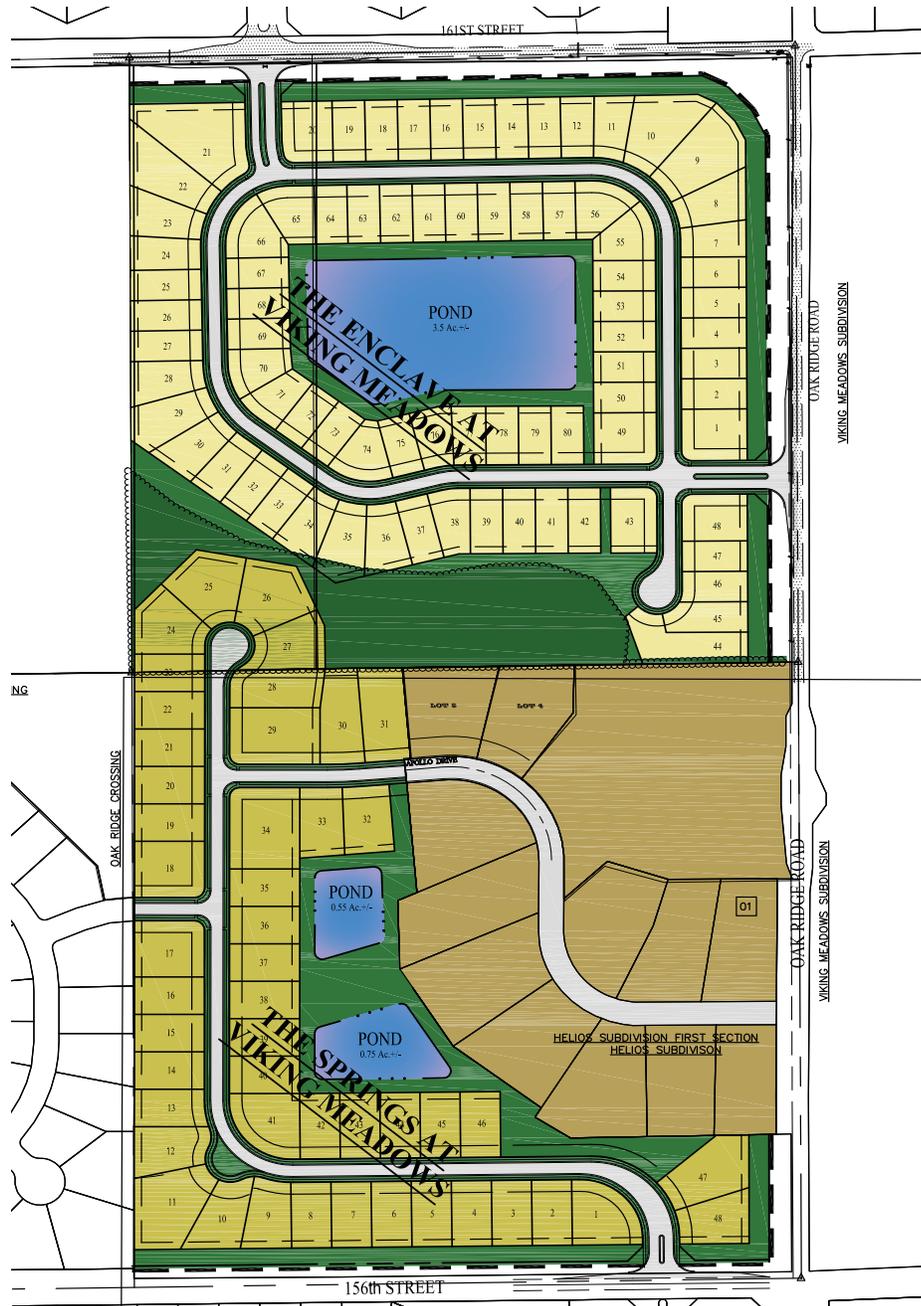


# The Enclave & Springs at Viking Meadows PUD

Property bordered by 156th, Oak Ridge Road, and 161st Street



PRESENTED BY  
STEVEN D. HARDIN, ESQ.  
**FAEGRE BAKER  
DANIELS**

INTRODUCTION OF A REZONING REQUEST FOR A PLANNED UNIT DEVELOPMENT  
JUNE 3, 2013 - WESTFIELD PLAN COMMISSION

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**Enclave and Springs at Viking Meadows PUD**



Petitioner/Builder  
Pulte Homes of Indiana, LLC  
David Compton  
11590 N. Meridian St., Suite 530  
Carmel, IN 46032

Attorney  
Steven D. Hardin, Esq.  
Roger A. Kilmer, Land Use  
Consultant

Faegre Baker Daniels, LLP  
600 East 96th Street, Suite 600  
Indianapolis, Indiana 46240  
317.569.9600 Phone  
317.569.4800 Fax

Project Engineer  
Weihe Engineers  
10505 N. College Avenue  
Indianapolis, IN 46280  
317.846.6611 Phone

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## EXECUTIVE SUMMARY

### Enclave and Springs at Viking Meadows PUD



Pulte Homes of Indiana, LLC (“Pulte Homes”) is pleased to announce its newest proposed Westfield community, “The Enclave and Springs at Viking Meadows.” This proposed single-family development is located on 63.0+/- acres and is bordered by 156th Street, Oak Ridge Road, and 161st Street.

