



GUIDELINES FOR PLAN APPROVAL

Mission Prairie is an innovative plan for a high quality residential community that blends with the countryside while preserving the natural character of the land. The site plan, which features large homesites and generous open space will encourage higher quality homes with enhanced property values. The following Guidelines are part of and subservient to the Declaration of Restrictions and Covenants for Mission Prairie Subdivision, which require consistent architectural treatment on all building elevations. Consideration of the following Guidelines must be given in the design of your home.

Minimum and Maximum Size: Minimum and maximum home size must conform to the recorded Declaration of Restrictions. (3,000 square foot minimum and 8,000 square foot maximum living area.)

Garages: Homes must have an attached garage for at least three cars. The primary three car garage must be constructed at the same time as the residence. Secondary garages must be on the side or rear of the building and must be attached directly or by breezeway, or built into the basement of the residence. (Courtyard-style garage entrances conform with this requirement.) Additional garage space may be added to the home if the addition is an integral part of the building and is attached to the building via frost wall and footings along with above grade architectural details to match the style and materials of the home. Special consideration may be given to front entry garage designs on a secondary garage if they are compatible with the home based upon the requirements above. In order to be approved, a front entry garage door must include architectural details that would appear as a double gate and must be ten feet or less in width.

Siding: The exterior walls of the home and attached garage must be constructed of wood, brick, stone or stucco. Certain manufactured exterior siding products such as Hardi-Plank or its equivalent may be allowed upon specific approval of the developer but in no event will aluminum, vinyl, or steel siding be acceptable. Trim boards may also be made of Azek Trim, Miratec Trim or equivalents. Windows may be vinyl or aluminum clad. Shutters may be textured 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. Only materials that are present on the front elevation of the home and attached garage may be used on the other sides of the home.

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 other trim features on the home. In non-masonry openings, casings of at least four inches in width must be used on all windows without shutters and on all doors. Windows in masonry openings shall have stone or

brick sills and a brick or stone soldier course or corbeling at the top and sides, or other appropriate, similar detail. The developer may require the placement of windows or other design features in walls that would otherwise be blank or featureless. (Chimneys, bays or other projections on a wall are not, by themselves, an architectural "feature".) An attractive, balanced exterior design will take precedence over concerns about furniture arrangement.

Masonry: Masonry material used on the exterior walls must terminate only at an inside corner. Other exterior materials such as lap siding, stone, etc. must also terminate at an inside corner.

Bays: 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.

Fireplaces and Chimneys: Any residence having one or more fireplaces must have the primary fireplace built of full masonry construction on the interior and exterior of the residence, including the chimney. Chimneys of secondary fireplaces must be of full masonry construction or have a masonry veneer. Chimney chases must have a foundation beneath. All chimneys must have caps of concrete or stone and clay flues.

Roof: All two story and story and one-half residence 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. All one story residence roofs must 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 the developer. Roofs must be of either wood shakes, wood shingles or dimensional fiberglass GAF HD Ultra or GAF Lifetime shingles, or their equivalent, or other high quality roofing material approved by the developer.

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 entirely with full-size brick, natural stone or stucco. Homes with exposed basement or foundation walls must have a horizontal band or trim board at least 12" wide, at the height of the first floor, to create a visual separation between the foundation and the walls above. Garages must be constructed on the high side of the lot unless a special exception is approved by the developer.

Setbacks: All buildings must be placed within the designated building envelope for each homesite as depicted on the final plat of Mission Prairie.

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.

Approvals: Each Owner must obtain the **prior written approval** of the developer of all of the design and layout plans listed in subparagraph (a) below prior to application for a building permit. **Each Owner must submit preliminary plans for review by the developer before submitting final plans.** The final plans shall incorporate the plan changes, if any required by the developer, as noted in its review of the preliminary plans. (2 full-size sets and 1-11" x 17" reduction)

(a) Each lot owner must submit to the developer in connection with its application for approval of the design/layout plan three complete sets of the following final plans:

- Exterior elevations drawn to scale (1/4" = 1' minimum)
- Floor plans drawn to scale (1/4" = 1' minimum)
- Identification of all exterior building materials;
- Stake-out survey showing the proposed location of the building, existing and proposed yard grades and location of silt fences.
- Statement of square footage of living area by floor.
- Other things that may be required from time to time as set forth in the Guidelines.

(b) Approval of the design/layout plan shall be based upon the restrictions contained in the Declaration and the Mission Prairie Guidelines for Plan Approval as may be adopted from time to time by the developer.

(c) Design/layout plan approval may be withheld if the design is too similar in appearance to other residences in close proximity.

(d) If in the opinion of the developer the submitted plans do not comply with the Mission Prairie Guidelines and the Declaration the developer may, at its option, but only with owner's consent, refer the plans to a professional home designer for redesign so that the plans will comply with the Mission Prairie Guidelines and Declaration. The owner will be responsible for the payment of any fees charged by such professional.

(e) In its decision to grant Approval, Developer will take into consideration not only the required minimum setbacks but also the relationship of the location and position of the proposed Building and Permitted Improvements to the street and to the Buildings that have been constructed or that may be constructed on the adjoining lots.

Miscellaneous:

1. The deed restrictions prohibit outbuildings other than a gazebo and a pool house.
2. The house and attached garage must be completed within one year from the start of construction. A complete landscape plan must be submitted to the developer for approval within one year of the start of construction , and the landscaping must be completed within six months of the issuance of an occupancy permit .
3. All driveways must be paved with asphalt, concrete, stamped concrete or brick pavers within six months of the issuance of an occupancy permit.
4. Upon completion of their home each owner is required to install an outdoor electric lamp with a cedar post and photoelectric control. The post lamp required by the Declaration to be installed by each Owner shall be a Troy Lighting #BCD 4920 OB outdoor electric lamp with a developer-specified 6" x 6" cedar post and photoelectric control. The location of the lamp post shall be 2 feet back from the front lot line, eight feet from the house-side of the driveway. The lamp shall be maintained by the homeowner in a proper operating manner. Each Owner is also required to install a Heavy Built Country Estates #HB 3 black mailbox and a developer-specified 6" x 6" cedar 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 cost of this lamp, post and mailbox is \$1,483.94 (subject to change prior to closing) and shall be paid at closing.

5. Each lot owner, at the time of home construction, will be responsible for grading his 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 standards and specifications set forth in Wisconsin Department of Natural Resources Conservation Practice Standard and local ordinances.

6. 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, may likewise not be installed on any roof and are to be placed to the extent feasible in a location that is not visible from the street and, if possible, from a neighboring lot, while still permitting reception of an acceptable quality signal.

Additional Approvals: As noted above, all house plans, yard grades and stake out surveys must be approved by the developer prior to beginning any construction. In addition, the developer must also approve all swimming pools, pool houses, gazebos, decks, retaining walls and other landscape features. Fences are not allowed. Retaining walls are to be constructed of natural stone, wood timbers or certain manmade materials if approved by developer in writing. Kennels of any kind are not allowed. One member of the Mission Prairie Homeowners Association will be appointed by the Homeowners Association President as a representative on the Architectural Control Committee.

As provided in the Declaration of Restrictions and Covenants for Mission Prairie at paragraph B. 10, the developer has the right to modify these guidelines and the building and use restrictions if, in its opinion, the modification or variance is consistent and compatible with the overall scheme of development.

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