

HUNTER HILL

LOT RESERVATION/PURCHASE AGREEMENT

ARCHITECTURAL STANDARDS

STATEMENTS OF PURPOSE AND USE. It is the objective of PPA, LLC. (“**Developer**”) to create a community at Hunter Hill (the “**Community**”) with single family homes, and streetscapes that are visually appealing and pedestrian friendly, desirable to a wide array of home buyers and built with a high sense of quality and thought. The Architectural Review Committee (the “**ARC**”) will use these standards (the “**Architectural Standards**”) as the primary criteria for review of the plans for proposed single family homes in the Community.

GENERAL LOT PLANNING GUIDELINES AND REVIEW PROCESS.

2.1 Planning Guidelines. Each home built in the Community should fit the topography of the land, blend with existing landscape, views, open space, other features that give this neighborhood character. These guidelines will establish criteria to achieve quality levels of landscape architecture and sensitive site plans.

2.2 Lot Preparation. Your lot development plan and landscape plan must be prepared by a competent, experienced landscape designer or landscape architect.

2.3 Required Review Process. The review process is designed to provide the ARC an opportunity to review completed design and construction plans, specifications, samples and other materials (collectively, the “**Plans**”) to confirm that the completed improvements will conform with these Architectural Standards. Builders must submit Plans of proposed new homes to the ARC for approval before commencing site work, landscaping or construction. Submittals for final approval must include the specific items listed in these Architectural

Standards, including grading and construction drawings and specifications, samples of siding, roofing and other exterior finish materials (including stone & brick) and paint color samples. The ARC may require the owner or builder to revise and re-submit all or part of the Plans after their review.

2.4 Discretionary Preliminary Review. The ARC in its discretion may allow a to submit Plans for preliminary review, as provided below, in circumstances under which preliminary review is necessary to avoid undue delay and expense. Submittals must include drawings in sufficient detail to allow review of (a) the location of the proposed improvements on the site, including the proposed building or addition, driveways, planting areas, retaining walls and major landscape elements and (b) the massing and design character of the proposed building. Approval of the preliminary design submittal will not guaranty approval of the final Plans.



HUNTER HILL

LOT RESERVATION/PURCHASE AGREEMENT

Section 3.

HOME DESIGN.

3.1 Aesthetically Balanced. Home design should provide each individual home with an identity and character of its own. Homes must be aesthetically balanced and built with quality materials and workmanship; with details consistent with the selected architectural style. A home that is not demonstrating adequate design variety will not be approved by the ARC. Each builder should strive to design a home that has integrity, continuity, and a sense of proportion. Openings should be properly placed and spaced, the home should be compatible with surrounding structures, and have well executed details that are consistent with the architectural style.

3.2 Home Positioning on Lot. Positioning of the house should take advantage of sun and views and create attractive off-lot impacts, considering sight lines of other homes. The ARC may require maintenance of sight lines of other homes to account for natural or built amenities. Site surveys and topographical information are the responsibility of the builder who must use a qualified surveyor to obtain this information and to locate trees and sensitive site conditions. Site and drainage plans should be designed to ensure adherence to the final grading plans. The house and garage should be located on the lot so as to avoid unreasonably steep driveways and garages floor elevations that are lower than the adjacent street.

3.3 House Facades. Each house facade shall have an enhanced architectural design presentation that is more prevalent and a garage front facade that is less predominant. Although no specific architectural style is required, these Architectural Standards do require that each home facade contain appropriate detailing consistent with its style to provide significant interest in the facade when viewed from all directions, with the greatest emphasis on the view from the street. It is imperative that houses located on home sites backing onto open public spaces or other highly visible rear orientations have rear and side facades incorporating the style, materials, and detail used on the front facade to capitalize on the architecture and consider the design of the home as a whole rather than a sequence of unrelated elevations. Interesting, articulating lines and shapes, porches, porticos, stoops, bays and balconies are characteristic of homes desired in the Community. In no case shall any building facade consist of an unarticulated blank wall or a series of garage doors. Exterior walls may incorporate any of the following: brick, stucco, stone, wood, James Hardie® fiber cement siding, LP Smartside® siding or an approved equivalent. Bricks should be earth-tone in color and should not have contrived surfaces. All homes shall have brick or stone on some portion of their street facade. The placement of brick and stone should serve as an integral architectural element and not be provided merely to meet this requirement. Brick must wrap around the house corners by a minimum of 12 inches. It is encouraged that any masonry or stone facing used as a veneer material on the front of a residence return around a corner to a logical point of termination such as an inside corner. Columns must be sized appropriate to their height and building mass supported.