40 acres of the property, located at the southwest corner of 161st Street and Oak Ridge Road, are currently zoned as a Planned Unit Development (“PUD”) under Ordinance 08-36 (Villas at Timber Ridge PUD). The Villas at Timber Ridge PUD currently permits up to 142 homes. The remaining 23 acres, located on the northwest corner of 156th Street and Oak Ridge Road, is currently zoned AG-SF1. Pulte Homes seeks to master plan and rezone the entire 63 acres into one PUD. The total number of homes proposed in the new 63 acre PUD will be 128, which is less than what is currently in the 40 acre Villas at Timber Ridge PUD, alone.

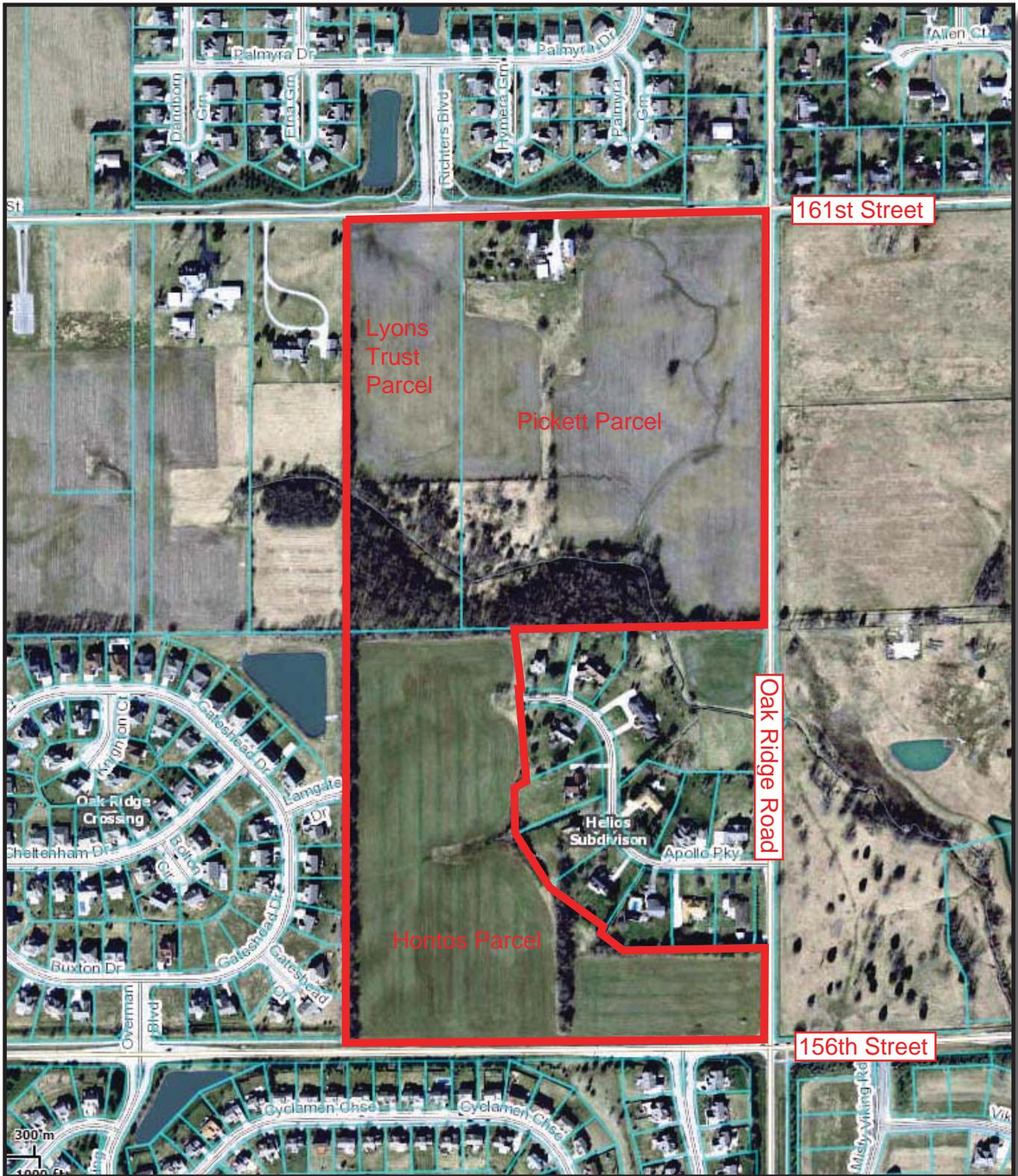
The Enclave and Springs at Viking Meadows consists of two areas: the Enclave is designed for the “empty nester” market and will consist of up to 80 lots. Homes within the Enclave will be ranch or one and one-half story designs, with all homes including master bedrooms on the main floor. The Springs will have up to 48 lots designed for traditional single family homes.

Both areas will feature homes designed in a variety of historical architectural styles, including Northern Craftsman, Euro Country, Craftsman, Cottage, Classical, Heartland, Prairie, and Low Country. This exclusive Pulte Homes community will include homes ranging from 1600 square feet to over 3000 square feet (plus basement). Each home will be quality built and include masonry on the front facades.

Pulte has reached out to the neighbors and will continue to do so throughout the PUD rezoning process. Thank you for the opportunity to present The Enclave and Springs at Viking Meadows, Pulte’s newest proposed community in Westfield.

