



Dakota
DUNES
COMMUNITY ASSOCIATION®

DESIGN GUIDELINES

Residential Community Single-Family Detached
April 1999, October 2017, July 2018

Last Revised
2021



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INTRODUCTION

Purpose

The purpose of these Design Guidelines is to assure and implement the highest quality of design standards for Dakota Dunes. These decisions must be guided by a clear vision of the ultimate design direction the community will take. They will serve as a framework of design concepts and performance and quality standards that will guide the design and construction of a variety of housing types.

The Design Guidelines have been prepared to assist potential buyers, builders, and architects to become active participants in the design process and to assure long term community quality. They are not intended to limit choices or design alternatives but rather to encourage creativity and innovation, as well as coordinate architectural diversity while creating a blend of home styles which will enhance the community environment. The ultimate result will be to enhance property values while creating a cohesive residential character and appeal.

The guidelines also outline an efficient and equitable review process that will be administered by the Design Review Committee (DRC). The DRC has been established for the purpose of implementing the Design Guidelines. They are established to compliment the Declaration of Covenants, Conditions and Restrictions for Dakota Dunes Community Association (CC&R's).

A representative of the DRC is available to help you interpret the Design Guidelines and offer suggestions about your housing concepts. We urge you to meet with the DRC representative as early as possible to assist in your decision to build or remodel.

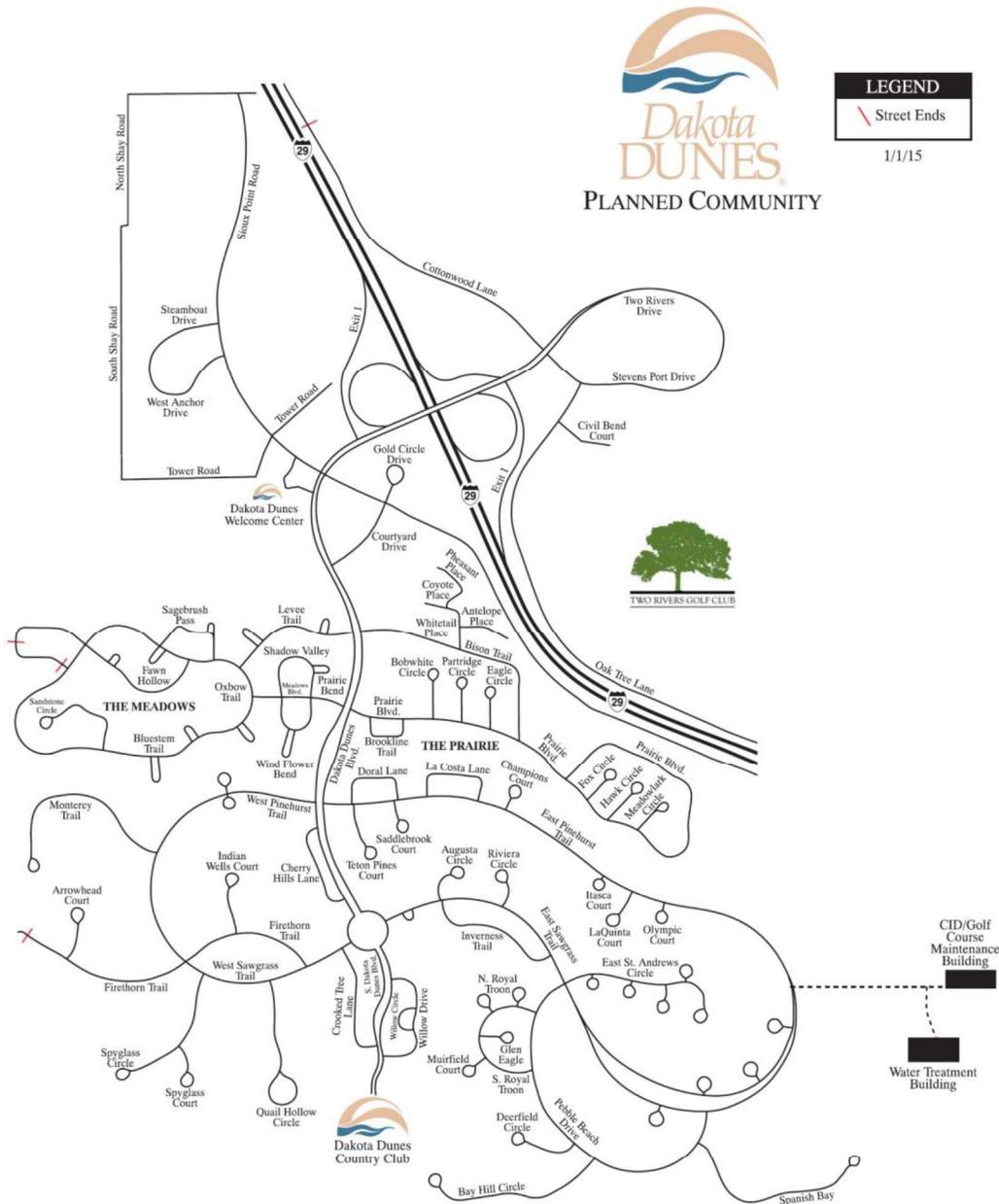
The Design Guidelines are organized into sections specific to each area of Dakota Dunes:

1. The Country Club Design Requirements
2. The Meadows Design Requirements
3. The Prairie Design Requirements
4. Standard Requirements for all Neighborhoods
5. Appendix A- Submittal Forms and supplemental information for submissions.



The Community Concept

A Community Association has been established for the enforcement of the Covenants, Conditions and Restrictions for Dakota Dunes, implementation of the Design Guidelines through the Design Review Committee and maintenance of special purpose entry features. The Association is separate from the Community Improvement District (CID) which is a quasi-governmental entity and is essentially the “city” of Dakota Dunes. The CID owns and maintains the water and sewer systems, streets, streetlights, and common areas. The Association is managed by a Board of Directors elected by the Community.

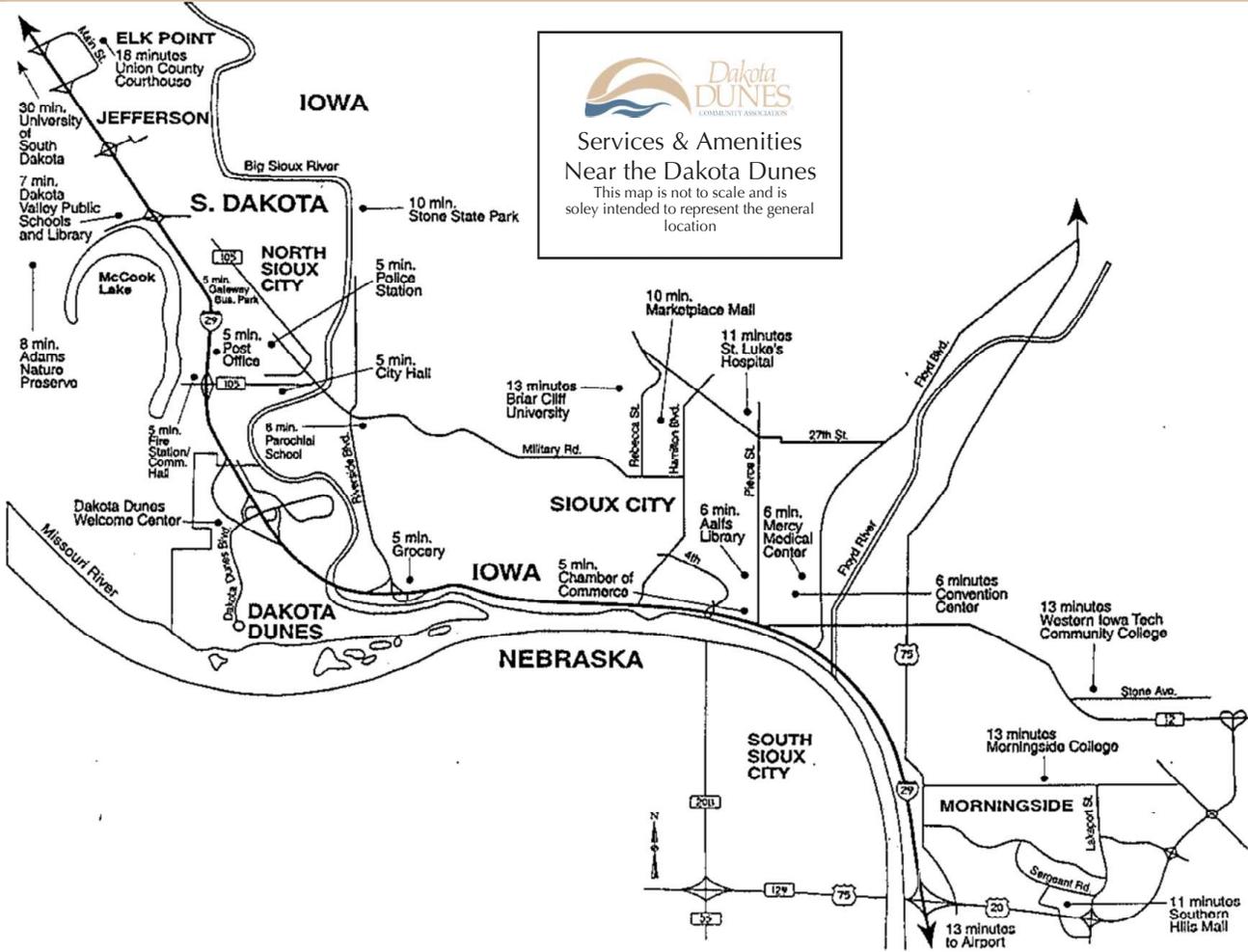




INTRODUCTION

Setting

Dakota Dunes is approximately 2000 acre (approximate) residential and commercial development. As shown on the map below, Dakota Dunes is located in the southeast corner of South Dakota, near Sioux City, Iowa. Dakota Dunes is a master planned community that offers a variety of housing types located around and near a championship golf course, country club, and public golf course. There are four Neighborhoods, The Prairie, The Meadows, Country Club East and Country Club West that comprise the residential housing makeup of the Community Association. Within these are 27 smaller Neighborhood Groups.





REVIEW PROCESS

Design Review Committee

The Design Review Committee (DRC) shall consist of members appointed by the Board of Directors of the Community Association.

The Design Review Committee may use professional design consultants in Architecture and Landscape Architecture/Land Planning as necessary.

Functions of the Committee

1. The DRC will evaluate each of the housing units submitted by a builder on adherence to the design criteria and performance and quality standards set forth in the Design Guidelines and compatibility of the design with the adjoining sites and common spaces. The DRC may also evaluate designs based upon criteria that it deems important to the quality image of Dakota Dunes.
2. The DRC will interpret the standards at the request of the Builders/Owners. If conflicts arise in meeting these standards, the DRC will review and evaluate the conditions.
3. The DRC has the right to grant variances from the Design Guidelines in accordance with the CCR's.
4. The DRC will monitor and overview the design and construction process in order to ensure conformance with the approved documents and the standards set forth in these Design Guidelines.

It is, however, the responsibility of the Builder to warrant that what is actually built is consistent with plans approved by the DRC including final landscaping. Any minor noncompliance will be corrected by the Builder. The DRC may obtain a certified survey and first floor elevation. Foundation location and first floor elevations are required to be within +/- 4" of preapproved plans.

5. The DRC shall review each submittal and respond, authorizing the continuation through the next phase of the review process. Unapproved or incomplete submissions shall be revised and resubmitted for review and approval. The response of the DRC shall be given within 45 calendar days of each submittal. Approval will be in writing and shall in no way relieve the Builder of its responsibility and liability for adherence to any applicable ordinances and codes.

Design Review Process

The following is an outline of each phase of the design review process and submittal requirements for each phase. A checklist is provided in the Appendix A indicating submittal requirements. This checklist should be attached to each set of drawings submitted in the review process.

Deposit

At the time of purchase the lot owner shall pay a deposit to the Association of \$1000 for each Country Club and/or Meadows lot and \$500 for each Prairie lot and one time \$40 fee. Upon completion of the construction of the home, landscaping, and debris removal, the deposit will be refunded to the lot owner on the condition that all items requiring DRC



approval have been submitted prior to installation, approved by the DRC and construction or completed in accordance with the approval of the DRC. This includes completion of landscaping within 2 planting seasons from the Certificate of Occupancy date. Planting seasons are spring and fall.

Items requiring DRC approval shall include, but not be limited to, site plan and design, architectural plans, landscaping plans, material selections, tree removal and the installation of the minimum number and sizes of landscape plantings.

The Community Association shall retain the right to pursue all other legal remedies available to them against the lot owner for the non-compliance as set forth in the (CC &R's).

Pre-Design Conference

Upon the selection of a lot or lots and prior to the beginning of a preliminary design, a representative of the DRC will meet, upon request, with the lot owner and his/her representatives to discuss the proposed development. It is understood that all information is confidential.

At this time the lot owner shall make available the following:

1. A general description of the lot.
2. General information, including but not limited to the lot owner's name, address and contact person, landscape architect, architect, engineer and other consultants.

Submission of any information as available will expedite the review process. The DRC representative will assist in determining the required submittals and review schedules at the pre-design conference.



REVIEW PROCESS

Final Design Review

Two sets of complete design development drawings and specifications are required for this review. Drawings and other information shall include the following:

1. Site plan at a scale 1" =20' to show property line, building footprint, driveway, and lot utilities. The plan shall show the existing and proposed grading contours, walkways, lighting, easements, rights of ways, and contract limit line. On grading plans show all existing grades 20' outside the property lines into the adjoining property.
2. Utility plan at a scale of 1" =20' to include (can be included on site plan):
 - a. Sanitary sewers, sizes, and materials.
 - b. Water lines
 - c. Telephone, gas, and electric, including meter locations. Also, location of A/C units.
3. Grading and drainage plan at a scale of 1" = 20' and to include existing and proposed contours, spot grades, finished floor elevations, and drainage patterns with percentage of slope. (Can be included on site plan.)
4. Landscape plans will show all new planting and any existing trees. The quantities and sizes of plant materials must be noted. Refer to the landscape section for requirements in Appendix A.
5. Schematic building floor plans, sections, and elevations at a minimum scale of 1/8" =1'-0".
6. Specification cut sheets and color samples.

Final Project Approval

Final project approval must be granted by the DRC before making any submissions to Union County or other governmental authority. Any subsequent changes required to comply with applicable codes must be resubmitted for approval. Any changes in material samples shall be submitted. The DRC may request a meeting to discuss modifications of the drawings or in the specifications.

After approval, the DRC will return one set of approved documents to the lot owner.

Note: After completion of construction, any changes to color, structure, fences, landscape, additions to the structure, or any removal of trees must be approved by the Modifications Committee.

Modifications Committee

A Modifications Committee (MC) may also be appointed by the Dakota Dunes Community Association Board of Directors. The MC shall consist of at least three (3) and no more than five (5) members. The MC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing units or structures in accordance with the CCR's.



REVIEW PROCESS

Ordinances & Standards

Design Review Committee (DRC) and/or Modifications Committee (MC) approval does not assure compliance with the requirements of all public agencies having jurisdiction over the project, including Union County and the Dakota Dunes CID. Each Builder or owner must comply with all zoning regulations, building codes, subdivision control standards, and any other regulations applicable at the time of purchase and development. Review and approval of Builder's or owner's designs by the DRC or Modifications Committee is to ensure compliance with these Design Guidelines and to promote the quality image of Dakota Dunes. Any results from a review of the DRC or MC should not be considered a representation as to compliance with the requirements of any public agencies having jurisdiction over the project.

Where applicable requirements and codes overlap or appear to be in conflict with the requirements of the Design Guidelines, the more stringent provisions shall govern.

Approval of Builder's designs by the DRC does not relieve or supersede other approval requirements by the authorities having jurisdiction.

The DRC is not responsible for review of structural, mechanical or electrical design or any related building or building code issue not explicitly covered in these guidelines.

Building permits shall be issued by the Union County Land Use Administrator to the DRC for approval and distribution. No building permit shall be issued without DRC approval of the proposed project.

Variations

The Lot Owner shall be responsible for all fees related to the filing of variations with Union County.



COUNTRY CLUB DESIGN REQUIREMENTS



SINGLE FAMILY STANDARDS FOR THE COUNTRY CLUB EAST & WEST

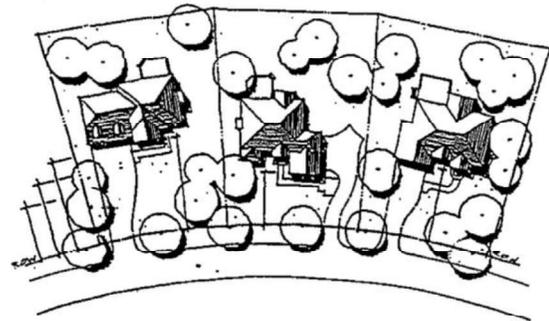
Objective

The objective of the Master Developer in the planning and design implementation of Dakota Dunes has been to preserve the natural character of the site. This entails minimal impacts to existing grades, vegetation and ecosystems. Comparable care shall also be taken by the participating builder to preserve the natural environment through innovative site planning and architectural design.

Care has been taken in the overall planning to provide single family neighborhoods that would conform to a high standard of living. The lot layout and site standards shall provide a builder direction in preparing each project for development.

