

Addendum #2 to Offer to Purchase dated \_\_\_\_\_ and sign  
\_\_\_\_\_ as Buyer for the property  
known as Lot \_\_\_\_\_ Lost Creek.

## **GUIDELINES FOR PLAN APPROVAL**

### **LOST CREEK SUBDIVISION**

Lost Creek is an innovative plan for a high quality residential community that blends with the surrounding countryside by preserving the natural character of its unique setting. The homes in Lost Creek will reflect the warmth and richness of traditional design. Therefore the design of all homes in Lost Creek shall be based upon those commonly referred to as Early American, Cape Cod, English Tudor, French Manor, Georgian and the like. Home designs ranging from rustic or primitive early American or European designs to contemporized versions of traditional designs may be built in Lost Creek providing their appearance and massing is compatible with the traditional homes permitted in Lost Creek. In addition to this primary requirement please consider the following guidelines in the design of your home:

1. Minimum home size should conform to the recorded restrictions (2500 sq. ft. minimum).
2. Homes shall have a minimum of an attached two car garage. 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 and trim features.
4. Divided-lite windows or window grids shall be used on all windows on the front, sides and rear of the home.
5. All homes are required to have roofs of wood shakes.
6. 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.
7. 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 Developer.

8. Although there is no minimum brick or stone requirements, if masonry material is used on the exterior walls it must terminate only at an inside corner. The same provision shall apply to exterior panels of other material such as vertical siding, etc. The exposed portion of any foundation shall be finished with brick, stone veneer or stucco.

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

10. Exterior fireplaces and chimneys shall be constructed of all masonry materials.

11. Other exterior materials should be kept to a minimum and be consistent on all elevations.

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

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

14. The deed restrictions prohibit out-buildings such as storage sheds. Please make sufficient provisions for storage within the perimeter of the home.

15. The home must be completed (including basic landscaping) within one year from the start of construction.

16. 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.

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

18. The developer must approve all fences, decks, swimming pools, and other landscape features. All swimming pools must be in-ground.

19. All TV antennas must be contained within the home and not mounted on the roof. Satellite dish antennas may not have a diameter greater than 24" and shall not be visible from the street or other houses.

20. Upon completion of their home each owner is required to install a Northeast Lantern, Ltd. #1043 copper outdoor electric lamp with a cedar post and photoelectric control. The location of this lamp shall be on the front lot line, 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 Copper Sculptures "Huntington Park" copper mailbox and steel 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 \$1,070.00 and shall be paid at closing.

21. 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 allow for a more natural transition between homes.

22. 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 on to 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.

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. To obtain approval submit 3 complete sets of final plans and the stake-out surveys to the Developer. Two sets will be returned following approval. Buyers are encouraged to submit preliminary plans to the Developer during the design process so that changes, if necessary, can be addressed before final plans are completed.