3.4 Roof Materials and Pitches. Architectural asphalt shingles are the required asphalt shingles to be used in the Community unless a roofing material other than asphalt shingles is being used. Cedar shake or other high-quality roof components are preferred. Lighter color shades of asphalt shingles such as silver and off-white are prohibited. Colors should be muted, dark shades with shadow coloring. Except where architectural theme dictates otherwise, the minimum roof pitch of the structures primary roof shall be 6/12. Gutters and



HUNTER HILL

LOT RESERVATION/PURCHASE AGREEMENT

downspouts must be integrated to the color and style of the house.

3.5 Doors, Windows and Detail Items. All windows on the front facade should be trimmed out with materials of substance to avoid an inadequate frameless look and to add significance and dimension to the home's exterior design. The entry door is expected to be a dominant feature. Sidelights and transoms are encouraged. All exterior light fixtures shall be of a design and construction consistent with the house style and of size consistent with the mass of the house.

3.6 Decks/Patios/Terraces. Particular consideration shall be given to the architectural design of deck systems. Decks must be consistent with home design/style and should be an extension of the home. Hand railing design and detailing should be consistent with the home's chosen style. Cedar, wood composite, and other long-lasting materials are encouraged. The deck posts, railing, skirting and newels must be finished with paint or stain in a color palate that matches the body or the trim color of the home. The color palate of the deck posts and railing components if not the same as the home or trim should complement those colors used for the home itself. Deck designs shall enhance the design integrity of the adjacent facade of the home rather than appear as a mere addition composed of different materials and style from that expressed by the elements of the home itself.

3.7 Siding, Soffits and Facia. The only maintenance-free siding permitted on the front facade is Hardiplank manufactured by James Hardie® Siding Products or an approved equal such as LP Smartside® siding. Aluminum and vinyl siding products are prohibited on the front facade but may be utilized on the sides and back. Wood, stone, brick and stucco are also acceptable siding products. Maintenance-free aluminum soffits and facias are permitted, however vinyl facias are not permitted. All corner and window trim elements must have the look of dimension lumber. It is permitted to use construction grade lumber as dimensional relief for corner and trim elements if it is finished with Hardiplank or an approved equal.

3.8 Fireplaces. Fireplaces should reflect the home's style. Decorative chimney caps/screens are encouraged. Flue pipes greater than six (6) inches are required to be encased with a chimney enclosure. Direct/Gas vent fireplaces are permitted and may be vented out the side or rear of home.

3.9 Garage Doors/Garages. All garage doors shall conform to the architectural style of each home. The use of flush panel doors is prohibited unless it is part of the architectural theme of the home. All single-family homes garages shall have a minimum of three stalls. Garage doors may be located on another side of the dwelling ("side" or "rear" loaded") provided that the side of the garage facing the front street has windows and other architectural details synonymous with the features of the living portion of the dwelling. The position of garages should reduce their visual impact on the street. Garage positioning that emphasizes house and minimizes garage can include: 3 car L-shaped garages with tandem spaces, turned garages at side streets, side load garages and limited use courtyard of garages (where lot width permits).

3.10 Driveways, Paving and Flat Work. Asphalt, Concrete, exposed aggregate or pavers shall be used in the construction of all driveways and parking areas. Decorative or colored paving is encouraged. This includes decorative expansion joints, break lines, stamped and

HUNTER HILL

LOT RESERVATION/PURCHASE AGREEMENT

colored concrete, brick colored concrete, and interlocking pavers. Care should be taken in

material selection when the driveway and parking area will be a focal point. Driveway width at the curb shall be no more than 18 feet wide. Driveway locations should be coordinated with neighboring lots to avoid concentrating paved surfaces and to maintain a safe distance between curb cuts.

3.11 Minimum Home Size Requirements. Minimum

Neighborhood

Single Family Homes Single Family Homes

Style

Two Story Rambler

Square Feet

2,300 (above grade) 1,500 (above grade)

Section 4.