Lot Layout

Minimum dimensional requirements shall be in accordance with the local zoning ordinances or the following standards whichever is greater. Setbacks shall be measured from road Right-of-Way to the finished face of the building foundation. Roof overhangs may encroach into the setback.

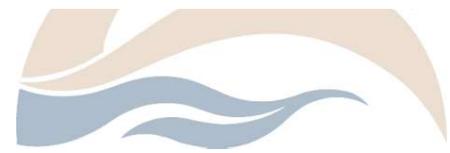


LOT TYPE

MINIMUM SET BACK		Estate Lots 1 acre	Large Lots 1/2 acre	Standard Lots 1/3 acre	Cottage Lots 1/4 acre	Zero Lot Line
Front Yard*		50'	35'	30'	30'	30'
Side Yard**		20'	12'	7'	7'	7'
Side Yard on corner		30'	25'	20'	15'	15'
Rear Yard		35'	35'	35'	35'	35'
Golf		50'	50'	35'	35'	35'

* Stagger building setbacks from R.O.W. to eliminate monotonous streetscape.

** Side Yard setback to be minimum listed or 10% of lot width on each side, whichever is greater.



SINGLE FAMILY STANDARDS

Lot Layout Cont.

For some building lots within the community it may be impossible or inadvisable to develop setback requirements according to the preceding table due to natural terrain, lot configuration, and/or proximity to adjacent structures. Therefore, the DRC may approve specific deviations to these setbacks which it believes to be beneficial to a specific homesite or to adjacent homesites.

Landscape Easements have been provided to buffer some adjacent roadways. No buildings, fences, or permanent structures shall occur within these easements.

Housing units shall be sited and oriented to best take advantage of views and open space. Care must be taken to locate each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures, and natural amenities of the area.

Staggering building setbacks from road R.O.W.'s should be utilized to eliminate a regimented and monotonous streetscape. Staggering the facades of individual units can be done to achieve a similar effect.

Minimum House Size

Housing units shall have the following minimum square footage requirements. Building coverage shall be no more than 40% of the lot area. The square footages shown below are exclusive of porches, garage, decks or basements.

MINIMUM SQUARE FOOTAGE	Estate Lots 1 acre	Large Lots 1/2 acre	Standard Lots 1/3 acre	Cottage Lots 1/5 & 1/4 acre	Zero Lot Line
Minimum House Size (S.F.)	2,400	2,100	1,750	1,350	1,200

Combining Lots

Only one (1) dwelling will be approved for construction on each platted lot. If contiguous platted lots are owned by the same Owner, the DRC may consider approving plans for construction of a single dwelling which straddles the boundary between such lots; however, no additional dwelling will be approved for construction on any platted lot on which all or a portion of an existing dwelling has been constructed or approved for construction. Plans must show that at least a portion of the dwelling be constructed on each lot and plans shall include the proposed landscaping for all lots upon which any portion of the dwelling is to be constructed.

Two (2) property owners may acquire and split an abutting lot between them with a minimum of 40% acquired by one of the property owners. The lot must be landscaped with the minimum planting requirements prorated based on the size of the originally platted lot. Consideration will be given to the preservation of natural areas where it is appropriate with abutting properties.



BUILDING STANDARDS

House Styles

Housing types or styles should not be repetitive from lot to lot along a neighborhood street. Rather, a variety of houses are encouraged. No building shall exceed a height of two and one half (2-1/2) stories or 35 feet to the middle of the roof pitch. Building coverage shall be no more than 40% of the lot area.



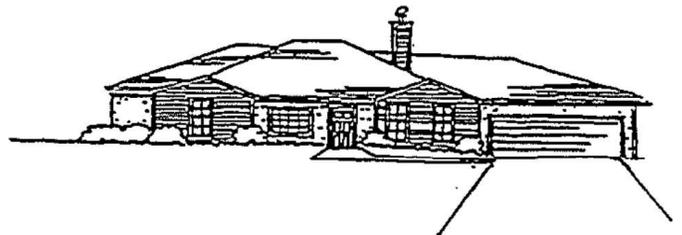
Massing

To create variety and diversity, it is desirable to vary the masses within each home so that uniformity of line and mass is avoided. However, a balanced exterior elevation is encouraged.

THIS



NOT THIS





BUILDING STANDARDS

Building Materials

In keeping with the planning and design considerations given to the natural environment, and in keeping with the upscale image of Dakota Dunes, certain building materials are more appropriate than others. Materials not listed below or new building materials, as they are developed or become available, will be given special consideration provided their use harmonizes with the community appearance.

The goal is to use materials that match the natural tones of vegetation and the materials that have been used in construction for generations. Just as the preservation of natural contours and vegetational patterns creates environmental quality, the use of attractive native materials in warm, earth tones create sympathy with the environment and quality in design.

In the use of these materials, it is important to avoid large, uninterrupted planes in both facades and roof areas. On the contrary, the use of too many different materials or textures can create confusion and distract from otherwise good design.

Windows/Entrances/Foundation

Assorted window styles will be discouraged on an individual home. Shifts in muntin grid alignments will not be permitted. To give windows and window trim full effect on an elevation, they should be kept well below the soffit, or the trim should be below the soffit.

Bright finished or bright-plated metal exterior doors, windows, window screens, louvers, exterior trim, or structural members shall not be permitted.

All main entrances shall be enhanced by a protected, focused entry in proportion to the house.

If more than 12" is exposed, the foundation shall be painted or treated with stucco/EIFS, brick/stone or other materials in an appropriate color approved by the DRC.



BUILDING STANDARDS

Roofing

Roof pitches and overhangs may vary as necessitated by architectural design; however, no flat roofs are allowed as a major structural element. A minimum of 6 in 12 slope is a standard, but steeper slopes are strongly recommended. Roof overhangs are also recommended to protect from the sun. No mansard roofs will be allowed. Metal soffit systems are allowed. Facias must have a wood texture, not smooth.

All gutters (except copper) shall be painted to match approved roof colors or trim. Roof stacks and plumbing vents shall be placed on rear slopes where possible. Turbine vents are not acceptable.

Roof colors and textures shall be an integral part of the exterior color scheme of the building. All roof colors shall be dark, preferably black, grey or brown on the eastside of Dakota Dunes Boulevard. On the westside, cedar wood shingles or shakes, approved shake style 26-gauge galvanized steel or polyvinyl shakes are required. Ask for a list of approved manufacturer's and colors.

Permitted: (East of Dakota Dunes Boulevard)

- Cedar wood shingles or shakes
- Concrete tiles with natural texture and color
- Natural clay tiles
- Standing seam metal of warm colored finish
- Asphalt, fiberglass, hardboard, or asphalt impregnated steel shingles in warm earth tones

Not Permitted:

- Shingles in bright colors
- Rolled asphalt
- Brightly colored metal

Gutters/Garages

The use of gutters is recommended unless gutters are not in character with the architectural style of the home. Gutters shall be installed at entrances and must extend the full length of the plane of the house at which the entrance occurs. Downspouts shall be designed to be compatible with the building elevations and should not protrude more than 3 feet. If necessary, downspout extensions may be used until the landscape is established for one year maximum.

Each house shall have, as a minimum, an attached, two car garage with either a single door or two overhead doors, which will be highly encouraged. All doors should be compatible with exterior design. They shall be kept closed when not in use.

Front loaded garages will only be allowed in those instances where there is physically not enough space to put inside loaded entries. Furthermore, for all side loaded entries, there must be adequate landscaping materials placed alongside the drive and the garage to shield neighboring properties from headlights, noise, etc. Garage doors that are at a 45° angle or more from the front projection will be considered side loaded.



BUILDING STANDARDS

Siding

Siding materials bear the same consideration as roofing materials. Natural materials such as stone and wood inherently work well with their surroundings, as do man-made materials of natural color and material such as brick. No brick will be required on those homes that have alternative architectural character and features. Masonry veneers should continue around a corner a minimum of 2 feet to reduce a "store front" appearance.

In addition, large expanses of a single material, especially if unbroken by detail or depth, can become overpowering to the rest of the building form and surroundings. On the contrary, the use of too many different materials or textures can create confusion and distract from an otherwise good design.

Permitted:

- Wood, cement-based, or hardboard lap siding or shingles and 5/16" thick solid color
- Masonry, brick and stone
- Stucco or EFIS
- Architectural finished plywood

Not Permitted:

- Aluminum, vinyl or steel siding
- Plywood (except as panel infill)
- Composition siding
- Plastics
- Simulated brick

Decks/Porches

Detailing of all patios and decks must be architecturally compatible with the home. Patios and decks shall be designed to serve as an extension of the house.

Outdoor carpeting is not allowed on front porches. Brick detailed stoops, porches, and stairs are recommended and encouraged.

Porch screening colors shall complement and blend with the house. No mill-finish aluminum will be allowed as framing for a porch.

Colors

Natural, earth tone colors such as beiges and grays are encouraged, as is white. Other colors should be dark in shade. Bright colors such as red, green, blue, and pink are not allowed.

Non-reflective finishes should be used on exterior surfaces with the exception of hardware items.

Fences and walls should be of material and design to match the design of the buildings in structure, materials, and color.



SITE STANDARDS

Housing in the Flood Plain

In areas where housing must be significantly elevated above existing grade to meet standards for flood insurance, one foot and greater above flood plain elevation, the following should apply:

1. The existing grade of the site and surrounding vegetation should be preserved as much as possible. Attempts should be made to keep fill away from masses of existing vegetation. Refer to sketches on page 16.
2. The proper first floor elevation should be achieved by elevating the house through the use of solid foundation walls and grading. Unfinished, exposed foundations are not acceptable, as well as slopes greater than 3:1. (Refer to page 13 for finishes.)
3. Use of areas below flood plain elevation shall be in conformance with Federal, State, and Local requirements.
4. Information pertaining to flood plain requirements shall be obtained from the Land Use Administrator of Union County, South Dakota.

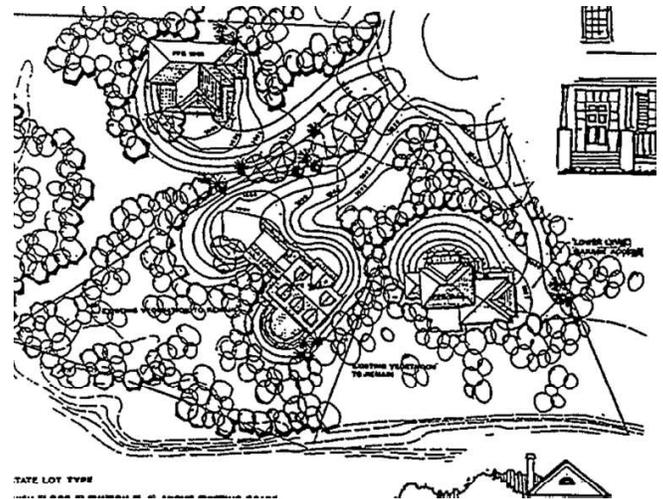
Site Standards

Planning and implementation by the Master Developer has been provided to minimize alteration to the land and impact to the ecosystems. Care shall be taken to preserve vegetation, topography, and the natural drainage systems. This philosophy must be continued at all levels of development.

The DRC shall consider each site independently but shall give extensive consideration to each individual site plans impact upon adjacent homesites and view corridors.

To preserve the development goals, site grading of a specific lot shall be kept to a minimum and

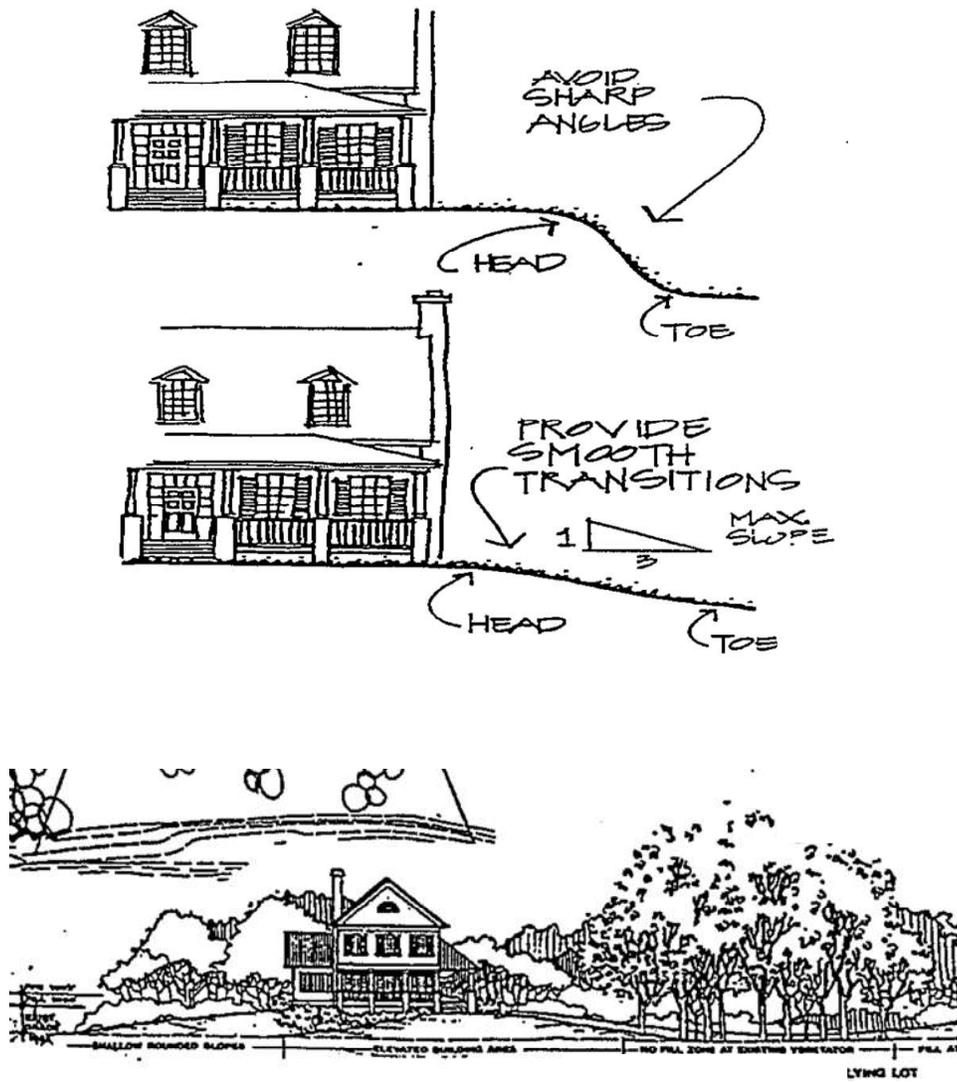
alterations to existing drainage systems shall be avoided. Any grading necessary will maintain a natural appearance. Grading should produce graceful contours, not sharp angles. Provide smooth transitions at the head and toe of the slopes.





Retaining Walls

Retaining walls are acceptable where proposed grades must be in excess of 3:1. Where the walls are used, they shall be of material compatible with the building architecture. No railroad ties are allowed but landscape ties are acceptable.





SITE STANDARDS

Fences and Walls

All proposed fences and walls must be approved by the DRC prior to installation. Fences and walls shall be an extension of the house. They shall not function as property line markers but define exterior spaces as well as to screen undesirable uses/views. Complete rear yard fencing is not permitted, as the feeling of open space and the unity of the surrounding areas is an important part of the design of Dakota Dunes.

Front yard fences and walls are not allowed unless they are an integral part of the house architecture.

For golf course frontage lots, fences shall be set back a minimum of 20' from the golf course property line, unless for enclosure of pool or patio and with the explicit approval of the DRC. The minimum setback may also be reduced to 10' subject to the amount of natural barrier between the property line and the golf course. The fencing material must be of a wrought iron style no more than 4'6" in height and explicitly approved by the DRC. Fencing material around pools must also be of a wrought iron style with a maximum height of 6', meet current building codes, and be explicitly approved by the DRC.

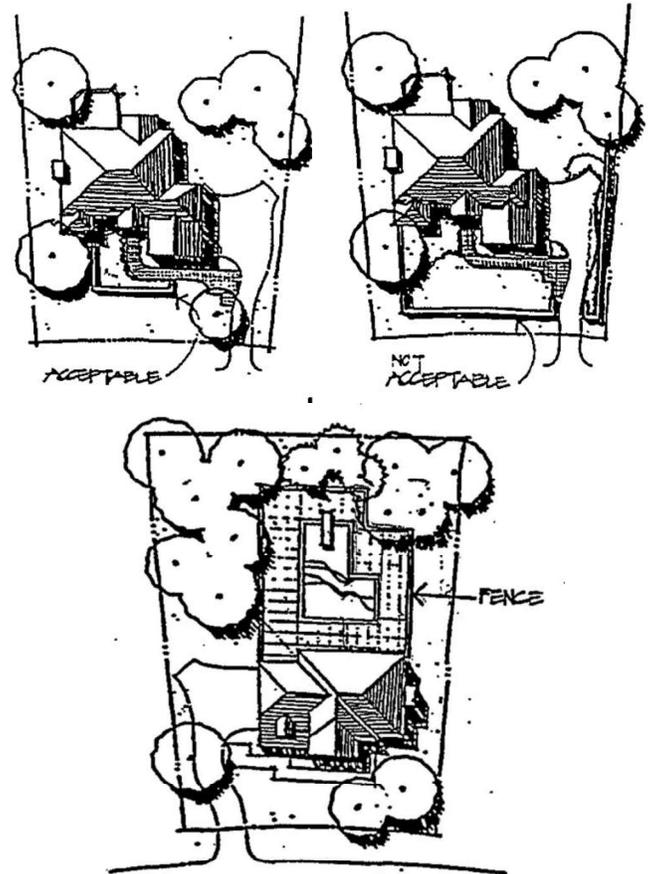
Fencing setbacks abutting common areas or CID property will be determined on a case-by-case basis.

