residence located on the property. Outbuildings may be finished with architectural metal wall panels and roofing materials and are not subject to Roof Pitch (Item 2), Masonry Veneers (Item 4), and Exterior Finishes (Item 5) requirements which are listed herein. Outbuildings must be constructed either simultaneously with the single family residence on the property or may be constructed after completion of the single family residence on the property.
8. **Landscaping/Lawns:** Property Purchaser 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 Purchaser 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 Purchasers 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. Outbuilding foundations and/or footings may be constructed as approved by the applicable local building code requirements.
12. **Property Condition:** Purchaser(s) is responsible for the maintenance of the Property immediately following the transfer of title. The Purchaser(s) is responsible for, but not limited to; maintaining an acceptable ground cover, 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. Purchasers are not permitted under any circumstance to store items or materials on the Property prior to construction of a residence on the property. Non-permitted items or materials includes boats, trailers, campers, playground equipment, construction materials, and personal property of any kind.
13. **Soil Testing / Engineering:** Purchaser is responsible for conducting an engineer's soil test on the Property prior to construction of any structure. Property was previously used as a gravel/aggregate mining operation and the subsoil conditions are unknown to the Seller / Developer.

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

_____	_____
Date	Date
_____	_____
Purchaser	Seller
_____	_____
Purchaser	Seller