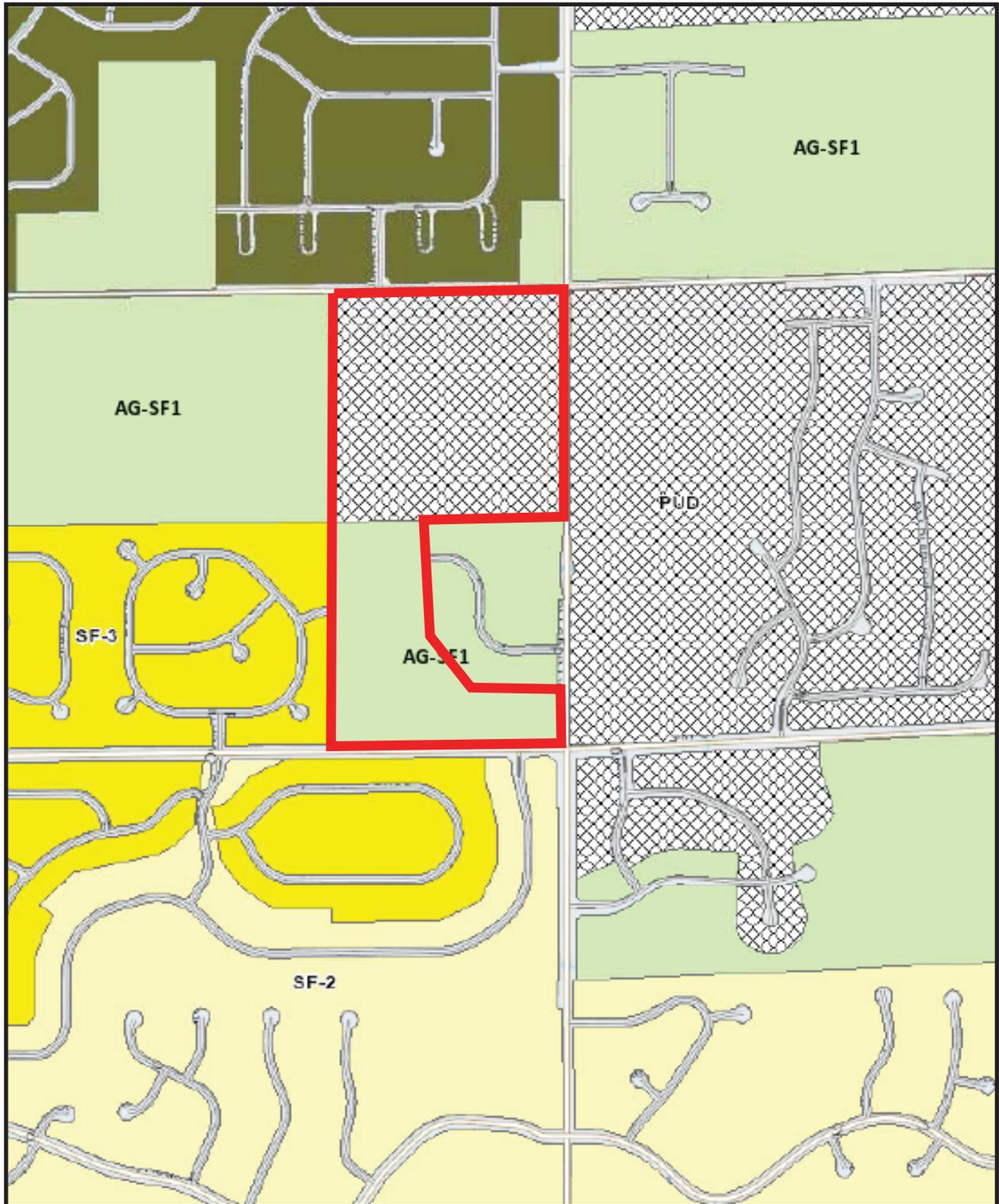
AERIAL LOCATION EXHIBIT

Enclave and Springs at Viking Meadows PUD



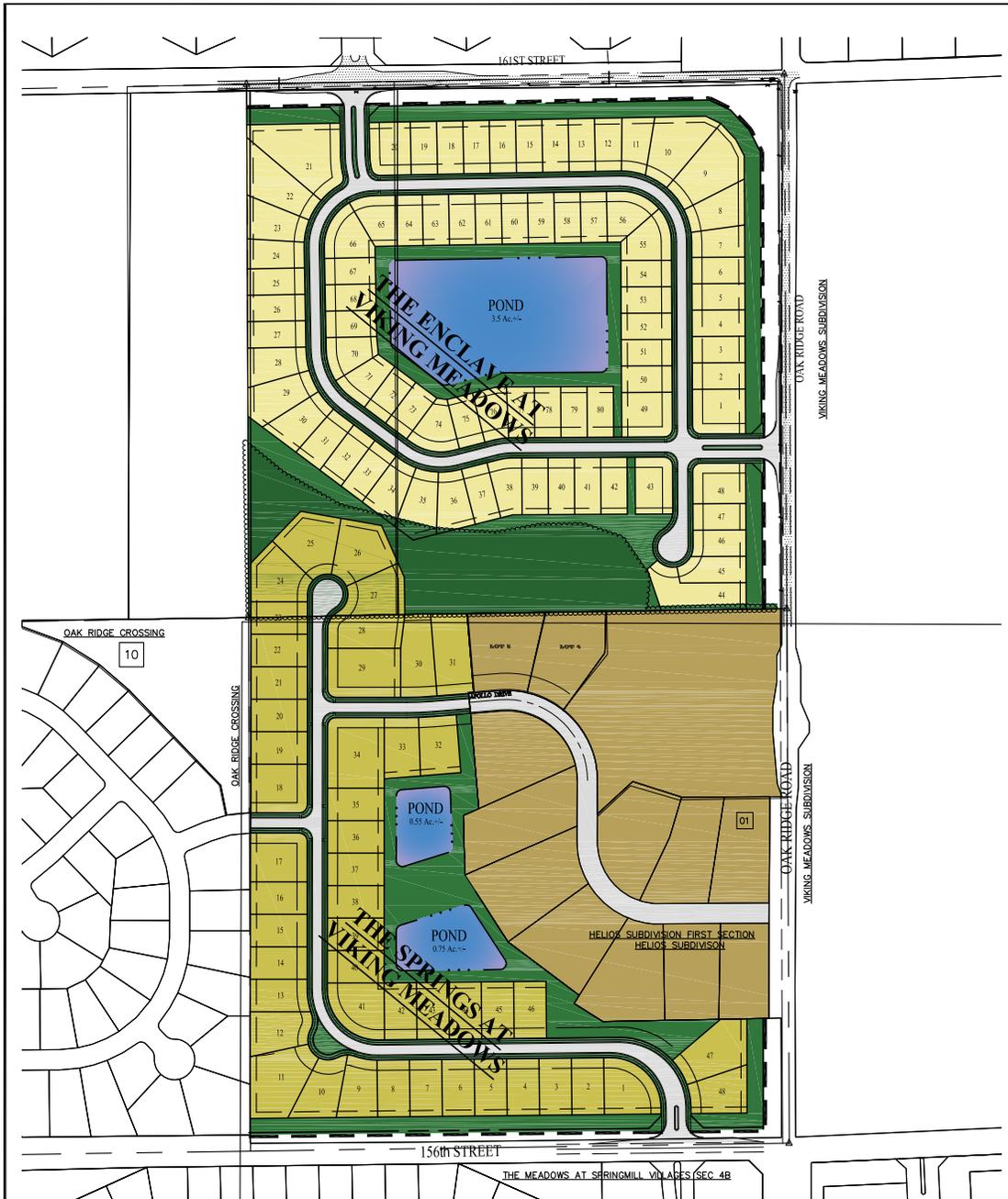
CURRENT ZONING MAP

Enclave and Springs at Viking Meadows PUD



# OVERALL CONCEPT PLAN

## Enclave and Springs at Viking Meadows PUD

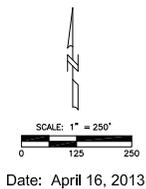


**LEGEND**

- Parcel A = The Enclave
- Parcel B = The Springs
- = Common Area
- = Existing Parcels
- = Proposed Pond

**SITE DATA**

Lots:	128
Min. Lot Size:	80' wide x 140' deep (The Springs) 65' wide x 125' deep (The Enclave)
Pond area:	4.8 AC. ±
Total Common Area:	20.1 AC. ± (including ponds)



ENCLAVE SECTION

Enclave and Springs at Viking Meadows PUD

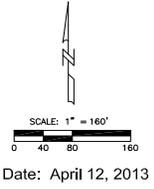


**THE ENCLAVE AT VIKING MEADOWS**



LEGEND	
	Parcel A = The Enclave
	= Common Area
	= Proposed Pond
	= Existing Wooded Area

SITE DATA	
Lots:	80
Min. Lot Size:	65' wide x 125' deep
Pond area:	3.5 AC. ±
Total Common Area:	15.4 AC. ± (including pond)



Date: April 12, 2013

**SPRINGS SECTION**

Enclave and Springs at Viking Meadows PUD



**THE SPRINGS AT VIKING MEADOWS**

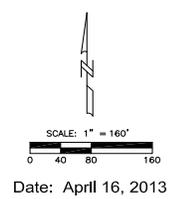


**LEGEND**

- Parcel B = The Springs
- = Common Area
- = Existing Parcels
- = Proposed Pond

**SITE DATA**

Lots:	48
Min. Lot Size:	80' wide x 140' deep
Pond area:	1.3 AC. ±
Total Common Area:	6.6 AC. ± (including pond)