Any wall and/or fence should be constructed of materials and colors common to the house or materials to compliment the house. (No railroad tie walls are allowed.)

All fencing shall have the framing on the lot side of the fence. Fences shall not be erected in utility, drainage, or landscape easements.

Fences are discouraged inside yards, except small enclosures for mechanical equipment or trash containers, and, when approved, shall not extend beyond the sight line of adjacent houses.

Sprinkler controls and other utilitarian devices are permitted to be fenced, provided they do not extend more than 4 feet into the setback and they are properly screened from view in a manner approved by the DRC.





THE MEADOWS DESIGN REQUIREMENTS



SITE DEVELOPMENT GUIDELINES

Site Standards

Planning and implementation by the Master Developer has been provided to minimize alteration to the land and impact to the ecosystems. Care should be taken to preserve vegetation, topography and the natural drainage systems. This philosophy must be continued at all levels of development.

The Design Review Committee (DRC) shall consider each site independently but shall give extensive consideration to each individual site plan's impact upon adjacent homesites and view corridors.

To preserve development goals, site grading of a specific lot should be kept to a minimum and alterations to existing drainage systems should be avoided. Any grading necessary will maintain a natural appearance. Grading should produce graceful contours, not sharp angles. Smooth transitions should occur at the head and toe of all slopes.

Permitted

- Site grading should be kept to a minimum (3:1 maximum slope)
- Provide smooth transitions at the head and toe of all slopes

Not Permitted

- Sharp angles on contours

Lot Layout

Care has been taken in the overall planning to provide a single-family neighborhood that would create a pleasant place to live. The lot layout and

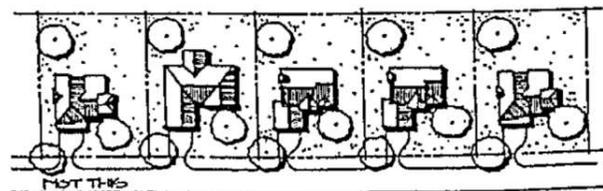
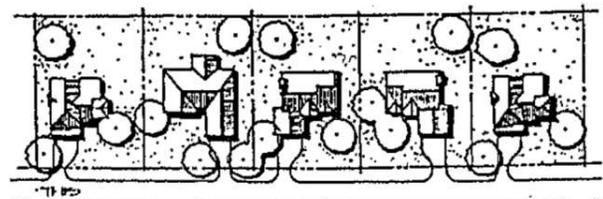
site standards shall provide a builder direction in preparing each lot for development. Housing units should be sited and oriented to take best advantage of views and open space. Care must be taken to locate each structure, whenever possible, so they do not infringe upon view corridors, adjacent homes, or the natural amenities of the area.

Building setbacks from road Right of Way's should be varied to eliminate a regimented and monotonous streetscape.

The minimum set back requirements for lots at The Meadows are as follows:

Front Yard	25'
Side Yard	7'
Side Yard on Corner	15'
Rear Yard	30'

For some building lots in The Meadows, it may be inadvisable or impossible to conform to the setback requirements listed above due to natural terrain, lot configuration, and/or proximity to adjacent structures. Therefore, the DRC may approve specific deviations from these setbacks on a case-by-case basis.



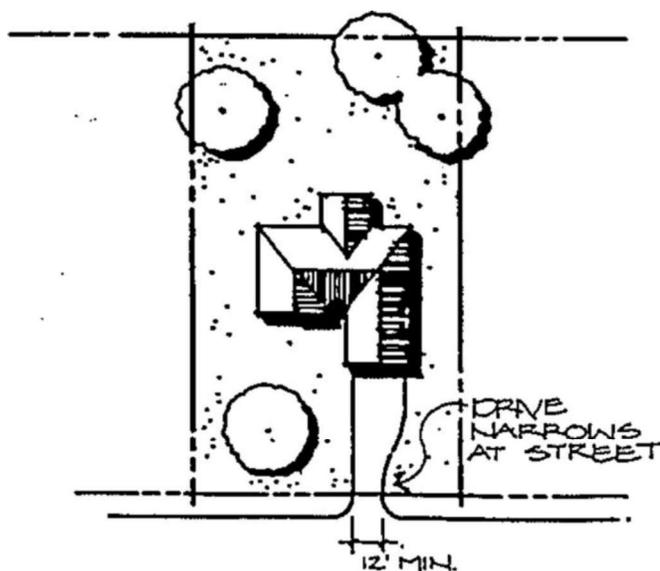


SITE DEVELOPMENT GUIDELINES

Combining Lots

Only one (1) dwelling will be approved for construction on each platted lot. If contiguous platted lots are owned by the same Owner, the DRC may consider approving plans for construction of a single dwelling which straddles the boundary between such lots; however, no additional dwelling will be approved for construction on any platted lot on which all or a portion of an existing dwelling has been constructed or approved for construction. Plans must show that at least a portion of the dwelling be constructed on each lot, and plans shall include the proposed landscaping for all lots upon which any portion of the dwelling is to be constructed.

Two (2) property owners may acquire and split an abutting lot between them with a minimum of 40% acquired by one of the property owners. The lot must be landscaped with the minimum planting requirements prorated based on the size of the originally platted lot.



Individual driveways and off-street parking areas should avoid a straight-in, full width look. Curved driveways with berming or planting used to partially screen expanses of concrete is encouraged. Wherever possible and practical, driveways should taper down from full width at the garage door to a 12' width at the curb to avoid a streetscape dominated by driveways. 3 car garage driveways should taper to 20' at the curb.

Permitted

- Housing should be sited and oriented to take best advantage of views and open space
- Staggering building setbacks from road R.O.W.'s is encouraged to eliminate a regimented and monotonous streetscape
- Driveways with tapering widths; see driveway layout below
- Concrete driveways; Other materials must be approved by DRC

Not Permitted

- Houses should not infringe upon view corridors, adjacent homes, or the natural amenities of the area
- Three car driveway widths from garage door to curb are discouraged
- Gravel, crushed rock, dirt or asphaltic driveways are prohibited.



GENERAL ARCHITECTURAL CRITERIA

Character and Style

While dwellings in The Meadows are not restricted to a particular style, it is encouraged that a character be established which is consistent with the overall community theme in Dakota Dunes and is representative of a traditional, country-living atmosphere.

It is encouraged that dwellings be designed to follow the examples of the following historical styles: Traditional, Bucks County, Georgian, Victorian, Colonial, Rustic, English Cottage and Classical. The interpretation of such historical styles for the design of dwellings should translate building form (as determined by building height, number of stories, roof pitches, width of overhangs, etc.) as well as decorative details consistent with the particular style. Housing designs shall not be limited to these styles, or to combinations of compatible elements within styles. However, while all of these styles are appropriate, it is most important to relate them to the overall character within The Meadows as well as throughout the entire community of Dakota Dunes. Proposed designs shall be subject to approval by the Design Review Committee.

Minimum square footage for homes built in The Meadows are: Ranch-1400 sq. ft. finished; Two Story-1600 sq. ft. finished.

Permitted

- Interpretations of historical styles
- Traditional character
- Related architectural themes
- Ranches over 1400 sq. ft., Two story homes over 1600 sq. ft.

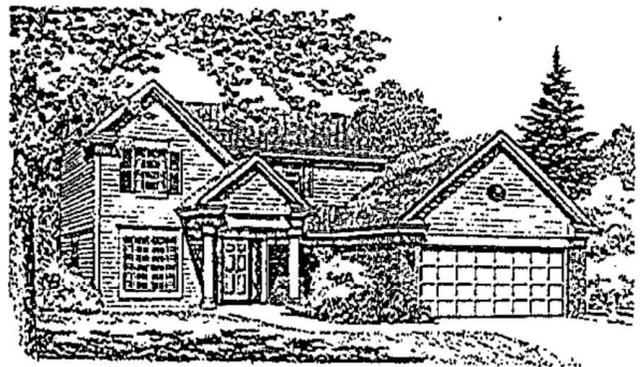
Not Permitted

- The following styles: Spanish, Mediterranean, or contemporary

Traditional



Classic



Victorian





GENERAL ARCHITECTURAL CRITERIA

Scale and Massing

It is strongly recommended that consideration be given to the relationship of architectural massing and scale of building elements to the natural environment and image desired for the Meadows.

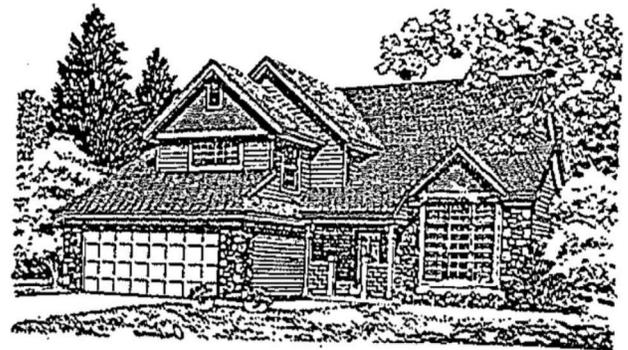
The architectural massing of buildings should be low profile from at least one side of dwellings to assure a gradual transition from open spaces to the residential areas. The highest or greatest mass of buildings should be balanced towards the center of each unit with the sides and front elevations scaled down to one or 1-1/2 story heights where possible to emphasize the human scale of the built environment.

The use of bay projections, recessed entries and sensitively located openings will help to create an overall massing and scale that is comfortable and inviting. A strong expression of entry is also encouraged.

Full two-story rear elevations are acceptable, and the use of expansive window areas can emphasize the inter-relationship of indoor and outdoor spaces as well as focusing views to major exterior features. When terrain allows a walkout condition, the exterior wall finishes should be carried to within 8 inches of finish grade. Decks are required for walkout conditions.

Permitted

- Mass of dwellings scaled down on at least one side
- Architectural elements, such as dormers, bay projections
- Dominant entry elements
- Exterior wall finishes that follow slopes in grade
- Windows and doors on walkout level
- Exposed foundations greater than 12" must be covered by an exterior wall finish (i.e., brick, siding, stucco, or paint) approved by the DRC.



Not Permitted

- Extensive exposed concrete foundations on walkout and garden level conditions (prohibited)
- Substantial blank or flush wall facades are discouraged
- Walkout conditions without exterior deck



GENERAL ARCHITECTURAL CRITERIA

Variety

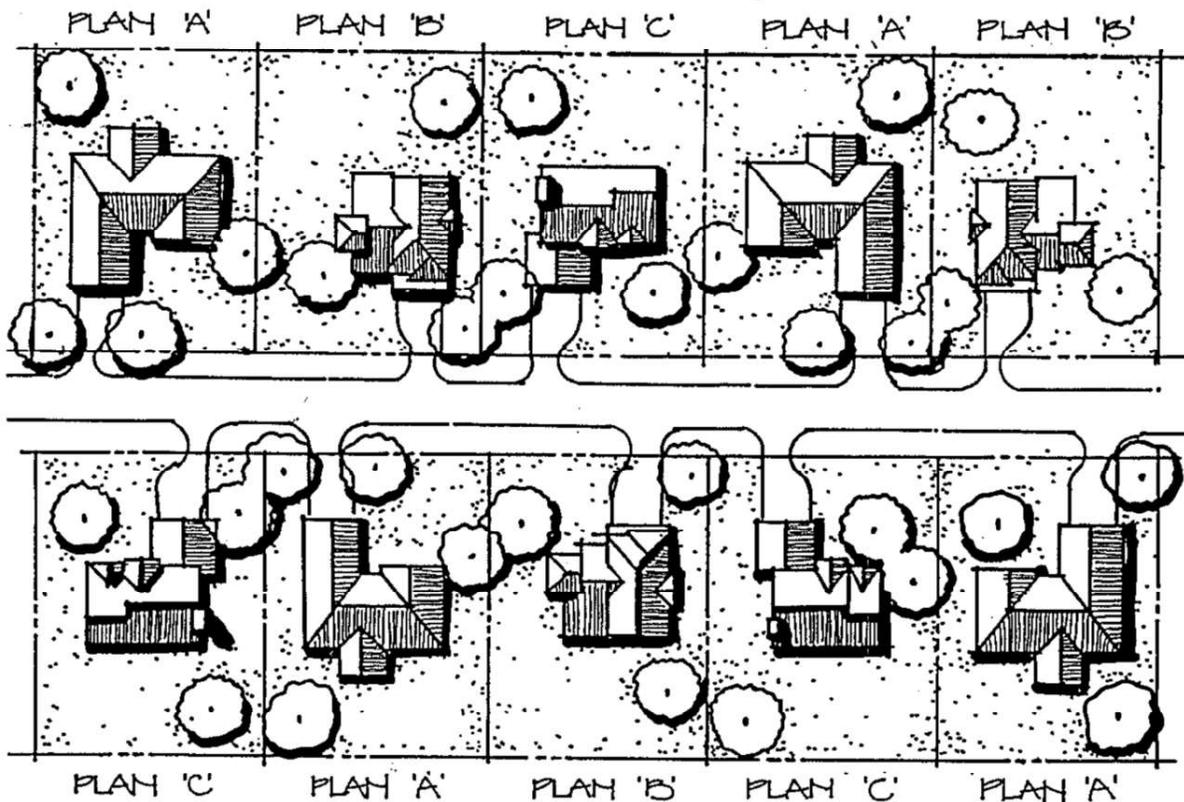
To create diversity and individuality throughout The Meadows, it is critical in the siting of particular house types that a variety of styles and color packages be provided for homes in proximity. It is encouraged that side loaded garages be incorporated, where possible with land planning restrictions, along with front loaded garages to provide additional diversity and to reduce the impact of numerous garage doors on the streetscape.

Permitted

- The same elevations of a model must skip two lots on connecting streets and three lots on all cul-de-sacs as long as a different exterior color scheme is used
- The same model, even by varying the elevation, may not be duplicated on more than three consecutive lots without skipping at least two lots.

Not Permitted

- The same model regardless of elevation shall not be built across the street from itself
- The same color package on a model shall not be used directly across the street from itself
- The same color package on a model shall not be used adjacent to itself





GENERAL ARCHITECTURAL CRITERIA

Materials

Apparent throughout the entire community should be natural materials, natural colors, and natural forms. Dwellings should incorporate materials such as wood, brick, stone, and stucco. It is encouraged that these materials be used in such a manner that the dwellings blend with their natural surroundings and neighbors while reflecting the desired atmosphere of country living and enhance the traditional nature of Dakota Dunes.

Material selection and usage should take into account their textural qualities and compatibility with each individual dwelling style and the overall community theme of The Meadows. For example, rough sawn trim is often associated with a rustic or country style, while smooth siding and trim is more appropriate for traditional and Victorian styles.

Permitted

- Natural materials such as wood, brick, stone and stucco
- Materials that blend with the natural surroundings and a traditional theme
- Materials that are compatible with the style and design character of individual homes
- Metal fascia and soffits. Fascia must have a wood texture.

Not Permitted

- Highly reflective building materials
- Vinyl lap siding
- Metal siding
- Prefabricated nail-on masonry materials

Color

The use of natural materials with light, warm, muted earth tones are strongly encouraged. Acceptable earth tone colors include light browns, tans, beiges, dusty greens, warm greys, off whites, dusty blues and rusty reds.

Proposed color selections and the intermixing of color packages shall be subject to approval of the Design Review Committee and must meet the variety requirements of these guidelines.

Permitted

- Stucco areas ranging from off-whites to light browns and light warm grays
- Brick areas ranging from light browns to rusty reds and light warm grays.
- Siding areas ranging from off-whites to light browns, dusty blues and light warm grays
- Stone areas in earth tones ranging from off-whites to medium browns
- Complimentary trim and siding colors with slight variations in contrast
- Subtle 3rd color accents

Not Permitted

- Stucco areas in pure white
- Brick areas in pure white or black
- Siding and trim colors in bright, harshly contrasting ranges



BUILDING STANDARDS AND DETAILS

Roof Pitches and Materials

Simple pitched gable, shed, hip and minor variations or combinations of these roof forms will be the predominate roof forms in The Meadows. Roof pitches shall be a minimum of 6:12. 5:12 pitches and lower will be allowed only in specialized cases, such as minor roofs, garage jacks, porches, and in limited areas (subject to approval by the DRC).

Allowed roofing materials include:

- Cedar wood, 26-gauge galvanized steel or polyvinyl shingles or shakes
- Concrete tiles with natural texture and color
- Natural clay tiles
- Standing seam metal of warm colored finish
- Asphalt, fiberglass, hardboard, or asphalt impregnated steel shingle in warm earth tones

Shingles in bright colors, rolled asphalt or brightly colored metal are **NOT ALLOWED**

Permitted

- Combining one- and two-story roof elements (for flow of roof)
- Multiple gable elements
- Multiple hip elements
- Dormers, pop-outs
- Varied ridge heights, plate heights and jogs in ridge line
- Shed roof forms (by special review only)

Not Permitted

- Gambrel and mansard style roofs (prohibited)
- Flat roofs
- Barrel tile
- Standing seam metal roofs (except for minor roofs, cupolas, bays, etc.)





