

## Architectural Guidelines Addendum Timberline Estates Lot Purchase

These Architectural Guidelines are hereby incorporated into the Purchase Agreement for Lot \_\_\_\_\_ of Block \_\_\_\_\_ in Timberline Estates Addition in which;

\_\_\_\_\_ is referred to as Purchaser(s), and  
\_\_\_\_\_ is referred to as Seller(s). These

Architectural Guidelines are intended to run with the Property so long as legally enforceable by law from the date of this Purchase Agreement and are intended to further supplement the Covenants, Restrictions, and Easements to run with the property on record with Minnehaha County Register of Deeds.

**\*Note:** *All plans are subject to Developer's approval, variances to these guidelines will be allowed only under select circumstances with written approval from the Developer. The intent of the Developer is to maintain a standard of quality and value by these guidelines.*

### **Square Footage (Single Family)\*:**

1. Residences addressed on **Danielle Drive, North of Madison Avenue**, will have a finished square footage above grade of **no less than 1350 square feet**.
2. Residences addressed on **North Caleb Avenue** will have a finished square footage above grade of **no less than 1300 square feet**, except Lot 12, Block 4 will have a finished square footage above grade of **no less than 1400 square feet**.
3. Residences addressed on **North Archer Drive** will have finished square footage above grade of **no less than 1300 square feet**, except lot 12, Block 7 of Timberline 2<sup>nd</sup> Addition will have finished square footage above grade of **no less than 1000 square feet**.
4. Residences addressed on **Archer Circle** will have finished square footage above grade of **no less than 1400 square feet**.
5. Residences addressed on **East Madison Street** will have finished square footage above grade of **no less than 1200 square feet**.
6. Residences address on **East Broken Arrow Street** will have finished square footage above grade of **no less than 1300 square feet**.
7. Residences addressed on **North Solar Drive** will have finished square footage above grade of **no less than 1200 square feet**.
8. Residences address on **North Broken Bow Avenue** will have finished square footage above grade of **no less than 1000 square feet and shall have a minimum of a double stall garage**.

### **Square Footage (Twinhome Units)\*:**

1. **Twinhome units** individually and regardless of address will have a finished square footage above grade of **no less than 1000 square feet**.

### **Acceptable Materials (Single Family and Twinhome Units)\*:**

1. **Topsoil/Black Dirt:** Harr-Lemme Development Inc. and/or Timberline Development LLC does not have a topsoil/blackdirt stockpile on site for use in the development, and shall not provide topsoil/blackdirt for lots in Timberline Estates Addition. It is the responsibility of the Purchaser or their contractor to provide topsoil to their respective lot at their sole expense.
2. **Roofing Materials:** Acceptable roofing materials include cedar shakes or asphalt shingles. Asphalt shingles must be of comparable quality to Certainteed brand Hearthstead, Horizon, Independence, Hallmark, or Grand Manor style shingles. No steel, tiled, or other style roofing finishes are acceptable.
3. **Roof Pitch:** Residences must be constructed with a roof pitch of no less than 6/12.
4. **Driveways:** Concrete is the required material for driveways, sidewalks, and approaches. All other materials are considered unacceptable.
5. **Masonry Veneer:** Developer requires a minimum of 100 square feet of brick, stone, stucco, or E.I.F.S. style veneer for any residence constructed in the Development. Developer may require additional area to include masonry in order to create an acceptable floorplan elevation.
6. **Exterior Finishes:** Lap siding composed of concrete, cedar, redwood, or hard board materials are acceptable, however all lap siding must be installed with maximum of 7 ¼" reveal to be deemed acceptable. Steel siding is allowed in the Development only by written permission from the Developer. Vinyl siding is not allowed in the development under any circumstance. Aluminum siding is not allowed in the development under any circumstance.
7. **Fences:** Height, style, and location of all fences to be constructed on a lot in the Development must be approved by the Developer. Chain link fences are not allowed unless vinyl coated in a color acceptable to the Developer. Fences must never impede drainage of another lot in the Development nor the lot it is intended to serve, or the Developer may, at their discretion and without notice to the lot owner, remove all or a portion of the fence creating such a disturbance in flow.
8. **Lawn Sheds/Outbuildings:** Outbuildings are allowable with written permission from the Developer so long as the finish materials meet these Architectural Guidelines and any and all other Covenants, Restrictions, and Easements on record against the Property.