# ORDINANCE 13-\_\_\_\_\_

## AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, CONCERNING AN AMENDMENT TO TITLE 16 – LAND USE CONTROLS

**WHEREAS**, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

**WHEREAS**, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") considered a petition (Docket 1305-PUD-04), filed with the Plan Commission requesting an amendment to the Zoning Ordinance;

**WHEREAS**, on \_\_\_\_\_, the Plan Commission took action to forward Docket 1305-PUD-04 to the Westfield City Council with a positive recommendation in accordance with Indiana Code 36-7-4-608, as required by Indiana Code 36-7-4-1505;

**WHEREAS**, on \_\_\_\_\_, the Secretary of the Plan Commission certified the action of the Plan Commission to the City Council; and,

**WHEREAS**, the Westfield City Council is subject to the provisions of the Indiana Code 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

**NOW, THEREFORE, BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Section 1. Applicability of Ordinance.**

- 1.1 This ordinance shall hereafter be referred to as The Enclave and Springs at Viking Meadows PUD Ordinance (this "Ordinance").
- 1.2 This Ordinance applies to the subject real estate described in Exhibit A attached hereto (the "Real Estate").
- 1.3 This Ordinance shall replace and supersede the "Villas at Timber Ridge PUD", Ordinance 08-36, which previously applied to a portion of the Real Estate. Ordinance 08-36 shall be null, void, and of no further effect and is replaced in its entirety with this Ordinance.
- 1.4 The underlying zoning district shall be the SF2 Residential District (the "SF2 District").
- 1.5 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2.**     **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance, in effect on the date of the enactment of this Ordinance.