BUILDING STANDARDS AND DETAILS

Roof Accessories, Gutters and Downspout

It is encouraged to keep all vents and other roof penetrations visible only on the rear elevation where possible. Gutters should be part of the fascia detailing.

Permitted

- All roof vents, etc. should be visible from the rear elevation only

Not Permitted

- Vents on front elevation
- Turbine vents

Chimneys

Chimneys should be simple in design, accenting the architectural style of the building to ensure consistency and style. Material and texture can either blend in or serve as an accent for the elevation. The tops of chimney chases should mirror the fascia or trim treatment. Masonry fireplaces that project from the building are encouraged.

Permitted

- Chimneys as design elements that add texture and depth to elevation (encouraged)
- Metal chimney caps that match trim colors (encouraged)
- Use of masonry chimneys (encouraged)
- Square block chimney caps are encouraged

Not Permitted

- Exposed flues
- Prefabricated metal chimney assemblies

Skylights

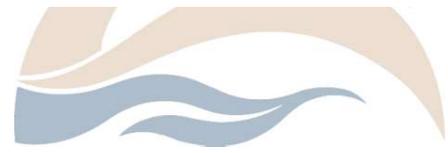
The use of skylights in The Meadows is acceptable only when used on the side or rear elevation of a building. They should be designed as an integral part of the roof, parallel to the roof plane. The glazing should be clear or solar bronze, and the frame and sash should closely match or blend in with the roof.

Permitted

- Glass skylight integral with the roof and closely matched in color
- Rectangular or square with sides parallel to roof members
- Skylights on side or rear elevations only
- Operable skylights for ventilation

Not Permitted

- White glazing, plastic bubble skylights
- Solar collectors



BUILDING STANDARDS AND DETAILS

Wall Finishes, Materials & Details

Attention to detail and architectural definition should be given to all sides of the dwellings. Material variations on the elevation are encouraged as accents, as long as the overall character and predominant siding material is consistent. Masonry veneers should continue around the corner a minimum distance of 2'-0" to reduce a "store front" appearance. Two story siding elements should be divided by horizontal wood band boards. Blank elevations are prohibited unless treated with architectural detail to enhance the character. Corner boards, window & door trims, frieze boards and moldings are encouraged. Flush rakes, if used, shall be accented with additional detail. Traditional details like returned eaves and gutters are encouraged.

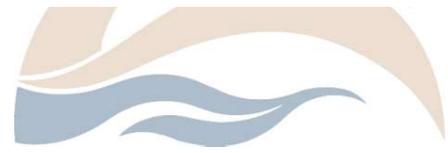
Exterior wall finishes including wood, brick, stone, and stucco are encouraged and should be used judiciously depending upon the style and character established for the dwelling.

Permitted

- Natural trim and accent materials such as wood, brick, stone & stucco wall finishes
- Hardboard, cement-based, cedar, redwood or 5/16" thick solid color PVC siding
- Traditional horizontal siding styles with 8" or less exposures (beveled or drop)
- Return of brick or stone from front onto side elevation (encouraged)
- Material variations on elevations (in accent areas)
- Multi-layered flush rakes
- Vertical hardboard siding with wood grain finish
- T1-11 siding or similar grooved plywood siding

Not Permitted

- Maintenance-free siding (aluminum/steel/vinyl) or trim
- Solid blank wall elevation
- Prefabricated nail-on masonry materials
- Horizontal siding with exposures greater than 8"
- Metal or fiberglass awnings
- T1-11 flat or "V" groove plywood siding



Windows

A variety of window types and styles (double hung, casement, horizontal transom, boxed or angled bay) are compatible with the architectural styles encouraged for The Meadows. Windows on all four sides of the home should be compatible. Careful attention should be paid to the trim around the window. Emphasis on the window, especially on the street elevation, enhances the overall impact of the design. Trim emphasis on the side and rear windows, though not required, is encouraged to provide a more cohesive design.

Another characteristic of window trim is shutters. When used as window accents, shutters can enhance an otherwise bland elevation. Use of muntins are also encouraged to complete an architectural style.

Window frames, whether wood, vinyl clad or metal should blend in with the color scheme of the house. Silver, gold or mill finished frames are prohibited. All glass is to be clear plate; reflective glass is prohibited.

Design treatments and architectural features such as dormer type windows and bay projections are encouraged and add articulation to wall and roof planes.

Permitted

- Detailed window trim on all four sides of home (encouraged)
- Shutters on windows with traditional styles
- Muntins on street elevation windows standard when it fits architectural style (encouraged on sides and rear)
- Window screens and frames that match or blend with color scheme
- Arched, palladian or square transom window styles that enhance architectural style (encouraged)

Not Permitted

- Silver, gold or mill finished frames
- Reflective glass
- Untrimmed windows on front elevations



BUILDING STANDARDS AND DETAILS

Doors: Front Entry, Service & Garage

Door styles and colors should be used in such a way to emphasize the front entry and de-emphasize the garage and service doors. Wood, insulated metal and quality hardboard are acceptable materials. A variety of door styles is encouraged to prevent monotony. Mixing the use of single 16' garage doors and double 9' doors on alternate elevations is also encouraged. When feasible, side entry garages and recessed garage doors are encouraged. While not encouraged, screen/storm doors are allowed, but should match the surrounding color scheme.

Permitted

- Embossed or plant-on detail at front entry doors
- Accent colors on front doors (encouraged)
- Entry features, like porches, columns, arches and the like (encouraged)
- Flush doors at service entries
- Paneled wood, textured metal or hardboard garage doors
- Muted color scheme on service and garage doors to de-emphasize
- Mixed use of single 16' and double 9' garage doors.
- Trim details around doors

Not Permitted

- Silver or gold screen/storm doors or patio sliders
- Flush, non-accented front doors (by either color or texture)
- Strong accent colors on garage and service doors
- Translucent fiberglass garage doors





BUILDING STANDARDS AND DETAILS

Decks, Porches, Patios and Balconies

Extending the lifestyle from indoors to outdoors is to be encouraged at The Meadows. The design of outdoor living spaces should be coordinated with the design of the home. Decks attached to houses should be large enough to be usable, and built from materials similar to those used in the home. Awnings over decks or patios may be of wood or canvas. Handrails and balconies should also match the architectural style of the home. Enclosed screen porches are acceptable if designed as part of the exterior and are built from materials consistent with the rest of the building.

Entry porches should be designed as dominant features that invite entrance to the dwelling. Columns supporting porch roofs should be massive in scale (minimum 6 x 6). Built-up box columns or tapered round columns are encouraged and should be selected and scaled to compliment the architectural style of the home.

Permitted

- Natural wood decks oriented to the rear, incorporating design themes of the house exterior
- Deck handrail systems simple in design, using vertical balusters and built-up rails
- Painted wrought iron handrails acceptable at entry only
- Screen porches that fit the architectural style (encouraged to be on rear elevation)
- Dominant entry porches (encouraged)
- Massive scale for columns supporting porches, including built-up box or tapered forms (encouraged)
- When deck handrail is painted, it shall be painted or stained to match siding.

Not Permitted

- Metal or fiberglass products for awnings
- 4 x 4 wood columns without base and capital trim accents





BUILDING STANDARDS AND DETAILS

Courtyard Walls & Property Line Fences

Courtyard walls must be constructed of approved materials such as wood, brick, stone, or wrought iron along with screening developed from masses of plantings are encouraged to enclose the private and service areas of a Meadows site. Materials selected must be compatible with the style of each dwelling and conform with the natural character of the site. Low walls and fences can be used to help the dwelling “hug” the site. See sketches below for acceptable wall locations.

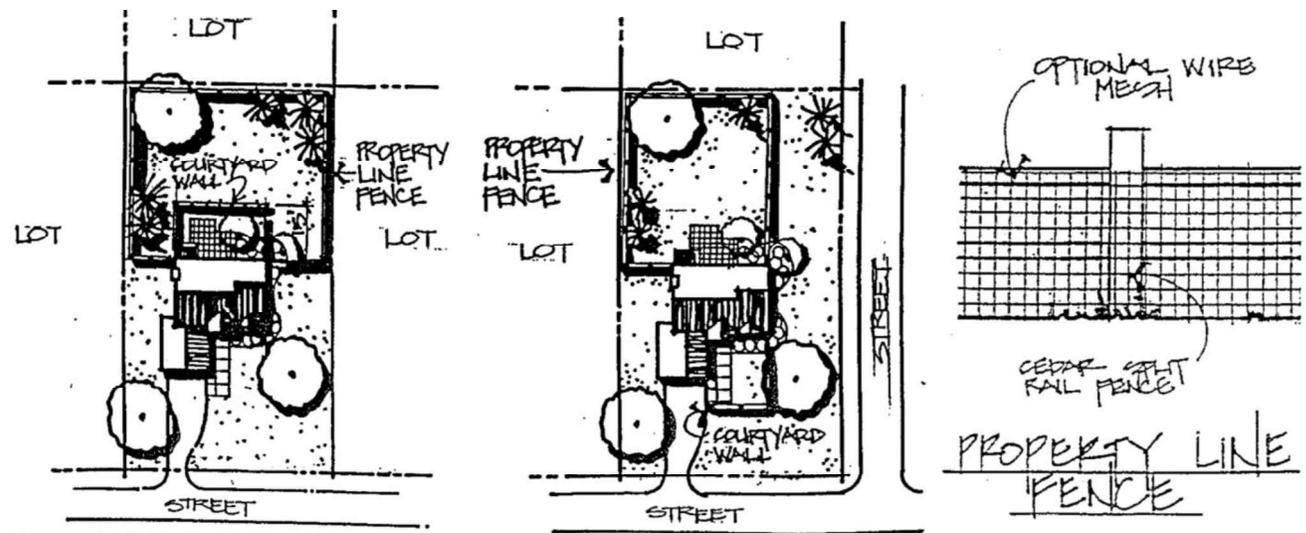
Property line fences must be a cedar split rail type or other materials as approved by the DRC on a case-by-case basis. Where required for the containment of children and pets with the cedar split rail fence, a vinyl coated (black or green) wire mesh/fence (2"x3" or 4"x4") may be attached to the inside (see sketch on page 17). Mesh/fence may not project above top of horizontal rail. Fence rows located along property lines on front yards are not permitted unless agreed to by the Design Review Committee for special cases. Fencing setbacks abutting common areas or CID property will be determined on a case-by-case basis. See sketches below for acceptable fence locations.

Permitted

- Courtyard walls with accent trim repeating fascia or trim details used on the dwelling
- Courtyard walls using the same brick or stone used on the dwelling
- Wood courtyard walls using materials, details and colors used on the dwelling
- Courtyard walls - 3' maximum in height
- Split-rail cedar property line fence with optional 2"x3" or 4"x4" (black or green) see-thru mesh. Top horizontal rail at 36" (strongly encouraged) or at 54" maximum. Vertical posts to be no more than 6" above top horizontal rail.
- Poured-in-place concrete, or pre-finished modular masonry landscaping unit retaining walls. Color approved by DRC.

Not Permitted

- Untreated wood fences/walls
- Simple stucco walls, unless part of entry monument, for short runs
- Fences/walls close to Dakota Dunes Boulevard or entry features installed by Master Developer
- Chain link fences
- Railroad tie retaining walls





THE PRAIRIE DESIGN REQUIREMENTS



SITE DEVELOPMENT GUIDELINES

Site Standards

Planning and implementation by the Master Developer has been provided to minimize alteration to the land and impact to the ecosystems. Care should be taken to preserve vegetation, topography and the natural drainage systems. This philosophy must be continued at all levels of development.

The Design Review Committee (DRC) shall consider each site independently but shall give extensive consideration to each individual site plan's impact upon adjacent homesites and view corridors.

To preserve development goals, site grading of a specific lot should be kept to a minimum and alterations to existing drainage systems should be avoided. Any grading necessary will maintain a natural appearance. Grading should produce graceful contours, not sharp angles. Smooth transitions should occur at the head and toe of all slopes.

Permitted

- Site grading should be kept to a minimum (3:1 maximum slope)
- Provide smooth transitions at the head and toe of all slopes

Not Permitted

- Sharp angles on contours

Lot Layout

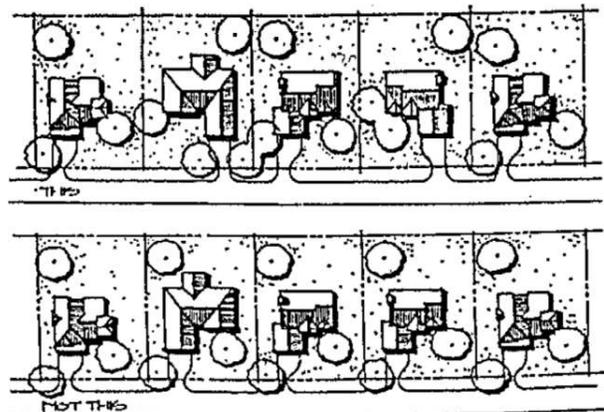
Care has been taken in the overall planning to provide a single-family neighborhood that would create a pleasant place to live. The lot layout and site standards shall provide a builder direction in preparing each lot for development. Housing units should be sited and oriented to take best advantage

Care has been taken in the overall planning to provide a single-family neighborhood that would create a pleasant place to live. The lot layout and site standards shall provide a builder direction in preparing each lot for development. Housing units should be sited and oriented to take best advantage of views and open space. Care must be taken to locate each structure, whenever possible, so they do not infringe upon view corridors, adjacent homes, or the natural amenities of the area. One home will be built on each lot. No combining of lots will be allowed.

The minimum set back requirements for lots at The Prairie are as follows:

Front Yard	25'
Side Yard	7'
Side Yard on Corner	12.5'
Rear Yard	30'

For some building lots in The Prairie, it may be inadvisable or impossible to conform to the setback requirements listed above due to natural terrain, lot configuration, and/or proximity to adjacent structures. Therefore, the DRC may approve specific deviations from these setbacks on a case by case basis.





SITE DEVELOPMENT GUIDELINES

Combining Lots

Only one (1) dwelling will be approved for construction on each platted lot. If contiguous platted lots are owned by the same Owner, the DRC may consider approving plans for construction of a single dwelling which straddles the boundary between such lots; however, no additional dwelling will be approved for construction on any platted lot on which all or a portion of an existing dwelling has been constructed or approved for construction. Plans must show that at least a portion of the dwelling be constructed on each lot, and plans shall include the proposed landscaping for all lots upon which any portion of the dwelling is to be constructed.

Two (2) property owners may acquire and split an abutting lot between them with a minimum of 40% acquired by one of the property owners. The lot must be landscaped with the minimum planting requirements prorated based on the size of the originally platted lot.

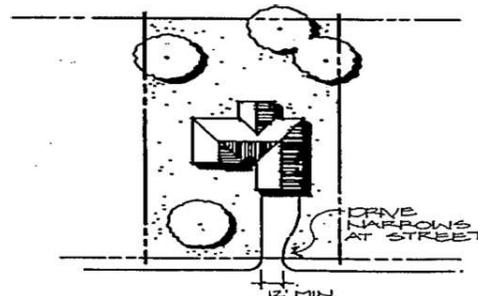
Sidewalks & Driveways

Four-foot-wide community sidewalks are required in the front of each home, excluding cul-de-sacs. Corner lots require sidewalks on the side of the home as well.

Curved driveways with berming or planting used to partially screen expanses of concrete is encouraged. Wherever possible and practical, driveways should taper down from full width at the garage door to a 12' width at the curb to avoid a streetscape dominated by driveways. 3 car garage driveways should taper to 20' at the curb.

Permitted

- Housing should be sited and oriented to take best advantage of views and open space
- Staggering building setbacks from road R.O.W.'s is encouraged to eliminate a regimented and monotonous streetscape
- Driveways with tapering widths; see driveway layout below
- Concrete driveways; Other materials must be approved by the DRC



Not Permitted

- Houses should not infringe upon view corridors, adjacent homes, or the natural amenities of the area
- Three car driveway widths from garage door to curb are discouraged
- Gravel, crushed rock, dirt or asphaltic driveways are prohibited.



GENERAL ARCHITECTURAL CRITERIA

Scale and Massing

It is strongly recommended that consideration be given to the relationship of architectural massing and scale of building elements to the natural environment and image desired for the Prairie.

The use of bay projections, recessed entries and sensitively located openings will help to create an overall massing and scale that is comfortable and inviting. A strong expression of entry is also encouraged.

Full two-story rear elevations are acceptable, and the use of expansive window areas can emphasize the inter-relationship of indoor and outdoor spaces as well as focusing views to major exterior features. When terrain allows a walkout condition, the exterior wall finishes should be carried to within 8 inches of finish grade. Decks are required for walkout conditions.

Permitted

- Mass of dwellings scaled down on at least one side
- Architectural elements, such as dormers, bay projections
- Dominant entry elements
- Exterior wall finishes that follow slopes in grade
- Windows and doors on walkout level
- Exposed foundations greater than 12" must be covered by an exterior wall finish (i.e., brick, siding, stucco, or paint) approved by the DRC.

Not Permitted

- Extensive exposed concrete foundations on walkout and garden level conditions (prohibited)



GENERAL ARCHITECTURAL CRITERIA

Character and Style

Housing designs shall not be limited to certain styles, or to combinations of compatible elements within styles. However, while most styles are appropriate, it is important to relate them to the overall character within The Prairie as well as throughout the entire community of Dakota Dunes. Proposed designs shall be subject to approval by the Design Review Committee.