9. **Landscaping/Lawns:** Property owner shall, upon occupancy of the residence and weather permitting, sod or seed the entire area of the Property that is considered outside of a controlled landscape feature. The property owner must then maintain the lawn to a maximum height of 4" and work to the best of their abilities to keep the lawn free from weeds, pests, and other annoyances. Artificially colored rock aggregates are not allowed for use as a landscaping material.
10. **Lawn Watering:** The Developer has the right to exercise watering restrictions when upon the Developer's inspection and discretion it is found that lawn watering runoff is creating a nuisance to other property owners downstream or adjacent in the Development.
11. **Trees:** Unacceptable species of trees are seeded Cottonwood, Elm, and Poplar. It is encouraged that the Property owner plant trees in a responsible manner so as not to impede any easements on record against the Property. Refer to the City of Sioux Falls guidelines for acceptable species of trees for further information, and to the Covenants filed on record against the Property. The Developer requires *at minimum* (2) trees with a *minimum* height of 6' to be planted immediately upon occupancy, or as soon as weather permits thereafter.
12. **Exterior Colors:** Earth tone (neutral) colors are considered acceptable to the Developer. The Developer reserves the right to reject requests for colors not considered, in the Developer's opinion, to be earth tone (neutral). ***All exterior paint colors must be submitted to the Developer for approval, or the Developer may, at their sole discretion, require a re-paint of an approved color at the expense of the buyer.***
13. **Foundations:** No wood foundations are acceptable.
14. **Property Condition:** Purchaser(s) is responsible for the maintenance of the Property immediately following the transfer of ownership. The Purchaser(s) is responsible for, but not limited to; maintaining an acceptable ground cover to a 4" maximum height, immediate removal of any waste or rubble placed on the property, control of pests and noxious weeds or grasses, and for erosion control and/or sediment runoff from the property. In addition, the City of Sioux Falls requires good housekeeping standards in conjunction with city ordinance requiring the Property owner to keep the street adjacent to the Property clear of debris, mud, and or other material on a daily basis.
15. **Finish Grading:** The Developer's civil engineer has established grade elevations for the Property corners and drainage easements. No changes to engineering/grading are permitted without prior written consent from Developer and/or Developer's civil engineer. The Developer recommends contacting Doug Harr @ Harr-Lemme Development Inc. (605)-371-0332 prior to finish grading to establish finished grade.
16. **Commencement/Completion:** Developer requires that the Purchaser(s) or their homebuilder/contractor commence construction of a residence on the Property no later than 60 (sixty) days following the date of closing. In addition, the Developer requires that the residence be completed, and suitable for occupancy as mandated by the municipality it which it is located, within 240 days following the date of closing.

Soil Conditions (All properties):

**Compaction Testing:** Developer has notified the City of Sioux Falls that soil compaction testing by a qualified engineering firm is mandatory for all properties in Timberline Estates. Prior to placement of any footings/foundation on any structure to be constructed in Timberline Estates, the owner/builder must at their expense, present such test results to governing building inspector for the district in which Timberline Estates lies. Developer makes no expressed or implied guarantee as to the condition of fill material in Timberline Estates.

The undersigned acknowledge a receipt of a copy of this document.

\_\_\_\_\_

Date

\_\_\_\_\_

Date

\_\_\_\_\_

Purchaser

\_\_\_\_\_

Seller

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Purchaser

\_\_\_\_\_

Seller