2.1     Enclave. Shall mean and refer to the real estate described and platted as "The Enclave at Viking Meadows" Secondary Plat on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ in the Office of the Recorder of Hamilton County, Indiana.

2.2     Springs. Shall mean and refer to the real estate described and platted as "The Springs at Viking Meadows" Secondary Plat on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ in the Office of the Recorder of Hamilton County, Indiana.

2.3     Veneer. Shall mean and refer to a nonstructural facing of material used to create part of a home's façade. A "brick veneer" is a veneer utilizing traditional, full-sized bricks.

**Section 3.**     **Concept Plans.**

3.1     The Overall Concept Plan is hereby incorporated as Exhibit B (the "Overall Concept Plan").

3.2     The Concept Plan for the Enclave is hereby incorporated as Exhibit B-1 (Concept Plan - The "Enclave").

3.3     The Concept Plan for the Springs is hereby incorporated as Exhibit B-2 (Concept Plan - The "Springs").

**Section 4.**     **Development Standards.**

4.1     A "Development Standards Matrix" of the Real Estate is attached as Exhibit C.

4.2     Additional Landscaping Buffer Standards along 156<sup>th</sup> Street, Oak Ridge Road, and 161st Street. On the southern, eastern, and northern perimeter of the Real Estate along 156<sup>th</sup> Street, Oak Ridge Road, and 161<sup>st</sup> Street, a forty-foot (40') wide common area shall be provided. The common area shall include, where feasible (subject, but not limited to the following impediments: easements, floodplains, floodways, retention ponds and lines of sight), a mound, no less than five (5) feet in height, with the following plantings to be located on the mound:

(i)     A double row of spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and

(ii)    Ornamental trees, a minimum of two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet.

- 4.3 Perimeter Fencing along 156th Street, Oak Ridge Road, and 161st Street. On the southern, eastern, and northern perimeter of the Real Estate along 156th Street, Oak Ridge Road, and 161st Street, a black “horse fence” shall be provided consistent in style with the fencing of the existing Viking Meadows development. The “horse fence” will be located in the outer 5’ of the right-of-way provided that if it needs to be moved, then the HOA will pay for moving it.
- 4.4 Street Lights. All street lights within the Enclave and Springs shall be consistent with the design and style of street lights within the existing Viking Meadows development.
- 4.5 Identification with the City of Westfield. All monument signage erected after the adoption of this Ordinance shall include “of Westfield.”
- 4.6 Entranceway monuments. All entranceway monuments shall be of a similar type material as utilized within the Viking Meadows communities. The exact configuration of such entranceways wall(s) shall be at the sole determination of the developer.

**Section 5. Architectural Standards.**

- 5.1 Springs. The architectural standards set forth in Exhibit D shall apply to the Springs ("Architectural Standards – Springs").
- 5.2 Enclave. The architectural standards set forth in Exhibit E shall apply to the Enclave ("Architectural Standards - Enclave").

**Section 6. Open Space.**

- 6.1 Within the Real Estate, there shall be at least five (5.0) acres of open space/green space."

**Section 7. Amenities.** The Enclave and Springs will share the amenities of Viking Meadows and will be part of the Viking Meadows Home Owners Association.

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]**

**Section 8. Approval.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
John Dippel

\_\_\_\_\_  
John Dippel

\_\_\_\_\_  
John Dippel

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Robert L. Horkay

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Robert L. Horkay

\_\_\_\_\_  
Robert J. Smith

\_\_\_\_\_  
Robert J. Smith

\_\_\_\_\_  
Robert J. Smith

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Robert W. Stokes

\_\_\_\_\_  
Robert W. Stokes

\_\_\_\_\_  
Robert W. Stokes

ATTEST:

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Steven D. Hardin, Esq.

Prepared by: Steven D. Hardin, Esq., Faegre Baker Daniels, LLP, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240.

I hereby certify ORDINANCE 13-\_\_\_\_\_ was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 10-30  
this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

I hereby VETO ORDINANCE 10-30  
this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

## **SCHEDULE OF EXHIBITS**

Exhibit A	Legal Description of Real Estate
Exhibit B	Overall Concept Plan
Exhibit B-1	Concept Plan – The Enclave
Exhibit B-2	Concept Plan – The Springs
Exhibit C	Development Standards Matrix – Enclave and Springs
Exhibit D	Architectural Standards – Springs
Exhibit E	Architectural Standards – Enclave
Exhibit F	Single-Family Home Style Exhibit
Exhibit G	Enclave and Springs Façade Variety Code

**EXHIBIT A**  
**LEGAL DESCRIPTION OF REAL ESTATE**

The Northeast quarter of the Southeast quarter of Section 11, Township 18 North, Range 3 East, containing 40 acres, more or less.

ALSO

The Southeast Quarter of the Southeast Quarter of Section 11, Township 18 North, Range 3 East, in Hamilton County, Indiana, containing 40 acres, more or less.

EXCEPT:

That portion platted as Helios Subdivision as per plat thereof recorded in Plat Book 6, page 28, in the Office of the Recorder of Hamilton County, Indiana.