The minimum square footage for homes built in The Prairie is 900 and the maximum is 1500 square feet (main floor, each).



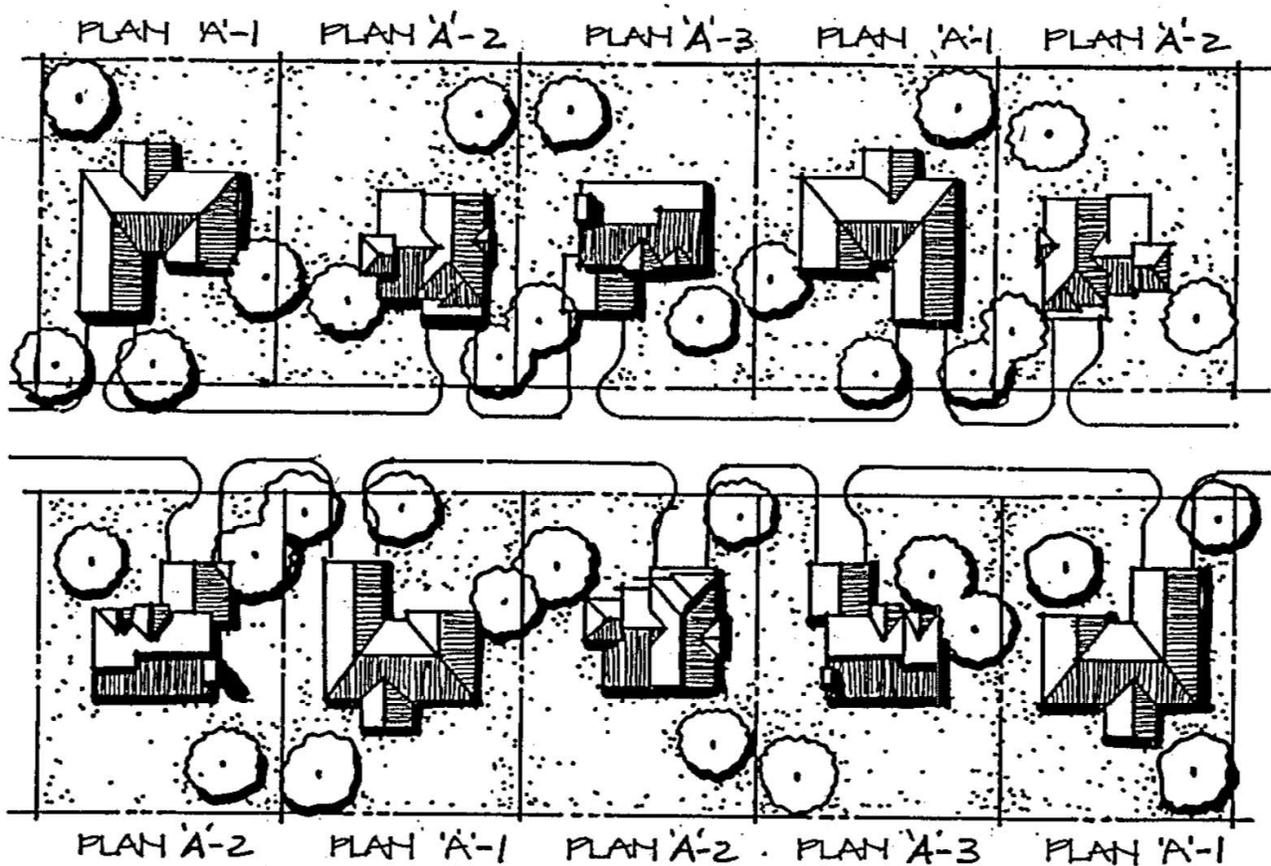
GENERAL ARCHITECTURAL CRITERIA

Variety

To create diversity and individuality throughout The Prairie, it is critical in the siting of particular house types that a variety of styles and color packages be provided for homes in proximity.

Permitted

- The same home with a different front elevation detail may be built adjacent to itself, however it is strongly encouraged to have one lot in between.
- Homes with the same front elevation detail must have one lot in between.



Not Permitted

- The same front elevation detail shall not be built directly across the street from itself
- The same color package on a home shall not be used directly across the street from itself
- The same color package on a home shall not be used adjacent to itself



GENERAL ARCHITECTURAL CRITERIA

Materials

Apparent throughout the entire community should be natural materials, natural colors, and natural forms. Dwellings should incorporate materials such as wood, brick, stone, or stucco. It is encouraged that these materials be used in such a manner that the dwellings blend with their natural surroundings and neighbors while reflecting the desired atmosphere and enhance the traditional nature of Dakota Dunes.

Material selection and usage should take into account their textural qualities and compatibility with each individual dwelling style and the overall community theme of The Prairie. For example, rough sawn trim is often associated with a rustic or country style, while smooth siding and trim is more appropriate for traditional and Victorian styles.

Permitted

- Natural materials such as wood, brick, stone and stucco
- Materials that blend with the natural surroundings and a traditional theme
- Materials that are compatible with the style and design character of individual homes
- Metal fascia and soffit systems. Fascia's must have a wood texture.

Not Permitted

- Highly reflective building materials
- Vinyl lap siding
- Metal siding
- Prefabricated nail-on masonry materials

Color

The use of natural materials with light, warm, muted earth tones are strongly encouraged. Acceptable earth tone colors include light browns, tans, beiges, dusty greens, warm greys, off whites, dusty blues and rusty reds.

Proposed color selections and the intermixing of color packages shall be subject to approval of the Design Review Committee and must meet the variety requirements of these guidelines.

Permitted

- Stucco areas ranging from off-whites to light browns and light warm grays
- Brick areas ranging from light browns to rusty reds and light warm grays.
- Siding areas ranging from off-whites to light browns, dusty blues and light warm grays
- Stone areas in earth tones ranging from off-whites to medium browns
- Complimentary trim and siding colors with slight variations in contrast
- Subtle 3rd color accents

Not Permitted

- Stucco areas in pure white
- Brick areas in pure white or black.
- Siding and trim colors in bright, harshly contrasting ranges



BUILDING STANDARDS AND DETAILS

Roof Pitches and Materials

Simple pitched gable, shed, hip and minor variations or combinations of these roof forms will be the predominate roof forms in The Prairie. Minimum roof pitches shall be 6:12. Lower pitches will be allowed only in specialized cases, such as minor roofs, garage jacks, porches, and in limited areas (subject to approval by the DRC).

Permitted

- Combining one- and two-story roof elements (for flow of roof)
- Multiple gable elements
- Multiple hip elements
- Dormers, pop-outs
- Varied ridge heights, plate heights and jogs in ridge line
- Asphalt composition shingles.
- Shed roof forms (by special review only)

Not Permitted

- Gambrel and mansard style roofs (prohibited)
- Flat roofs
- Barrel tile
- Standing seam metal roofs (except for minor roofs, cupolas, bays, etc.)
- Red, white or green shingle colors are not permitted



BUILDING STANDARDS AND DETAILS

Roof Accessories, Gutters, & Downspouts

It is encouraged to keep all vents and other roof penetrations visible only on the rear elevation where possible. Gutters should be part of the fascia detailing.

Permitted

- All roof vents, etc. should be visible from the rear elevation only

Not Permitted

- Vents on front elevation
- Turbine vents

Chimneys

Chimneys should be simple in design, accenting the architectural style of the building to ensure consistency and style. Material and texture can either blend in or serve as an accent for the elevation. The tops of chimney chases should mirror the fascia or trim treatment. Masonry fireplaces that project from the building are encouraged.

Permitted

- Chimneys as design elements that add texture and depth to elevation (encouraged)
- Metal chimney caps that match trim colors (encouraged)
- Use of masonry chimneys (encouraged)
- Square block chimney caps are encouraged

Not Permitted

- Exposed flues
- Prefabricated metal chimney assemblies

Skylights

The use of skylights in The Prairie is acceptable only when used on the side or rear elevation of a building. They should be designed as an integral part of the roof, parallel to the roof plane. The glazing should be clear or solar bronze, and the frame and sash should closely match or blend in with the roof.

Permitted

- Glass skylight integral with the roof and closely matched in color
- Rectangular or square with sides parallel to roof members
- Skylights on side or rear elevations only
- Operable skylights for ventilation

Not Permitted

- White glazing, plastic bubble skylights
- Solar collectors



BUILDING STANDARDS AND DETAILS

Wall Finishes, Windows Materials & Details

Attention to detail and architectural definition should be given to all sides of the dwellings. Material variations on the elevation are encouraged as accents, as long as the overall character and predominant siding material is consistent. Corner boards, window & door trims, frieze boards and moldings are encouraged.

Exterior wall finishes including wood, brick, stone, and stucco are encouraged and should be used judiciously depending upon the style and character established for the dwelling.

Permitted

- Natural trim and accent materials such as wood, brick, stone & stucco wall finishes
- Hardboard, cement-based, cedar, redwood or 5/16" thick solid color pvc siding
- Traditional horizontal siding styles with 8" or less exposures (beveled or drop)
- Material variations on elevations (in accent areas)
- Vertical hardboard siding with wood grain finish
- T1-11 siding or similar grooved plywood siding

Not Permitted

- Maintenance-free siding (aluminum/steel/vinyl) or trim
- Prefabricated nail-on masonry materials
- Horizontal siding with exposures greater than 8"
- Metal or fiberglass awnings
- T1-11 flat or "V" groove plywood siding

A variety of window types and styles (double hung, casement, horizontal transom, boxed or angled bay) are compatible with the architectural styles encouraged for The Prairie. Windows on all four sides of the home should be compatible. Careful attention should be paid to the trim around the window. Emphasis on the window, especially on the street elevation, enhances the overall impact of the design. Trim emphasis on the side and rear windows, though not required, is encouraged to provide a more cohesive design.

Another characteristic of window trim is shutters. When used as window accents, shutters can enhance an otherwise bland elevation. Use of muntin's are also encouraged to complete an architectural style.

Window frames, whether wood, vinyl clad or metal should blend in with the color scheme of the house. Silver, gold or mill finished frames are prohibited. All glass is to be clear plate; reflective glass is prohibited.

Design treatments and architectural features such as dormer type windows and bay projections are encouraged and add articulation to wall and roof planes.

Permitted

- Detailed window trim on all four sides of home (encouraged)
- Shutters on windows with traditional styles
- Muntin's on street elevation windows standard when it fits architectural style (encouraged on sides and rear)
- Window screens and frames that match or blend with color scheme
- Arched, Palladian or square transom window styles that enhance architectural style (encouraged)

Not Permitted

- Silver, gold or mil finished frames
- Reflective glass



BUILDING STANDARDS AND DETAILS

Doors: Front Entry, Service & Garage

Door styles and colors should be used in such a way to emphasize the front entry and de-emphasize the garage and service doors. Wood, insulated metal and quality hardboard are acceptable materials. A variety of door styles is encouraged to prevent monotony. Mixing the use of single 16' garage doors and double 9' doors on alternate elevations is also encouraged. When feasible, side entry garages and recessed garage doors are encouraged. While not encouraged, screen/storm doors are allowed, but should match the surrounding color scheme.

Permitted

- Embossed or plant-on detail at front entry doors
- Accent colors on front doors (encouraged)
- Entry features, like porches, columns, arches and the like (encouraged)
- Flush doors at service entries
- Paneled wood, textured metal or hardboard garage doors
- Muted color scheme on service and garage doors to de-emphasize
- Mixed use of single 16' and double 9' garage doors.

Not Permitted

- Silver or gold screen/storm doors or patio sliders
- Flush, non-accented front doors (by either color or texture)
- Strong accent colors on garage and service doors





BUILDING STANDARDS AND DETAILS

Decks, Porches, Patios and Balconies

Extending the lifestyle from indoors to outdoors is to be encouraged at The Prairie. The design of outdoor living spaces should be coordinated with the design of the home. Decks attached to houses should be large enough to be usable and built from materials similar to those used in the home. Awnings over decks or patios may be of wood or canvas. Handrails and balconies should also match the architectural style of the home. Enclosed screen porches are acceptable if designed as part of the exterior and are built from materials consistent with the rest of the building.

Entry porches should be designed as dominant features that invite entrance to the dwelling. Columns supporting porch roofs should be massive in scale (minimum 5 x 5). Built-up box columns or tapered round columns are encouraged and should be selected and scaled to complement the architectural style of the home.

Permitted

- Natural wood decks oriented to the rear, incorporating design themes of the house exterior
- Deck handrail systems simple in design, using vertical balusters and built-up rails
- Painted wrought iron handrails acceptable at entry only
- Screen porches that fit the architectural style (encouraged to be on rear elevation)
- Dominant entry porches (encouraged)
- Massive scale for columns supporting porches, including built-up box or tapered forms (encouraged)
- When deck handrail is painted, it shall be painted or stained to match siding.

Not Permitted

- Metal or fiberglass products for awnings
- 4 x 4 wood columns without base and capital trim accents





BUILDING STANDARDS AND DETAILS

Courtyard Walls & Property Line Fences

Courtyard walls must be constructed of approved materials such as wood, brick, stone, or wrought iron along with screening developed from masses of plantings are encouraged to enclose the private and service areas of a Prairie site. Materials selected must be compatible with the style of each dwelling and conform with the natural character of the site. Low walls and fences can be used to help the dwelling “hug” the site. See sketches below for acceptable wall locations.

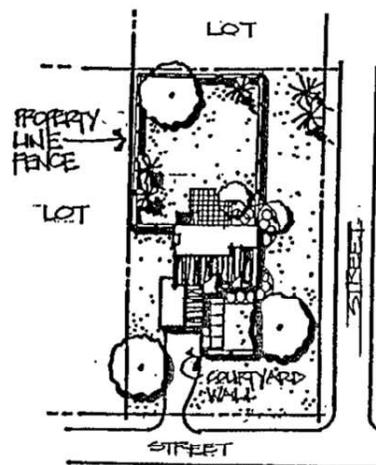
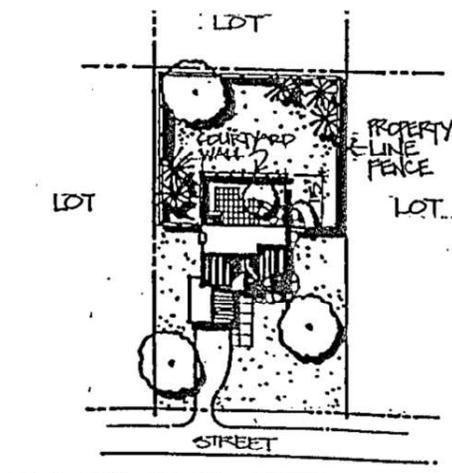
Property line fences must be a cedar split rail type or other materials as approved by the DRC on a case by case basis. Where required for the containment of children and pets with the cedar split rail fence, a vinyl coated (black or green) wire mesh/fence (2"x3" or 4"x4") may be attached to the inside (see sketch on page 17). Mesh/fence may not project above top of horizontal rail. Fence rows located along property lines on front yards are not permitted unless agreed to by the Design Review Committee for special cases. Fencing setbacks abutting common areas or CID property will be determined on a case by case basis. See sketches below for acceptable fence locations.

Permitted

- Courtyard walls with accent trim repeating fascia or trim details used on the dwelling
- Courtyard walls using the same brick or stone used on the dwelling
- Wood courtyard walls using materials, details and colors used on the dwelling
- Courtyard walls - 3' maximum in height
- Split-rail cedar property line fence with optional 2"x3" or 4"x4" (black or green) see-thru mesh. Top horizontal rail at 36" (strongly encouraged) or at 54" maximum. Vertical posts to be no more than 6" above top horizontal rail.
- Poured-in-place concrete, or pre-finished modular masonry landscaping unit retaining walls. Color approved by DRC.

Not Permitted

- Untreated wood fences/walls
- Simple stucco walls, unless part of entry monument, for short runs
- Chain link fences
- Railroad tie retaining walls





STANDARD REQUIREMENTS FOR ALL NEIGHBORHOODS



BUILDING STANDARDS AND DETAILS

Swimming Pools/Spas (Hot Tubs)

Only in-ground pools/spas/hot tubs are allowed, except spas/hot tubs which may be built into appropriately designed and screened deck systems, or placed in an approved location behind and adjacent to the home, not visible from the street and shall not be visually obtrusive to the community which may require additional screening at the sole discretion of the DRC Committee.

Pools shall be located in the rear-yard and in between an extension of the rear corners of the home, including fencing. Pool, pool apron or pool fencing shall be a minimum of 10 feet from the rear property line unless approved otherwise by the DRC. Pool apron shall not be located on utility, drainage, or landscape easements.

Subject to the amount of natural buffer between the property line and the golf course, pools abutting golf course property must be screened from the golf course with landscaping. Landscaping can include trees, shrubs, berms or a combination thereof. Adequate screening is determined at the sole discretion of the DRC.

Fencing for pools must be of a wrought iron style with a maximum height of 6 feet. Fencing style must be approved by the DRC.

Pool equipment shall be completely screened from adjoining properties and located behind and not along the side of the home.

Inflatable domes over swim spas are allowed in rear yards from October 15th through April 15th with DRC approval. Dome colors must be white, clear or earth-toned. Maximum height is 8 feet and overall size no larger than 350 square feet.

