

Architectural Guidelines Addendum Sundance Ridge Addition Lot Purchase

These Architectural Guidelines are hereby incorporated into the Purchase Agreement for Lot _____ of Block _____ in Sundance Ridge Addition to the City of Sioux Falls, SD in which; _____ is referred to as Purchaser(s), and Harr-Lemme Development, Inc. 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 Minnehaha County Register of Deeds.

***Note:** *Single family residences, twin home 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 will have a finished square footage above grade for ranch style, split-foyer style, and multi-level style homes of **no less than 1,500 square feet.**
2. Two story residences or 1 ½ Story residences will have a finished square footage above grade of **no less than 2,000 square feet.**

Square Footage (Twin Homes)*:

1. Twin Home residences (each individually) will have a finished square footage above grade of **no less than 1,400 square feet.** Twin homes 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 except in accent areas with Developer's approval.
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 partial veneer of brick, stone, stucco, or E.I.F.S. style veneer for any residence constructed in the Development. Developer may require additional areas of brick, stone, stucco, or E.I.F.S. 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. Vinyl 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 allowed 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 or as soon as weather conditions permit, 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 Sioux Falls 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.

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

Date

Date

Purchaser

Seller

Purchaser

Seller