ALSO EXCEPTING:

A part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, bounded as follows: Beginning at the Northeast corner of Helios Subdivision Section 1, the plat thereof recorded in Plat Book 6, pages 28-30 in the Office of the Recorder of Hamilton County, Indiana, said point being North 00 degrees 00 minutes 00 seconds (bearing system of plat assumed) 850.00 feet from the Southeast Quarter of said Section 11, the next 7 courses are along the bounds of said Helios Subdivision, Section 1; thence 1) South 89 degrees 24 minutes 33 seconds West 270.00 feet to a 5/8' iron rod with yellow cap stamped 5I:1083; thence 2) North 73 degrees 33 minutes 00 seconds West 123.00 feet to a 5/8 inch iron rod with yellow cap stamped S0083; thence 3) South 47 degrees 30 minutes 00 seconds West 110.00 feet to a 5/8 inch iron rod with yellow cap stamped S0083; thence 4) North 00 degrees 00 minutes 00 seconds 88.30 feet to a 5/8 inch iron rod with yellow cap stamped S0083 at the point of tangency of a curve having a radius of 225.00 feet and being concave to the Southwest; thence 5.) Northwesterly 200.64 feet along said curve to a 5/8' iron rod with yellow cap stamped 50083 at a point that lies North 38 degrees 54 minutes 28 seconds East from the radius point of said curve; thence 6) North 38 degrees 54 minutes 28 seconds East 173.67 feet to a 5/8 inch iron rod; thence 7) North 00 degrees 42 minutes 50 seconds West 105.00 feet to a 5/8 inch iron rod with yellow cap stamped S0083 on the North line of the Southeast Quarter of said southeast Quarter; thence North 89 degrees 17 minutes 10 seconds East 445.00 feet along the North line of the Southeast Quarter of said Southeast Quarter to the Northeast corner of the Southeast Quarter of the Northeast corner of the Southeast Quarter of said Southeast Quarter; thence South 00 degrees 00 minutes 00 seconds 466.79 feet along the East line of the Southeast Quarter of said Southeast Quarter to the point of beginning.

# EXHIBIT B OVERALL CONCEPT PLAN



**WEIHE**  
ENGINEERS

**PulteGroup**

**EXHIBIT B-1  
CONCEPT PLAN - THE ENCLAVE**

**THE ENCLAVE AT VIKING MEADOWS**

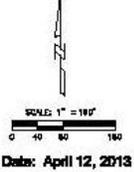


**LEGEND**

<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	Parcel A = The Enclave
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	= Common Area
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	= Proposed Pond
<span style="display:inline-block; width:15px; height:10px; background-color:darkgreen; border:1px solid black;"></span>	= Existing Wooded Area

**SITE DATA**

Lot:	80
Min. Lot Size:	68' wide x 125' deep
Pond area:	3.5 AC. +/-
Total Common Area:	15.4 AC. +/- (including pond)



**EXHIBIT B-2  
CONCEPT PLAN - THE SPRINGS**

**THE SPRINGS AT VIKING MEADOWS**

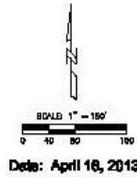


**LEGEND**

- Parcel B = The Springs
- = Common Area
- = Existing Parcels
- = Proposed Pond

**SITE DATA**

Lots:	48
Min. Lot Size:	80' wide x 140' deep
Pond area:	1.3 AC. +
Total Common Area:	6.6 AC. + (including pond)



**EXHIBIT C**  
**DEVELOPMENT STANDARDS MATRIX**

*Parcels A and B: Residential Development Standards*

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (Sq. Ftg.)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size (Sq. Ftg.)		Parcel Size (acres)	Density (du/acre)	Architectural Standards
			at Bldg. Setback Line	at Right of Way			Front	Side	Rear	1-Story	2-Story			
"Springs"	SF-2	48	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	1-Story	2-Story	23±	2.09	See <a href="#">Exhibit D</a>
										2,000	2,200			
"Enclave"	SF-2	80	65'	40'	8,000	35'	25'	5' min. 10' Aggregate Between Structures	20'	1-Story	1 ½ - Story	40±	2.03	See <a href="#">Exhibit E</a>
										1,600	2,000			

## EXHIBIT D

### ARCHITECTURAL STANDARDS - SPRINGS

- 1) **Lot Width:**  
Minimum of 80 ft. at front building line
  
- 2) **Minimum Square Footage:**  
One-story home: 2000  
Two-story home: 2200
  
- 3) **Side Yard Setbacks:**  
5 ft. minimum  
14 ft. minimum between residences
  
- 4) **Minimum Roof Pitch:**  
Front to back: 6/12  
Front gables: 8/12  
  
Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.
  
- 5) **Roof Overhangs:**  
Minimum framed front and rear overhang: 12 inches  
  
Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.
  
- 6) **Roof Ridgeline:**
  - A. In the Springs, a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style<sup>1</sup> of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
  - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style<sup>1</sup> of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
  - C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

- 7) **Corner Breaks:**  
Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.
- 8) **Equipment Vents:**  
All vents shall attach to the rear or side of the home to reduce visibility from the street.
- 9) **Foundations:**  
Slabs and basements shall be permitted for one story homes. All two story homes shall have full basements. Crawl spaces shall be prohibited.
- 10) **Windows:**  
A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.  
B. Each front and rear facade shall include a minimum of four (4) windows, and each side facade shall include at least one (1) window.  
C. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.
- 11) **Garages:**  
All homes shall have a minimum three-car attached garage with decorative garage doors. The width of the garage door for any one-story home with a front load garage shall be limited to a maximum of forty percent (40%) of the total lineal footage of the home's front façade.
- 12) **Masonry Requirements:**  
A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.  
B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).  
C. Homes with a historical architectural style<sup>1</sup> that lends itself to the use of less masonry may have less than fifty percent (50%) masonry on the front facade.
- 13) **Siding Requirements:**  
No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.

**14) Landscaping:**

A. Front landscaping:

- 1) 20 shrubs (2 gallon planted)
- 2) 2 yard trees (one shade tree / one ornamental tree)  
(2" minimum caliper outside planting bed)

B. Lawns:

- 1) Each home shall utilize either sod (with or without irrigation) or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
- 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards must be seeded with straw at minimum and no irrigation is required.

**15) Miscellaneous:**

- A. A not-for-profit Enclave and Springs Homeowners Association (“Association”) shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of the Enclave and Springs. This Association shall be a part of and under the Master Viking Meadows Homeowners Association.
- B. All new home, landscaping and exterior color plans must be approved by the Covenants, Restrictions and By-Laws’ New Construction Committee (the “NCC”) prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes shall be required. All mailboxes within the Enclave and Springs shall be uniform in design, coloring, lettering, and numberings and consistent with the mailboxes within the existing Viking Meadows development.
- F. Dusk to dawn lights shall be required on all garages.

- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins and shall be removed prior to receiving a Certificate of Occupancy.

**16) Facade Variety:**

All homes shall comply with the provisions set forth in Exhibit G, the Enclave and Springs Façade Variety Code.

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<sup>1</sup> Historical architectural styles are styles such as those identified in Exhibit F, Colonial, Cape Code, Farmhouse or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. The Department shall have the authority to approve a home plan as a Historical architectural style.

## EXHIBIT E

### ARCHITECTURAL STANDARDS - ENCLAVE

- 1) **Lot Width:**  
Minimum of 65 ft. at front building line
  
- 2) **Minimum Square Footage:**  
One-story home: 1600  
One and one-half -story home: 2000
  
- 3) **Side Yard Setbacks:**  
5 ft. minimum  
10 ft. minimum between residences
  
- 4) **One and one-half Story Homes:**  
One and one-half story homes shall mean a home with a master bedroom located on the main floor and having a second story living area no greater than 50% of the first floor livable area, unless approved by the Covenants, Restrictions and By-Laws' New Construction Committee.
  
- 5) **Master Bedroom:**  
All homes within The Enclave shall have a master bedroom on the main floor.
  
- 6) **Minimum Roof Pitch:**  
Font to back: 6/12  
Front gables: 8/12  
  
Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.
  
- 7) **Roof Overhangs:**  
Minimum framed front and rear overhang: 12 inches  
  
Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.
  
- 8) **Roof Ridgeline:**
  - A. In the Enclave, a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style<sup>1</sup> of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
  - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style<sup>1</sup> of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.

C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

9) **Corner Breaks:**

Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.

10) **Equipment Vents:**

All vents shall attach to the rear or side of the home to reduce visibility from the street.

11) **Foundations:**

Slabs and basements shall be permitted. Crawl spaces shall be prohibited.

12) **Windows:**

- A. Window type shall be vinyl, vinyl clad, aluminum clad, or wood.
- B. Each front and rear facade shall include a minimum of four (4) windows, and each side facade shall include at least one (1) window.
- C. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

13) **Garages:**

All homes shall have a minimum two-car attached garage.

14) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).
- C. Homes with a historical architectural style<sup>1</sup> that lends itself to the use of less masonry may have less than fifty percent (50%) masonry on the front facade.

15) **Siding Requirements:**

No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.

**16) Landscaping:**

A. Front landscaping:

- 1) 20 shrubs (2 gallon planted)
- 2) 2 yard trees (one shade tree / one ornamental tree)  
(2" minimum caliper outside planting bed)

B. Lawns:

- 1) Each home shall utilize either sod (with or without irrigation) or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards must be seeded with straw at minimum and no irrigation is required.

**17) Miscellaneous:**

- A. A not-for-profit Enclave and Springs Homeowners Association ("Association") shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of the Enclave and Springs. This Association shall be a part of and under the Master Viking Meadows Homeowners Association.
- B. All new home, landscaping and exterior color plans must be approved by the Covenants, Restrictions and By-Laws' New Construction Committee (the "NCC") prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes shall be required. All mailboxes within the Enclave and Springs shall be uniform in design, coloring, lettering, and numberings and consistent with the mailboxes within the existing Viking Meadows development.
- F. Dusk to dawn lights shall be required on all garages.

- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins and shall be removed prior to receiving a Certificate of Occupancy.

**18) Facade Variety:**

All homes shall comply with the provisions set forth in Exhibit G, the Enclave and Springs Façade Variety Code.

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<sup>1</sup> Historical architectural styles are styles such as those identified in Exhibit F, Colonial, Cape Code, Farmhouse or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. The Department shall have the authority to approve a home plan as a Historical architectural style.

## EXHIBIT F SINGLE FAMILY HOME STYLE EXHIBIT

*This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.*

**CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL MASSING, FUNCTIONAL AESTHETICS, NATURAL - LOCAL MATERIALS AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - EARTH RELATIONSHIP. ARTS & CRAFTS PROPORTIONS BELIEVED TO BE MISSING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PERIOD**

Exterior materials are diagonal, singles, brick, stone, or stucco are all common; they frequently occur in combination (demographic areas determine what materials are used usually). Exterior chimneys they are always brick or stone

Broad spreading eaves supported by projecting beams and brackets

Roof soffits are usually closed

Rake and soffit trim board functions as a transitional element between the facade and roof eave

Exterior trim should have the appearance of being handcrafted

Decorative gunge doors reflect the architectural style of the home

Brick muntock functions as a transitional element between the brick wainscot and shales / siding