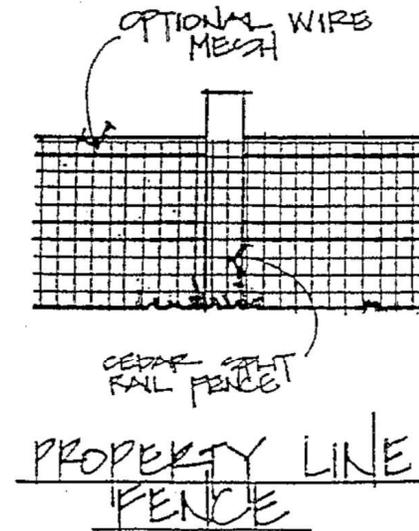
Pools must conform to all applicable building codes and ordinances.

Permitted

- In-ground pools with approved fencing and screening
- In-ground or in-deck spas with approved fencing and screening

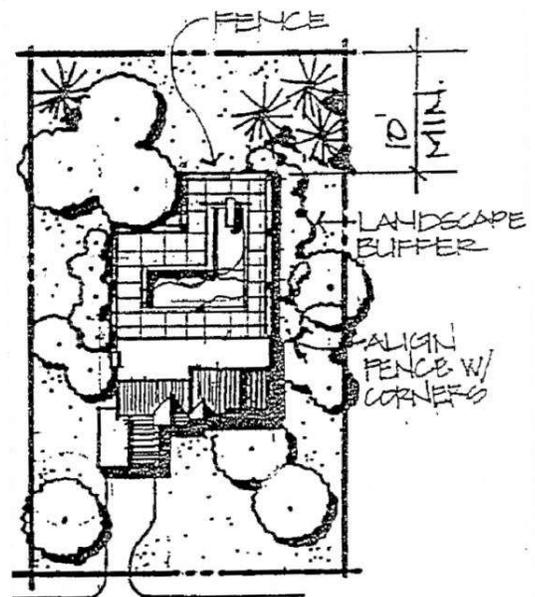
Not Permitted

- Above ground pools
- Above ground spas (unless built into a deck system with spa flush to top of deck OR properly screened per DRC)



Basketball Hoops

Basketball hoop/backboard style and location shall be reviewed and approved by the DRC.





BUILDING STANDARDS AND DETAILS

Accessory Buildings/Dog Kennels

Accessory buildings for storage require DRC approval and must be an integral part of the house design built of like materials (siding, paint, roofing) as the home. No metal, poly- vinyl sheds or their equal shall be allowed. Dog kennels shall have concrete floors and must have a 6' (maximum) tall wood or poly- vinyl fence on the outside for screening. Both of these types of structures must be located behind and adjacent to the home, not visible from the street.

Recreational Vehicles

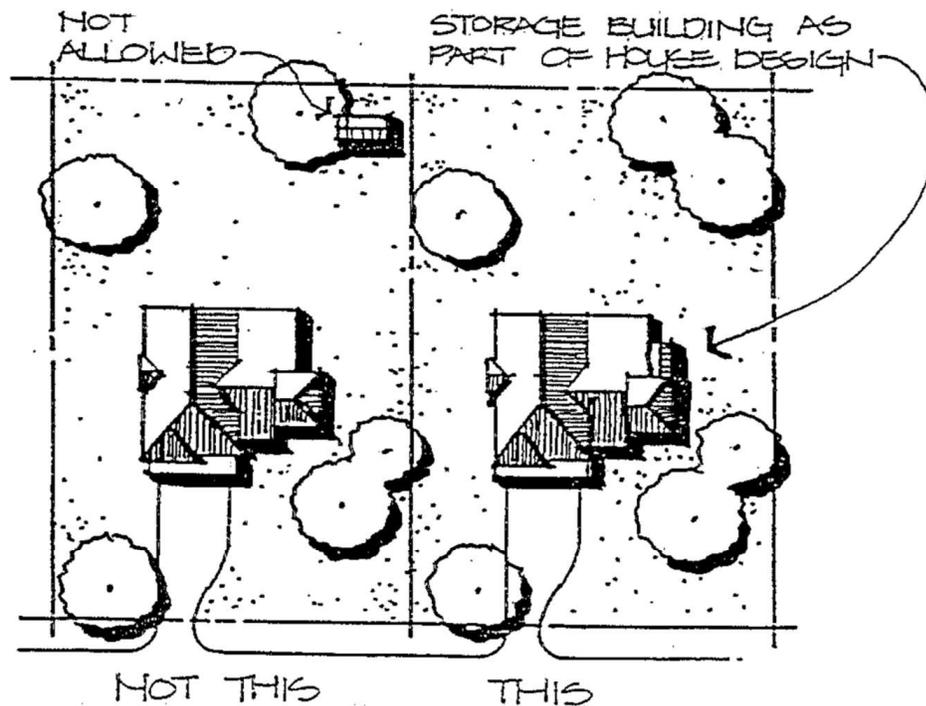
All permanent vehicles, including golf carts, are to be parked within a garage or designated areas. Recreational vehicles, such as boats, motorhomes and campers, may only be stored on-site a maximum of 24 hours unless fully garaged. Otherwise, they shall be stored off-site.

Recreational Items

Require DRC Approval

Basketball standards and backboards, if used, shall be located away from the street. Pole mounted are acceptable. They should not be visually obtrusive to the community. (i.e. bright colors, advertising, etc.).

Wood or powder coated steel play equipment and wood gazebos shall be allowed, however required to be located behind and adjacent to the home, not visible from the street. Screening abutting properties may be required. All play equipment shall be restricted to backyards and above ground swimming pools are not allowed.





BUILDING STANDARDS AND DETAILS

Exterior Lighting

Lighting of homes and their surroundings can add dynamic effects within a community. Effective exterior lighting within Dakota Dunes is encouraged. Light fixtures should be consistent with the theme of the community and building design. All lighting should be “down” or “area” lighting. All light sources should be white (no colored lights), and no spillover of lights can occur on neighboring properties. Lighting should be shielded to conceal glare. Tree up-lighting should be concealed underground or in shrubs. Garden or walkway bollards are encouraged as a way to provide effective, down-ward directed light.

Any exterior house lighting, for security or aesthetic purposes, shall be kept close to the house. Lighting fixtures shall be carefully oriented to avoid directing unwanted light toward adjacent property and street.

Permitted

- Wall mounted fixtures at entries that blend with theme of community and building design (encouraged)
- Low wattage bollards at walkways (encouraged)
- Spotlights shall have covers to prevent light "spill over" onto adjacent properties

Not Permitted

- Spotlights, non-shielded light fixtures
- Colored lights, unless seasonal and temporary in nature
- Spillover of light onto neighboring property

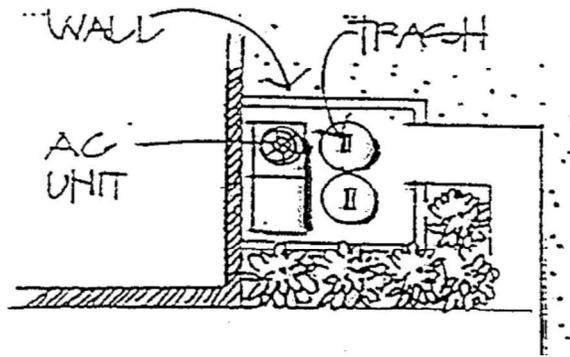
Walkways

Front walks shall be a minimum of 5 feet wide, but preferably wider on larger homes. The use of special paving material such as brick, concrete pavers, or stone is recommended. Entry walkway surface materials should be the same or compatible with the driveway or structural materials.



Garbage Containers/Air Conditioners

Garbage containers shall be kept out of the front yard except on collection day. Storage of garbage containers while in use shall be in the garage or screened from view. All air conditioning units shall be screened architecturally or with landscaping.





BUILDING STANDARDS AND DETAILS

Solar Panels

These guidelines apply to all solar energy devices including without limitation solar panels and other associated components, solar tubes, solar skylights or other solar energy devices.

1. Detailed plans for installation and placement of any solar energy devices must be submitted to the DRC for review and receive written approval from the Association prior to such installation.
2. An illustration of the proposed system, which depicts the materials to be used, and drawings showing the location and the number of collectors, the attachment to the roof structure, and the location of the exterior system components, shall be submitted with the Modification Request.
3. Only commercially or professionally made devices are allowed.
4. No ground-mounted solar panels are permitted.
5. Roof mounted or wall mounted solar panels are permitted so long as their installation location will not be seen from the street fronting the house. The Association realizes that for any houses located on corner lots where the back of the house or roof is visible from the street abutting the side of Owner's lot, and installation on the back-roof side of the house under these circumstances will not be considered a violation of these guidelines.
NOTE: Panels must be installed so that the panels are flush-mounted and centered on the back side of the house or a garage roof if sufficient space is available.
6. If alternative placement location is necessary in order for the energy device to reasonable work as intended (so that any loss of efficiency or capability is no more than 10%), the DRC must consider the ability of the device to properly work regarding its location. In no case will the front slope of the roof of the house or garage be used.
7. Solar panels should be positioned as low as possible on the roof extending wider rather than higher on the roof plane. The solar panels, piping or exposed part of the installation may not be higher than the roof peak.
8. Visibility of devices and their components must be minimized from public view and may be required to be screened from neighboring property in a manner approved by the DRC.



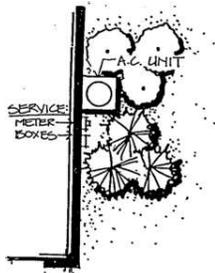
BUILDING STANDARDS AND DETAILS

Service Areas and Mechanical Equipment

Site utilities such as pool equipment and gas meters, should be located to minimize their visibility. All exterior utility equipment shall be screened from view of other units, the street, and golf course. Window mounted air conditioners are not permitted.

Sump pump outflow locations shall be coordinated with the storm sewer system and shall be in areas that are screened or not visible from the street. Pump hose lengths shall be kept to a minimum.

Sump pump hoses shall not be allowed to lay permanently outside of the house. Only during use shall sump pump hoses be allowed to extend from the house. Then the Owner shall take care not to create surface and drainage problems.



Permitted

- Service meters and mechanical equipment grouped and shielded from view in easily accessible location (encouraged)
- Landscaped areas to shield transformers (required)
- Landscaping to shield mechanical equipment (encouraged)

Not Permitted

- Exterior radio antennas

Antennas

Antennas or satellite dishes designed to receive, (1) direct broadcast satellite service which are one meter or less in diameter, (2) video programming services via multi-point distribution services which are one meter or less in diameter or diagonal measurement, or (3) television broadcast signals are allowed provided that any such Permitted Device is:

1. located in the attic, crawl space, garage, or other interior spaces of the dwelling or another approved structure on the Unit so as not to be visible from outside the dwelling or other structure
2. located in the rear yard of the dwelling (i.e., the area between the plane formed by the front facade of the dwelling and the rear lot line) and setback from all lot lines at least 4 (four) feet; or
3. attached to or mounted on a deck or patio in the rear of the dwelling and extends no higher than the highest point of that portion of the roof of the dwelling directly in front of such antenna
4. attached to or mounted on the rear wall of the dwelling so as to extend no higher than the highest point of that portion of the wall or roof of the dwelling directly in front of such antenna.

Should an Owner reasonably determine that a Permitted Device cannot be located in compliance with the above guidelines without (i) precluding reception of an acceptable quality signal, or (ii) unreasonably increasing the cost of installation, maintenance, or use of the antenna, then the Owner may install the Permitted Device in the least conspicuous alternative location on the Unit where an acceptable quality signal can be obtained.

Any ground mounted installations must be screened on 3 sides with evergreen plant material.



BUILDING STANDARDS AND DETAILS

Mailboxes/Signage/Clotheslines

Every home shall use the same pre-approved mailbox design. Information pertaining to the mailbox may be obtained at the Welcome Center. Mailboxes shall be installed as determined by Postal Service Requirements. The Postal Service shall identify the proper location of all mailboxes.

All house numbers shall be located adjacent to the main entry door or garage door and in clear view from street.

Retractable type clotheslines are only permitted. Clotheslines shall be located so as to be concealed from street when extended.

Permitted

- House numbers should be 4" -4-1/2" high metal or brick characters with a black or brass finish.

Not Permitted

- Signage of any type referencing a home business, service or activity
- Individual residential mailboxes
- Self-illuminated address numbers

Outside Storage

No movable articles, goods, materials, fixed machinery or equipment, vehicles, trash, animals, or similar items shall be stored or kept in the open or exposed to view from adjacent sites, parking areas, streets or sidewalks without the prior written approval of the DRC. All such items, if approval is granted, shall be screened from adjacent sites, streets, and sidewalks.

Flags & Flagpoles

Flags can be house mounted and be residential in size.

One flagpole may also be installed in the front or rear yard. The flagpole location and material must be approved by the DRC, have an internal or telescoping hoisting apparatus, and not exceed 20 feet in height. The flag may not be larger than 3 feet by 5 feet. Flags on flagpoles are limited to the United States flag, and/or one additional U.S. Armed Forces sanctioned flag (2 flags maximum). The current Armed Forces include the Army, Air Force, Coast Guard, Marines, Navy, and the Space Force, and will also include POW flags. The United States Flag must be placed in a position of superior prominence (above any other flag on the staff). All other seasonal, decorative, and team flags must be house mounted. No election flags, or flags of any political manner, can be displayed at any time.

Flagpoles must be installed within the setback established by the extension of the front or rear corners of the home and 10 feet from the rear property line. Lighting must be a ground mounted, shielded fixture, and positioned courteously in respect to neighboring properties.

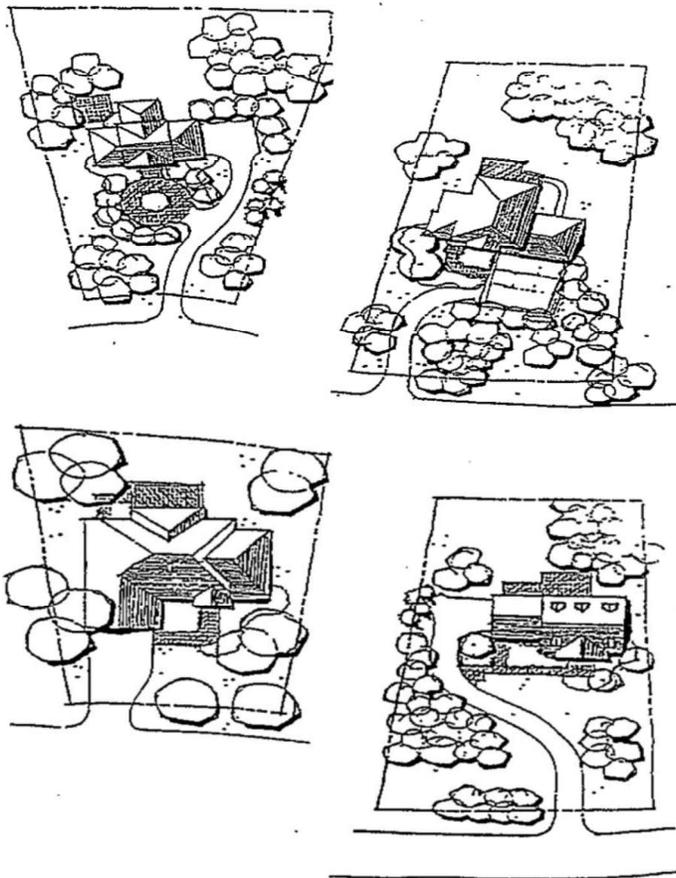
All proposed exterior lighting shall be detailed on the Final Plans. No exterior lighting shall be permitted, which, in the opinion of the DRC, would create a nuisance to the adjoining property owners. No glare or hot spots will be allowed to be seen from adjacent properties or the golf course. Flood lights shall be shielded fixtures. Exposed lamps are not acceptable.

Pole mounted yard lights shall be permitted in front yards, styles to be reviewed by the DRC. Front yard luminaires shall be an incandescent type light.



Parking

Minimum parking requirements are two spaces within a garage and two spaces off of the street and on paved area within building set-backs. Parking on street must be limited to special occasions, but in no case will it be permitted overnight.



ACCEPTABLE DRIVEWAY



LANDSCAPE DESIGN GUIDELINES

Purpose

The purpose of these landscape standards is to promote compatible and continuous landscape treatment throughout Dakota Dunes, promote the quality image of the development and ensure that the plant material proposed is compatible with environmental conditions for year-round landscape beauty. This section of these guidelines is provided as a guide to ensure the purposes are understood.

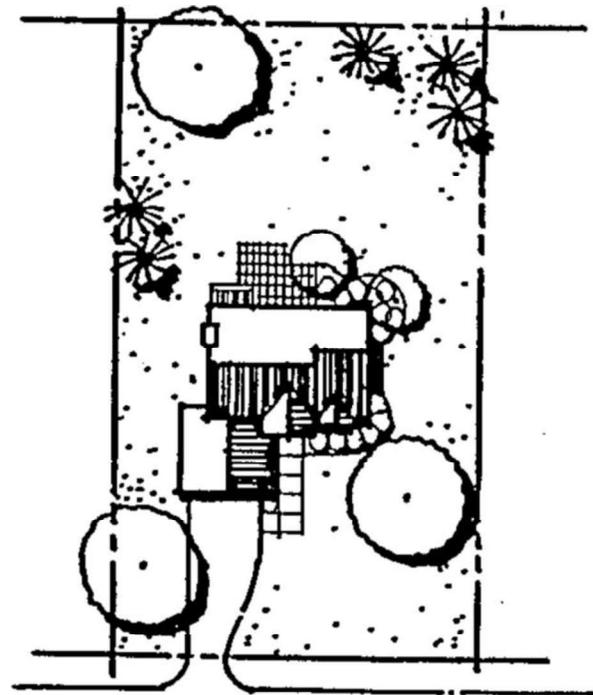
Landscape Guidelines

To ensure that the overall beauty of the community is preserved and enhanced, the DRC has the authority to approve or disapprove landscape plans for the individual residences. At the Design Conference, the Owner/ Builder must submit plans and specifications for the construction of improvements on their lot. A landscape plan may also be submitted for approval. A chart is provided in this section which specifies minimum plant materials requirements that should be referred to when developing planting plans. A recommended plant list is provided in Appendix A.