LANDSCAPING. Builder shall adhere to the reasonable landscape standards established by the ARC.

4.1 Budgets. Although not the sole determinant, the budget for the landscape planting plan should roughly equal 1.5% of the purchase price of the home and lot combined (for example, \$500,000 package price = \$7,500 landscape budget). The cost for any retaining walls shall not be considered part of the landscape budget.

4.2 Grass. Excluding planting beds, the entire front yard, 50 feet of the side yards, and 30 feet of the back yards of each lot shall be sodded, hydro seeded, or slit seeded and growing uniformly within ninety (90) days after installation.

4.3 Plantings. Potted plantings installed in the front of the home shall be no smaller than a 5 gallon container, sides and rear of the home shall be no smaller than a 3 gallon container.

4.3.1 All vegetable gardens and play areas must be located in the rear yard.

4.4 Trees. Deciduous trees must be a minimum 2.5" - 3" dbh. Evergreen trees must be a minimum of 6' in height and ornamental trees must be a minimum of 1-1.5" dbh. At least two (2) deciduous shade trees, evergreen or combination of the two must be planted on the lot as part of the single-family resident design plan. Corner home sites require one additional shade tree on the side yard.

4.5 Natural Vegetation. Unsodded or unseeded areas of the Lot can be planted with natural native prairie grasses or other native vegetation.

4.6 Retaining Walls. In the ARC review submittals, show the top and bottom elevations of proposed retaining walls. Retaining walls should preserve trees and compliment home design with materials and slopes. All retaining walls shall adhere to applicable City of Wyoming engineering standards. Railroad tie and cinder block retaining walls are

not permitted. Do not locate any portion of a retaining wall below the 100-year high water elevation of any wetland or stormwater pond.

Page 18



HUNTER HILL

LOT RESERVATION/PURCHASE AGREEMENT

Section 5.

4.7 Timing of Installation. Planting beds, landscaping, and grass must be installed within sixty (60) days after installation of the driveway on the Lot, provided that in the event the home on the Lot is completed between October 15 and June 1 of any year, then the Lot shall be fully sodded or seeded on or before the July 31 following completion of the home on the Lot. Builder or owner shall agree to escrow the minimum landscape budget in 4.1 in escrow until such landscape can be completed. The builder or owner will be responsible for all erosion control and clean up until the grass is fully grown.

GRADING. It is the builder's and then the owner's responsibility to prevent erosion and assure positive drainage. All plan submittals to the ARC must show an erosion control plan, depicting locations of topsoil stockpiles and fill soil stockpiles, and proposed silt fences. The following items are required to be shown on the proposed grading plan:

5.1 The location of the building, driveway, tree cover, wetlands, drainage ways or ditches, city streets, neighboring structures, easements, conservation, drainage and utility and other significant features.

5.2 The existing elevation of the building pad, neighboring structures, top of curb at the driveway, wetlands elevation, all lot corners and any drainage structures.

5.3 The proposed elevation of the first floor, lowest floor, garage floor, walk-out (if any), high or low points (breaks in grade). Percent grade of driveway.

5.4 Drainage arrows showing the route of run off across the lot with proposed elevations (Mean Sea Level) MSL of drainage swales.

5.5 If the lot is adjoining a wetland, the plan should show how erosion will be controlled. Normally a silt fence or other erosion control method will be required along the flow path to the wetland.

5.6 Any retaining walls with top and bottom wall elevations; steep slopes; and other special grading features should be denoted. For retaining walls with exposed heights of 4 feet or more, provide engineering calculations and safety fence at top of wall.

5.7 Name of contractor and landscaper who does final grade.

SITE CONSTRUCTION CONSIDERATIONS. During construction each home site will be kept clean and free of debris. Each builder will furnish adequate portable restrooms for its workers on site. Each builder will be held responsible for debris that blows off the site and should police the site. If the Developer must clean up, the appropriate charges will be passed on. Every builder is responsible to provide erosion control per all regulations.

HUNTER HILL

/PURCHASE AGREEMENT

SELLER: PPP AADLAND, LLC

a Minnesota limited liability company

_____ By: Perry Aadland,
Managing Partner

Email: perryaadland@gmail.com Phone: (612)-812-3643

BUYER:

_____ By:

Email: