

# **The Preserve at Hunters Lake**

## **GUIDELINES FOR PLAN APPROVAL**

The Preserve at Hunters lake is an innovative plan for a high quality residential community that blends with the surrounding countryside by preserving the natural character of this unique setting. The homes in The Preserve at Hunters Lake will reflect the warmth and richness of traditional design. Therefore the design of all homes in The Preserve at hunters Lake 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 The Preserve at Hunters Lake providing their appearance and massing is compatible with the traditional homes permitted in The Preserve at Hunters Lake. 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 (3000 sq. ft. minimum).
2. Homes shall have a minimum of an attached two-car garage. Garage entrances must be on the side of the home.
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. When divided-lite windows or window grids are used on the front they shall also be used on the sides and rear of the home.
5. All homes are required to have roofs of wood shakes.
6. All exterior walls shall be constructed of brick, stone, stucco or other natural materials. Artificial stone, aluminum, vinyl, steel and manufactured wood products are not considered natural materials.
7. 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.
8. Homes that are too similar in appearance will not be permitted to be constructed in close proximity to one another.
9. Exterior fireplaces and chimneys shall be constructed of all masonry materials.

10. Other exterior materials should be kept to a minimum and be consistent on all elevations.
11. 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.
12. Garages shall be located on the high side of the lot unless a special exception approved by the developer.
13. The deed restrictions prohibit outbuildings such as storage sheds. Please make sufficient provisions for storage within the perimeter of the home.
14. The home must be completed (including basic landscaping) within one year from the start of construction.
15. 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.
16. All driveways must be paved within one year from the start of construction.
17. The developer must approve all fences, decks, swimming pools, and other landscape features. All swimming pools must be in-ground.
18. 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.
19. Each Buyer is required to purchase and install at the completion of their homes a light post with photo electric eye. The location of this post lamp shall be on the front lot line, eight feet from the house side of the driveway. These items shall be purchased from Siepmann Realty Corporation. A mail box/newspaper box shall also be purchased from the developer and installed in a location to be determined at the time of house plan approval. Estimated cost for the lamppost and mailbox is \$1,000.00 due at closing.
20. 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. Any exposed basement or foundation walls shall be covered with masonry veneer or plaster.
21. 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 the attached Addendum #3 and local ordinances.

22. 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 standards and specifications set forth in Wisconsin Construction Site Best Management Practices Handbook and/or local ordinances.

23. 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.

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.