Plant Massing

Simple plantings with a limited variety of plant material shall be used to create a pleasing, well integrated landscape.

Generally, shrubs and ground covers should be planted in masses of one (1) type per mass and in sufficient numbers to create beds or 'drifts' of plants. Minimum bed width should be 4 feet and shall vary for interest. The purpose of planting beds, particularly in the front yard, is to extend planting out and away from the home. A single row of shrubs planted around the foundation is encouraged, unless site conditions do not allow for extended plant beds.





LANDSCAPE DESIGN GUIDELINES

Streetscape

It is highly desirable to create a cohesive and unified streetscape. Therefore, a coordinated Street Tree Layout Plan has been developed. Planting of street trees is specifically the responsibility of the Master Developer.

Plant material along the street shall consist of trees and turf only. No other plant material is allowed within the right-of-way area, with the exception of evergreen shrubs used to screen utility equipment. Berming in right of way will be permitted only if the berms bear a direct relationship to berming in the front yard area of the home; for example, where "raised ranch" designs require earth coverage over part of an exposed foundation, or where berms are used to help screen or accentuate a curved driveway. Street Trees shall be a minimum of 2-2-1/2" in caliper, 10' - 12' in overall height and a minimum of 4' spread. Tree spacing and location along the entire lot frontage shall be in accordance with the Street Tree Layout Plans. It will be the responsibility of the owner to water and fertilize the street trees and let them grow to natural shape and size.

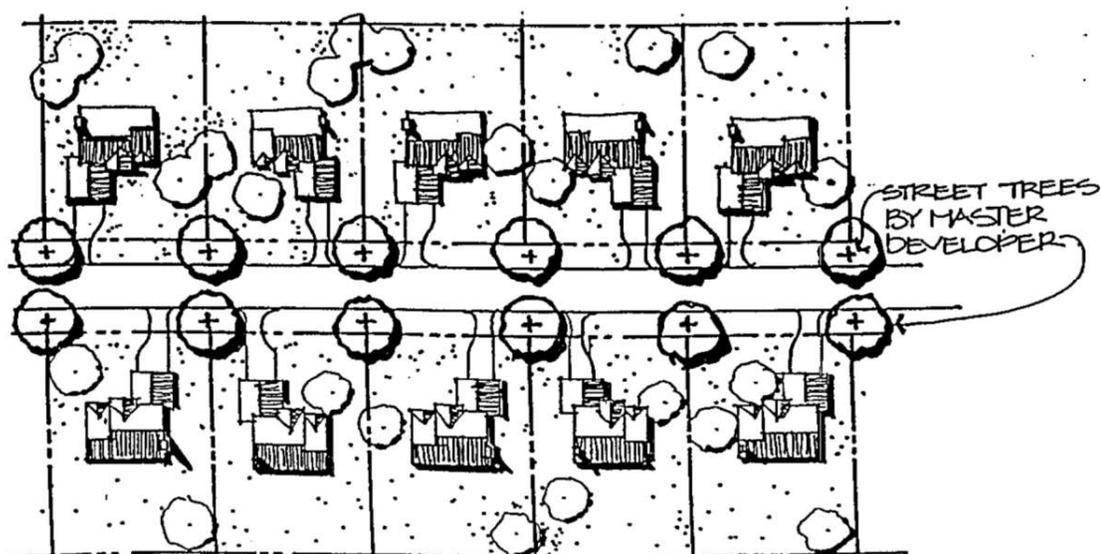
Front Yard

Landscape treatment shall be concentrated around the front and entrance of the house. Approximately 75% of all required plant materials shall be planted in the front and side yards within view from the street.

All shrub beds shall receive a minimum 2-inch layer of shredded wood or river rock mulch. Any other mulching material must be submitted to and approved by the DRC. No bare ground is acceptable.

Irrigation

All planted areas shall receive irrigation coverage. The irrigation system shall provide complete coverage to the edge of the road and shall minimize spray on streets, walks, adjacent properties, etc. The irrigation system shall be functional at the time of landscape installation. Irrigation requirements may be waived in areas planted with native species subject to the review and approval of the DRC.





LANDSCAPE DESIGN GUIDELINES

Decorative Items

The exterior of the home and landscaping are encouraged to be exclusively designed with natural vegetations (trees, shrubs and flowers). Decorative items are discouraged; however, they are allowed in the front yard of the home on stoops or incorporated into landscaped areas, i.e. entry ways, entry features, courtyards, or shrub or mulch beds. They are also allowed in rear yards located within 10' of the rear property lines and no closer to side property lines than the side walls of the dwelling. Decorative items are not allowed inside yards. The material must be natural colors of concrete, stone, iron, copper, wood or brass. Items with bright colors or made of painted wood, ground mounted flags, gazing balls, gnomes, painted team items, bicycles, plows, and wagon wheels are examples that are not allowed in front yards. This is not intended to be an all-inclusive list. All water features must be approved by the DRC. The maximum height and width of an item is 3 feet. Any items beyond these size limitations are subject to specific approval of the DRC.

Three (3) items are allowed in the front yard. Potted plants on stoops are not subject to this quantity limitation.

Seasonal decorations or holiday lighting are allowed 30 days prior to the holiday and must be removed within 2 weeks thereafter on those that are ground mounted, and weather permitting for all others. Size limitations referred to earlier in the section do not apply to seasonal decorations.

Plant Types and Intended Use

Shade Trees can be of either a large or medium size at maturity to dominate the landscape and provide pockets of shade on or near the house.

Evergreen Trees provide year-round greenery for screening and protection against northerly winter winds. Also, their use as a specimen or accent tree is valuable. A balance of evergreen and deciduous trees and shrubs is essential for an attractive landscape year-round.

Ornamental Trees of small to medium size at maturity shall provide interest to the understory landscape through features such as flowers, fall color, form, etc. Their use is effective as a single specimen or in groupings of three or more for greater impact.

Deciduous Shrubs provide seasonal change. There are many varieties which provide outstanding features such as fall color, flowers, interesting winter branching, and/or colorful berries.

Evergreen Shrubs provide a permanent green background for foundation plantings, work well in hedge planting for screening of unsightly views and provide a contrast to the deciduous shrub.

Ground Covers whether deciduous or evergreen, provide a low growing carpet effect in the foreground of foundation plantings. Also, their benefit is essential on steep slopes to ease maintenance and control erosion.

Perennials and Flowering Annuals provide color and seasonal variety to the landscape. Pockets of color near high impact areas such as front doors, courtyards, and patios call attention to these areas.



LANDSCAPE STANDARDS

Preservation

One of the primary goals is to minimize the disturbance of existing ecological systems and to preserve existing vegetation. Existing trees are essential to the visual quality of Dakota Dunes and are also important in preventing soil erosion and the protection of wildlife and other natural systems.

Owners and builders may not remove trees or begin clearing operations prior to final approval of plans by the DRC. Trees may be cut after such approval only for clearing for driveways and building pads. All other tree clearing must be approved as part of the Landscape Plan.

NOTE: No clearing of trees may begin until there has been a physical inspection by a representative of the DRC of all marked trees that are to be removed.

The following measures will be undertaken to ensure preservation of existing vegetation.

1. A tree survey shall be completed (in conjunction with other required survey work). Although major trees should be located prior to schematic design, at the time of the schematic design conference a tree survey covering all areas that will be affected by construction will be necessary.
2. A tree survey shall be used as an aid in developing preliminary plans. Tree preservation should be a high priority in siting of buildings, parking, drives, and other site elements as well as development of grading concepts.

3. Final plans must clearly delineate trees to be preserved and limit disturbance lines. This should be cross-referenced with all aspects of the development such as utilities, grading, layout, etc.
4. The limit-of-disturbance lines must be protected with fencing, conspicuous and high enough to be seen by equipment operators. Fencing must be installed far enough from the tree to prevent compaction and puddling over the root system and large enough to include the area within the dripline. No grading shall take place within the dripline of trees to be preserved. Sensitive root systems fall within this area and must be protected.
5. No equipment storage or parking will be allowed within these preservation areas. Weed and debris removal within these areas must be done with hand tools.
6. Fencing must be installed prior to any clearing and construction and must be maintained in good condition until construction is completed.
7. Penalties for infractions of the above guidelines may be cause of a \$1000 fine to the owner or builder per infraction and/or sus-100pension of builder or builder's subcon- trac-tor from the project.
8. To control the above, strict construction specifications will be required. Sample specification regarding the above can be provided by the DRC if requested. A penalty clause shall also be included in the specifications.

LANDSCAPE STANDARDS



Purpose

To ensure that the overall beauty of the community is preserved and enhanced, the DRC has the authority to approve or disapprove landscape plans for individual residences. The Owner/Builder must submit plans and specifications for construction of improvements. A landscape plan shall also be submitted for approval. A chart is provided in this section which specifies minimum plant material requirements according to lot type and should be referred to when developing planting plans. A recommended plant list is provided in Appendix A. The purpose of these landscape standards is to:

- A. Promote compatible and continuous landscape treatment throughout Dakota Dunes.
- B. Promote the quality image of the development.
- C. Ensure that the plant material proposed is compatible with environmental conditions for year-round landscape beauty.

Minimum Planting Requirements

A minimum plant quantity chart is provided to assist the owner/builder in developing landscape plans. This chart lists plant quantities according to type, i.e., shade tree, ornamental tree, evergreen tree, etc., as they are required for each lot type, i.e., estate, large, standard, and cottage. These quantities are minimums; additional plants beyond these numbers are encouraged. The quantities for trees were established for residential lots with no existing vegetation. Those lots with an abundance of existing trees would be given credit for those trees preserved and the minimum requirements would be relative to that lot and decided by the DRC. This chart does not specify street tree requirements, seed, sod, or irrigation which are also required. All disturbed areas must be revegetated either with natural grasses, turf, ground cover, or shrub masses.

Variations from the requirements of the chart will be permitted upon review and approval from the DRC. For example, based on specific plans presented, credit may be given on a lot-by-lot basis for preservation of existing vegetation. New plantings may be substituted as follows: 20 shrubs are equal to one tree and 5 perennials are equal to 1 shrub.

Country Club Planting Requirements:

MINIMUM PLANT QUANTITY ACCORDING TO PLANT TYPE

LOT TYPE	SHADE TREE	EVERGREEN TREE	ORNAMENTAL TREE	DECIDUOUS SHRUB	EVERGREEN SHRUB
ESTATE (1 Acre)	4	7	7	100	75
LARGE (1/2 Acre)	3	5	5	75	50
STANDARD (1/3 Acre)	3	4	4	40	30
COTTAGE (Zero-Lot-Line)	2	3	3	30	20

The Meadows & The Prairie Planting Requirements:

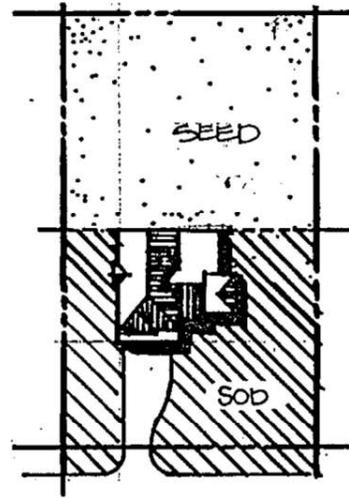
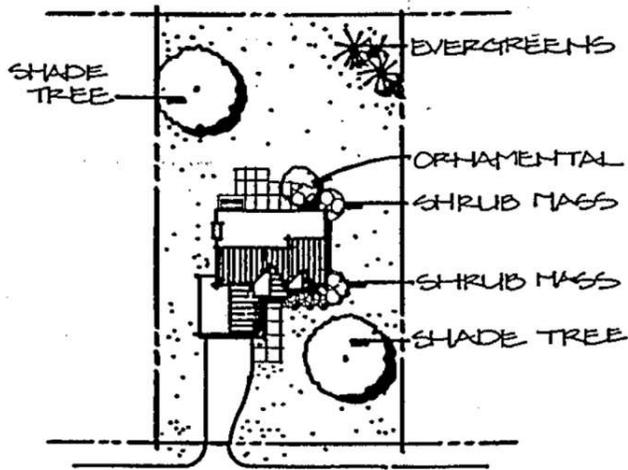
THE DESIGN GUIDELINES



Minimum Plant Size and Quantity

Shade Tree (2" -2-1/2" caliper)	2	
Evergreen Tree (5'-8' Tall)	2	
Ornamental Tree (1"-1-1/2" Caliper)		1
Deciduous/Evergreen Shrubs (24")	10*	

*Does not include shrubs for screening mechanical equipment or utilities.



MINIMUM PLANT SIZE AT TIME OF INSTALLATION

- Shade Tree:** 2"-2 1/2" Caliper
- Evergreen Tree:** 5'-8' Heights (Heights should Vary)
- Ornamental Tree:** 1-1 1/2" Caliper
- Deciduous Shrubs:** 24" size
- Evergreen Shrubs:** 24" size



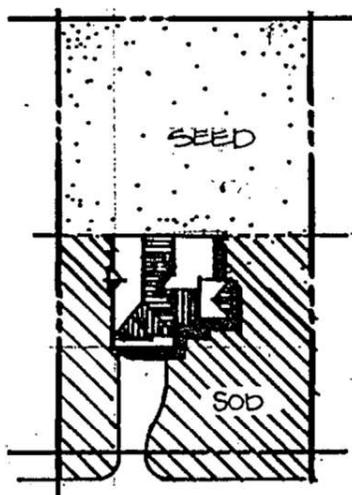
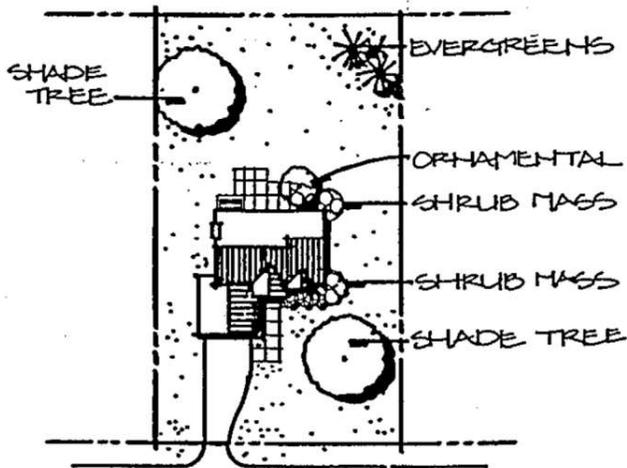
LANDSCAPE DESIGN GUIDELINES

Plant Types and Intended Use Cont.

Minimum Planting Requirements

Lawn areas are the critical unifying element in the landscape. Sod is required in the front yard and to the rear corners of the house. Seed is acceptable in rear yard areas, but only during proper planting seasons (spring and fall). Silt fencing is required to protect abutting properties.

It is highly recommended and encouraged to apply a layer of a topsoil before sod or seed is applied. This will dramatically reduce lawn watering costs in the future due to the natural sandy soils predominate at Dakota Dunes.



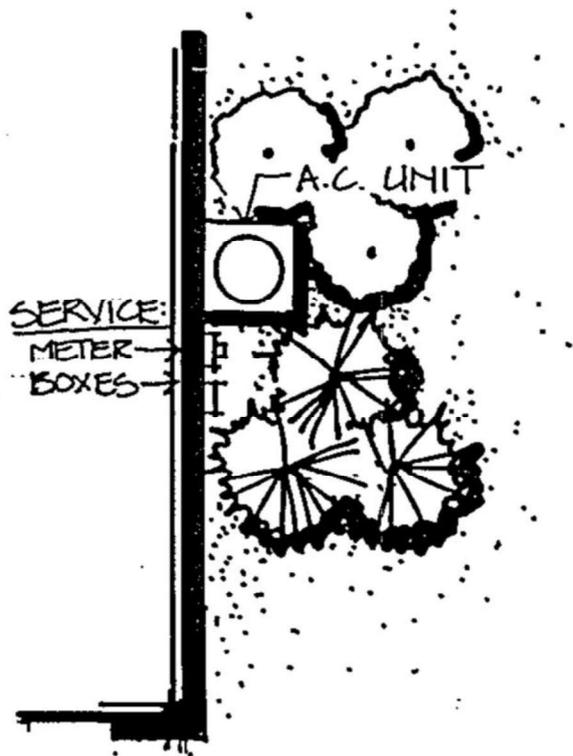


LANDSCAPE DESIGN GUIDELINES

Screening

All mechanical equipment (transformers, air conditioning units, etc.) not screened architecturally shall be screened with evergreen plant material.

Landscape screening is recommended at all locations in which living areas of home are visible to and from other homes. This shall be based upon the discretion of individual property owners.



Irrigation

The use of irrigation systems is encouraged, though not required, in The Meadows. If one is installed, it should provide complete coverage to the edge of the road and shall minimize spray on streets, walks, adjacent properties, etc.

