

## **CROOKED CREEK** **GUIDELINES FOR PLAN APPROVAL**

Crooked Creek is an innovative plan for a quality residential community that blends with the countryside while preserving the natural character of the land. The site plan, which features curved streets, landscaped courts, a creek and generous open space will encourage higher quality homes with enhanced property values. Deed restrictions will require better architectural treatment on all building elevations. Consideration of the following guidelines must be given in the design of your home.

**Minimum Size:** Minimum home size must conform to the recorded Declaration of Restrictions (1700 square foot minimum for a one story home, 2000 square foot minimum for all others).

**Garages:** Homes must have an attached garage for at least two cars. The maximum size of the garage must conform to City ordinances.

**Windows:** When shutters are used on the front of a home, they must also be used on appropriate windows on the sides and rear. This also applies to window casings, window grids and other trim features on the home. Casings of at least four inches in width must be used on all windows without shutters and on all doors. The developer may require the placement of windows in walls that would otherwise be blank or featureless. (Chimneys, bays, or other projections on a wall are not, by themselves, an architectural feature.) The developer may require grids or muntin bars in all windows. An attractive, balanced exterior design will usually take precedence over concerns about furniture arrangement.

**Siding:** The exterior walls of the home and attached garage must be constructed of wood, brick, stone or stucco. Certain manufactured exterior siding materials and trim such as fibre-cement and vinyl, and artificial stone products, may be allowed upon specific approval of the developer. In no event will aluminum or steel siding be acceptable. Windows may be vinyl or aluminum clad. Shutters may be textured vinyl. Soffits may be aluminum or vinyl. Garage and service doors may be wood, steel or fiberglass and must have a raised panel or similar decorative design. The variety of exterior materials should be kept to a minimum and must be used consistently on all elevations.

**Masonry:** Although there is no minimum brick or stone requirement, if masonry material is used on the exterior walls it should, if possible, terminate only at an inside corner. In the event it is not possible to terminate these materials at an inside corner, the materials must then terminate at a corner board at least six inches in width. If brick quoins or similar details are used at outside corners it will be acceptable to terminate the masonry by extending it around the corner the full width of the quoin. If stone (not brick) is used on exterior walls it will also be acceptable to terminate the stone by extending it around a corner for a distance of at least one foot. Other exterior material such as lap siding must also terminate at an inside corner or at a wide corner board.

**Bays and Chimney Chases:** Any bays and other projections 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. Chimney chases must have a foundation beneath.

**Roof:** All roofs must 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. A lower minimum roof pitch may be allowed in special circumstances if approved in writing by the developer. Roof material must be either wood shakes or fiberglass shingles in a "weatherwood" color.

**Sloped Lots:** 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 must be covered with masonry veneer, plaster or siding materials used on the walls above. Garages must be constructed on the high side of the lot unless a special exception is approved by the developer.

**Setbacks:** The minimum front setback from any street is 35 feet. On corner lots the minimum setbacks are 35 feet from the front street and 25 feet from the side street. The minimum side yard offset is 10 feet. The minimum rear yard is 30 feet.

**Colors:** The number of exterior colors should 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.

**Miscellaneous:**

1. Homes that are too similar in appearance will not be permitted to be constructed in close proximity to one another.
2. The deed restrictions prohibit outbuildings such as storage sheds. Please make sufficient provisions for storage within the perimeter of the home.
3. The house and attached garage must be constructed in accordance with the developer-approved plans and 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.
4. All driveways must be paved within one year from the start of construction.
5. Upon completion of their home each owner is required to install a Northeast Lantern #1073 dark brass outdoor electric lamp with a 8'cedar Woodwright post and photoelectric control. The location of this lamp shall be 15'-6" from the back of the curb, eight feet from the house side of the driveway. The lamp shall be maintained by the lot owner in a proper operating manner. Each owner is also required to install a Hanover M85S bronze mailbox and post. The mailbox location will be as directed by the local Postmaster. Maintenance and repair of the mailbox is the responsibility of the lot owner. The estimated cost of this lamp, post and mailbox is about \$675.00 and shall be paid at closing.
6. Each lot owner, at the time of home construction, will 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 must be installed and maintained according to the Declaration of Restrictions and the standards and specifications set forth in Wisconsin Construction Site Best Management Practices Handbook and/or local ordinances.
7. No mast-type antenna may be mounted or installed on any roof. Satellite dish antennas may not have a diameter in excess of 24 inches and are to be placed to the extent feasible in a location that is not visible from the street while still permitting reception of an acceptable quality signal.

**Landscaping and other features:** The entire lot must be sodded or seeded within one year of the start of construction. All driveways must be paved within one year from the start of construction. All swimming pools must be inground. Retaining walls are to be constructed of natural stone or wood timbers or specifically approved modular retaining wall systems only. Landscape features must not obstruct or interfere with construction of lot line drainage swales. Play structures, play houses and dog kennels are allowed, subject to specific provisions of the Declaration of Restrictions.

**Fences:** 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.

**Approvals:** All house plans, yard grades and stake out surveys must be approved by Siepmann Realty Corp. prior to beginning any construction. Siepmann Realty Corp. must also approve all fences, decks, swimming pools, retaining walls and other landscape features.

**All plans submitted for approval must indicate on their face the total square footage of living area by floor.**

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. Submittal of a preliminary plan for review prior to preparation of final plans is highly recommended.

It is the intention of the developer to assist the lot owners in achieving a compatible arrangement of quality homes. These guidelines are intended to augment certain provisions of the Declaration of Restrictions. Refer to the declaration for other requirements not included in these guidelines.

All building plans must also be submitted to the City of Franklin Architectural Review Board for approval prior to construction.

10/26/05 Revised f:\subdivisions\Crooked Creek\Contracts\CC Addendum #2