Landscape Completion

Landscaping must be completed at the time the home is finished and/or occupied (seasonal weather permitting), or by the following planting season.

Landscape Maintenance

Each owner shall keep all units and improvements thereon in good order and repair, free of debris including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery in such a manner and with such frequency as is consistent with good property management.

Areas of maintained and attended natural vegetation are acceptable but must blend in with abutting properties and must be incorporated into an overall landscaping plan and kept free of weeds. Failure to comply will result in the enforcement process through the Community Association.



CONSTRUCTION PROCEDURES

Requirements

Construction must be conducted so as not to be injurious or offensive to adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particular matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare.

All construction sites are to be maintained in a clean and orderly fashion throughout the construction process. Construction materials are to be neatly piled on sites; debris and rubbish are to be contained and periodically removed; tall, unsightly weeds are to be routinely cut back. Streets adjoining a construction site are to be frequently swept clean of dirt and construction trash. Adjacent properties may not be used for the dumping of construction debris, dirt, trash or such items. There will be no washing of any truck or car on the streets of The Prairie, i.e. concrete trucks.

Infractions of published Construction Procedures may be cause for a \$500.00 fine to the owner or builder per infraction, and/or suspension of builder or builder's subcontractor from the project.

Parking

All construction employees and equipment parking will be restricted so as not to interfere with the free passage of traffic through and around the site.

Screening

Where particularly offensive construction activities occur adjacent to a developed property otherwise sensitive land use, the DRC may require the developer to erect a proper fence to screen that activity. The design of that fence must be approved by the DRC. Adjacent properties must also be protected from wind-borne dust and debris.

Noise

Loud radios or noise will not be allowed within subdivisions. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside homes under construction.

Temporary Structures/Toilets/Signs

The installation and location of all temporary structures such as site trailers and leasing offices must be approved by the DRC. These structures must be promptly removed upon the completion of construction. Building permit boxes shall not be attached to existing trees. No contractor or subcontractor signs are allowed other than those permitted within the Dakota Dunes Signage Guidelines. Toilet facilities shall be provided at each construction site.



CONSTRUCTION PROCEDURES

Erosion Control

An erosion and sediment control plan shall be established and implemented by the contractor to control runoff and contain silt within disturbed areas of the construction site.

Protecting Vegetation

Trees and other vegetation that is to be saved according to the approved landscape plan must be flagged and protected by barriers such as chain link fences or other suitable barrier easily seen by equipment operators.

Deliveries

No deliveries of equipment or material should be made before 7:30 AM or after 8:00 PM. Operators of vehicles are required to see that they do not spill any damaging materials while within Dakota Dunes. If spillage occurs, operators or their contractors are responsible for cleanup. They are also required to contact governing agencies regarding these occurrences. Clean ups done by Dakota Dunes will be billed to the responsible party. Please report any spills as soon as they occur.

Vacant Property

All vacant property shall be kept neat and cleared of debris and shall be well and continuously maintained in its natural condition until construction commences on the property. Adjacent vacant property may be used only with the permission of the property owner and the Master Developer.

Trash

Dumpsters must be provided at the building site to collect trash and debris generated by construction and sub-contractors and their employees. They shall be emptied regularly to prevent over-filling.

Damage to Structures/Utilities

Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, walls or golf course must be repaired to original condition by the responsible party. Repairs made by Dakota Dunes will be billed to the responsible party.

Work Hours

Construction work shall not begin before 7:00 AM or continue after 8:00 PM, Monday through Saturday. Special permission is necessary to move equipment or make deliveries on Sunday.

Any party who cuts any utility line such as water, sewer, electricity, cable TV or telephone shall be responsible for reporting the accident to Dakota Dunes and the appropriate utility within 30 minutes.

All utility locations shall be identified prior to the beginning of construction. Contact "One Call" services for assistance in locating all utilities: South Dakota/1-800-781-7474.



DESIGN REVIEW PROCESS

Design Review Committee

The Design Review Committee (DRC) shall consist of the Master Developer and its appointees.

Committee Functions

The DRC will evaluate each of the custom plans submitted by a Builder or owner, for adherence to the design criteria and performance and quality standards set forth in the Design Guidelines and compatibility of the design with the adjoining sites and common spaces. The DRC may also evaluate designs based upon criteria that it deems important to the quality image of The Meadows.

The DRC will interpret the standards at the request of the Builders. If conflicts arise in meeting these standards, the DRC will review and evaluate the conditions.

The DRC has the right to grant variances from the Design Guidelines in accordance with the Declaration of Covenants, Conditions and Restrictions (CC&R's).

The DRC shall have the right to monitor and overview the design and construction process in order to ensure conformance with the approved documents and the standards set forth in these Design Guidelines.

The DRC shall review each submittal and respond, authorizing the continuation through the next phase of the review process. Unapproved or incomplete submissions shall be revised and re-submitted for review and approval. The response of the DRC shall be given within 15 calendar days of submittal. Approval will be in writing and shall in no way relieve the builder of his responsibility and liability for adherence to any applicable ordinances and codes.

Pre-Approved Plans

The Master Developer along with its Design Consultant has developed pre-approved plans for construction in The Meadows. These plans are exempt from the DRC process provided they are constructed per the construction documents of record. However, a landscaping and a site plan along with the DRC checklist must be submitted to the DRC for review and approval. Information concerning these pre-approved plans may be obtained at the Dakota Dunes Welcome Center.

The following is an outline of each phase of the design review process and submittal requirements for each phase. DRC checklist is included in appendix A.

Pre-Design Conference

Upon the selection of a lot and prior to the beginning of a preliminary design, a representative of the DRC will meet upon request with the lot owner and his representatives to discuss the proposed development.

At this time the lot owner shall make available the following:

- A general description of the lot.
- General information, including but not limited to the lot owner's name, address and contact person, architect, engineer, landscape architect and other consultants.



DESIGN REVIEW PROCESS

DRC Submittal

A complete design submittal shall include the following:

- **A site survey** of the lot at a scale of 1"= 20'. Base data pertaining to plot lines, topography at a contour interval of 1 foot, easements, existing vegetation, etc. are to be shown on the survey. (Also required of Pre-approved Plans).
- **Site plan** at a scale of 1"=20' to show building location, driveway and lot utilities. The plan shall show grading and landscape concept, walkways and lighting. (Also required of Pre-approved plans).
- **Schematic building floor plans**, sections, and elevations at a minimum scale of 1/8"= 1'-0".
- Exterior color and materials shall be submitted for approval for all custom and pre-approved plans to be built in The Meadows.

Final Project Approval

The lot owner shall submit in duplicate a complete set of working drawings, and specifications for the final review to ensure adherence to the approved preliminary design before making any submissions to Union County or other governmental authority. Any subsequent changes required to comply with applicable codes must be re-submitted for approval. Any changes in material samples shall also be re-submitted. The committee may request a meeting to discuss modifications of the drawings or in the specifications.

After approval, the DRC will return one set of approved documents to the lot owner.

Note: After completion of construction, any changes to color, structure, fences or landscape or any additions to the structure or any removal of trees 6" or greater in diameter must be approved by the Modifications Committee.

Modifications Committee

A Modifications Committee (MC) may also be appointed by the Board of Directors. The MC shall consist of at least three (3) and no more than five (5) members. The MC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing units or structures in accordance with the CC&R's.

Ordinances and Standards

Design Review Committee (DRC) or Modifications Committee (MC) approval does not assure compliance with the requirements of all public agencies having jurisdiction over the project, including Union County and the Dakota Dunes CID. Each Builder or owner must comply with all zoning regulations, building codes, subdivision control standards and any other regulations applicable at the time of purchase and development. Review and approval of Builder's or owner's designs by the Design Review Committee or Modifications Committee is to ensure compliance with these Design Guidelines and to promote the quality image of Dakota Dunes. Any results from a review of the DRC or MC should not be considered a representation as to compliance with the requirements of any public agencies having jurisdiction over the project.

Where applicable requirements and codes overlap or appear to be in conflict with the requirements of the Design Guidelines, the more stringent provisions shall govern.

Approval of the Builder's designs by the Design Review Committee does not relieve or supersede other approval requirements by the authorities having jurisdiction.

The DRC is not responsible for review of structural, mechanical or electrical design or any related building or building code issue not explicitly covered in these guidelines.



Appendix A

Design Review Committee Submittal and Approval Checklist

Lot # _____
Addition _____
Owner _____
Builder _____

DRC MEETING
Site Plan Review Date _____
Architecture Review Date _____
Materials Review Date _____

Site Plan

___ Topo with existing vegetation _____
___ Building location/setbacks _____
___ Grading/drainage _____
___ Driveway, sidewalks _____
___ Elevation: First floor _____, garage floor _____
___ Utility plan _____

___ Site Plan approved as noted · Comments _____

Architecture

___ Building size/square foot: 1st floor _____, 2nd floor _____ Total _____
___ Building height _____ feet
___ Elevation drawings _____
___ Floor plan _____
___ Garage orientation: _____ front load, or _____ side load; _____ 2 car, or _____ 3 cars
___ Brick wrapped _____
___ Foundation treatment _____

___ Architecture approved as noted · Comments _____

Materials

___ Brick _____
___ Siding color _____
___ Windows color _____
___ Door color(s) _____
___ Soffit, fascia, gutter colors _____
___ Deck materials _____
___ Shingle color: CertainTeed Weathered Wood or alternate: _____
___ Driveway/entry sidewalk material _____
___ Exterior lighting _____

___ Approved as noted · Comments _____

Landscaping

___ Planting plan _____
___ Sprinkler Plan _____
___ Fence Details _____
___ Site lighting noted _____
___ Mulching material _____

___ Approved as noted · Comments _____



DESIGN REVIEW COMMITTEE LANDSCAPE PLAN SUBMITTAL CHECKLIST

Lot # _____
Addition _____
Owner _____
Builder _____

General Requirements

- A. ___ Existing vegetation to remain is indicated on plan of site submitted Pro-
- B. ___ posed grading if different from the site plan
- C. ___ Current or future street tree locations
- D. ___ Sod versus seeded lawn areas Plant-
- E. ___ ing list with quantities and sizes
- F. ___ Mulching material _____
- G. ___ Air conditioning units and other utilities (i.e., electrical transformers) screened with shrubs
- H. ___ Irrigated areas marked
- I. ___ Planting details _____

Plant Requirements

- A. Deciduous Shade Trees
 - 1. Approximate number of existing trees 2-1/2" caliper and greater: _____
 - 2. Proposed number of trees 2"- 2-1/2" or greater: _____
 - 3. Minimum number required: _____
- B. Evergreen Trees
 - 1. Proposed number of trees 5' - 8' in height: _____
 - 2. Minimum number required: _____
- C. Ornamental Trees
 - 1. Proposed number of trees 1 1-1/2" caliper: _____
 - 2. Minimum number required: _____
- D. Deciduous Shrubs
 - 1. Proposed number of shrubs 24" size or greater: _____
 - 2. Minimum number required: _____
- E. Evergreen Shrubs
 - 1. Proposed number of shrubs 24" size or greater: _____
 - 2. Minimum number required: _____
- F. Mulching material _____
Provide sample if other than shredded wood
- G. Notes: _____



RECOMMENDED PLANTS

Shade or Street Trees

- | | |
|---------------------------------------|-------------------|
| 1. <i>Acer platanoides</i> "Var" | Norway Maple |
| 2. <i>Gleditsia triacanthos</i> "Var" | Honey Locust |
| 3. <i>Platanus acerifolia</i> | London Plane Tree |
| 4. <i>Quercus palustris</i> | North Pin Oak |
| 5. <i>Quercus borealis</i> | North Red Oak |
| 6. <i>Quercus macrocarpa</i> | Bur Oak |
| 7. <i>Quercus alba</i> | White Oak |
| 8. <i>Tilia cordata</i> "Var" | Littleleaf Linden |
| 9. <i>Tilia americana</i> | American Linden |

Ornamental Trees

- | | |
|----------------------------------|-----------------------|
| 1. <i>Acerginnala</i> | Amur Maple |
| 2. <i>Amelanchierlaevis</i> | Shadblow Serviceberry |
| 3. <i>Betula nigra</i> "Var" | River Birch |
| 4. <i>Crataegus</i> spp. | Hawthorn |
| 5. <i>Malus</i> spp. | Crabapple |
| 6. <i>Prunus</i> spp. | Cherry |
| 7. <i>Pynus calleryana</i> "Var" | Callery Pear |
| 8. <i>Syringa reticulata</i> | Japanese Lilac Tree |

Deciduous Shrubs

- | | |
|------------------------------------|-------------------------|
| 1. <i>Berberis thunbergi</i> "Var" | Japanese Barberry |
| 2. <i>Cotoneaster</i> spp. | Cotoneaster |
| 3. <i>Euonymus alatus</i> | Compact Winged Euonymus |
| 4. <i>Forsythia x intermedia</i> | Forsythia |
| 5. <i>Ligustrum</i> spp. | Privet |
| 6. <i>Lonicera tatanica</i> | Tantarian Honeysuckle |
| 7. <i>Potentilla fruticosa</i> | Bush Cinquefoil |
| 8. <i>Prunus besseyi</i> | Sand Cherry |
| 9. <i>Ribes alpinum</i> | Alpine Currant |
| 10. <i>Rosa</i> spp. | Rose |
| 11. <i>Rhus</i> sp. | Sumac |
| 12. <i>Spiraea bumalda</i> | Anthony Waterer Spirea |
| 13. <i>Spiraea japonica</i> "Var" | Japanese Spirea |
| 14. <i>Syringa</i> spp. | Lilac |
| 15. <i>Viburnum opuius</i> | Euro. Cranberry Bush |
| 16. <i>Viburnum trilobum</i> | American Cranberry Bush |
| 17. <i>Weigela florida</i> "Var" | Weigela |
| 18. <i>Azalea</i> spp. | Azalea |

Evergreen Trees

- | | |
|--------------------------------|--------------------|
| 1. <i>Abies concolor</i> | White fir |
| 2. <i>Juniperus virginiana</i> | Eastern Red Cedar |
| 3. <i>Picea abies</i> | Norway Spruce |
| 4. <i>Picea glauca</i> | White spruce |
| 5. <i>Picea glauca densata</i> | Black Hills Spruce |
| 6. <i>Picea plunges</i> | Colorado Spruce |
| 7. <i>Pinus strobus</i> | White Pine |
| 8. <i>Pinus sylvestris</i> | Scotch Pine |
| 9. <i>Tsuga canadensis</i> | Canadian Hemlock |

Evergreen Shrubs

- | | |
|----------------------------------|--------------------|
| 1. <i>Juniperus</i> spp. | Juniper |
| 2. <i>Picea abies nidiformis</i> | Birds Nest Spruce |
| 3. <i>Picea glauca conica</i> | Alberta Spruce |
| 4. <i>Pinus mugo mughus</i> | Dwarf Mugo Pine |
| 5. <i>Taxus cuspidata</i> | Japanese Yew |
| 6. <i>Taxus media</i> | Anglo-Japanese Yew |
| 7. <i>Thuja occidentalis</i> | Arborvitae |



Dakota Dunes Community Association, Inc.

Information for Submitting an Application for an Architectural Improvement or Modification

Modifications, improvements, repairs, or replacements of any type, whether temporary or permanent, structural, aesthetic or otherwise (collectively referred to as “alterations”), including, but not limited to, any structure, building, addition, deck, patio, fence, wall, enclosure, window, exterior door, antenna or other type of sending or receiving apparatus, decoration, color change, shrubbery or trees, material topographical or landscape change, nor any other improvements to or alterations of any Unit which is visible from the exterior of the Unit, shall **NOT** be, caused or allowed to be, commenced, erected or maintained in any part of the Common Elements, an Owner’s Lot, or the exterior of a dwelling unless and until the plans and specifications have been approved in writing by the Board or the Design Review committee appointed by the Board.

Detailed Design Guidelines are available for The Prairie, The Meadows and The Country Club. If you need additional information to supplement your request, please request a copy. Copies are available in the Documents portion of your homeowner online account, can be emailed to you or a print copy is available in the Association’s office.

Instructions [Please [Print](#)]

Unit Owner (Applicant) Only the Owner(s) of the Unit can submit an *Architectural Improvement and Modification Form* (Application).

Address of Unit Identification of the Unit where the proposed alteration is to be made.

Description of Project A description of the nature, location, kind, shape, dimensions, color, materials etc. of the proposed alteration. Use additional pages if necessary. Any drawings or plans and specifications must be included.

Work to be Performed by If a contractor is to perform an approved alteration, a complete project design and description must be submitted with this application.

Completion Date Construction must begin within thirty (30) days of the approval of the application and the entire project must be completed within 30 days of commencement of any work or upon the delivery of any supplies, whichever is earliest, unless the DRC grants a longer time.

No alterations shall be commenced prior to written approval.

The Board or its designated design review (DRC) committee has forty-five (45) days from the date that the “Application” is received to approve or disapprove the project. After which, the approval shall be deemed to have been granted, provided that the alteration is completed in accordance with the “Application”.

The Association may undertake any measures, legal or administrative, to enforce compliance with its “Design Guidelines”. In addition, the Association has the right to restore any part a modification to its prior condition if any alterations were made in violation of the “Design Guidelines” including but not limited to, any alteration made without an approved “Application” or the completion of an alteration not in accordance with its submitted and approved “Application”.

PLEASE KEEP THESE INSTRUCTIONS