Stone or brick veneer anchors the home to the ground plane

Medium pitched gable (8/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile)

Medium pitched gable (8/12 pitch) occasionally hipped with wide eave overhang

Decorative (false) beams or trusses under gables gave the illustration of handcraftmanship

Extended and / or elaborated rafter ends which emphasized handcraftmanship instead mass reproduction

Windows with double-hung sashes, typically with three panes per each (top) with one large glass pane (bottom) (windows usually paired together)

Closed soffits are usually use for demographic reasons

Pedestals frequently extend to ground level (without a break at level of porch floor)

Covered porch provides a semi-private transitional space between the interior and out-of-doors

Wide front stoop developed is part of the architecture

Front door architectural style should give the illusion of handcraftmanship

**STYLE ELEMENTS**

	Corner condition with decorative bracket
	Craftsman palladian window wrapped with trim
	Bored-out bird box (appearance of being handcrafted)
	Sloped pier (orr)
	Box bay cantilevered (no foundation)
	Another example of gable element
	Gable trim which as the appearance of being handcrafted with windows below
	Examples of other elements

**ADDITIONAL STYLE ELEMENTS**

	Pedestals frequently extend to ground level (without a break at level of porch floor)
	Wide front stoop developed is part of the architecture
	Covered porch provides a semi-private transitional space between the interior and out-of-doors

# NORTHERN CRAFTSMAN STYLE

## RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F (cont.)

*This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.*

THE EUROPEAN COUNTRY HOUSE AS A STYLE OF BUILDING ROSE UP IN THE 18TH CENTURY, DURING THE PEACE AND PROSPERITY OF THE TUDOR AGE. HOMES WERE BUILT ON COUNTRY ESTATES WHERE THERE WAS PLENTY OF SPACE FOR EXTENSIVE HOMES AND GARDENS. DESIGN CHARACTERISTICS INCLUDE STEEP-PITCHED ROOFS.

Main roof pitch 6:12 to 8:12 pitch  
 Accent roof pitch 7:12 to 12:12 pitch  
 Hip, gable, clipped gable roof  
 Board & batten veneer  
 Window w/ board and batten shutters  
 Standard 32 panel garage door  
 Entry door - 6 panel door w/ sidelight  
 Shingle or flat tile  
 Main roof eavelet is gable  
 Louvers or Vents  
 Eyebrow front windows  
 8" Brick soldier course  
 Board & Batten or Panel wing shutters  
 Double row 8" arched soldier eaves  
 Decorative porch - min 4' Functional porch - min 6'  
 Recessed entry alcove  
 Brick veneer  
 Window pattern 4 over 4

**STYLE ELEMENTS**

Corner Condition  
Closed soffit with stepped trim frieze

Window Treatment  
Brick Soldier w/ panel shutters

Gable Elements  
Gable vent with transoms above

Front Entry  
Low one-story gable entrance w/ stone and brick accents

Bay / Box Window  
Boxer Bay

Iron railing occasionally used

**ADDITIONAL STYLE ELEMENTS**

Exposed timber at door eave

Hip dormer

# EURO COUNTRY STYLE

RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F (cont.)

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**CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL MASSING, FUNCTIONAL AESTHETICS, NATURAL-LOCAL MATERIALS AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - BATH RELATIONSHIP. ARTS & CRAFTS PROPORTIONS BELIEVED TO BE MISSING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PERIOD**

Exterior materials are board and batten, horizontal lap siding, shakes, brick, stone, or stucco are all common; they frequently occur in combination (demographic areas determines what materials are used usually). Exterior chimneys they are always brick or stone

Broad spreading eaves supported by projecting beams and brackets

Closed soffit

Rake and soffit trim board functions as a transitional element between the facade and roof eave

Exterior trim should have the appearance of being handcrafted

Decorative grange doors reflects the architectural style of the home

Stone or brick wainscot anchors the home to the ground plane

Low-pitched gable (5/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile)

Medium-pitched gable (6/12 pitch) occasionally hipped with wide eave overhang

Decorative (false) beams or braces under gables gave the illustration of handcraftsmanship

Extended ead / or elaborated rafter ends which emphasized handcraftsmanship instead mass reproduction

Windows with single / double-lung eashes, typically with three pane per sash (top) with one large glass pane (bottom) (windows usually paired together)

Open rafter tails to give the illusion of handcraftsmanship

Decorative handrail reflects the architectural style of the home

Pedestals frequently extend to ground level (without a break at level of porch floor)

Covered porch provides a semi-private transitional space between the interior and out-of-doors

Wide front stoop developed as part of the architecture

Front door architectural style should give the illusion of handcraftsmanship

**ADDITIONAL STYLE ELEMENTS**

<b>Corner Condition</b>		Hip roof with stucco and stone veneer wainscot
<b>Window Treatment</b>		Craftsman palladian window
<b>Gable Elements</b>		Two-piece triangle lower
<b>Front Entry</b>		Sloped pier (low)
<b>Bay / Box Window</b>		Box bay cantilevered (no foundation)
<b>Example of gable element</b>		Example of gable element
<b>Gable trim which as the appearance of being handcrafted.</b>		Gable trim which as the appearance of being handcrafted.
<b>Examples of other elements with windows below</b>		Examples of other elements with windows below

**CRAFTSMAN STYLE**

**RESIDENTIAL CONCEPT ELEVATION**

## EXHIBIT F (cont.)

*This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.*

**COTTAGE STYLE (ENGLISH OR FRENCH) HOMES HAVE MANY OF THE SAME DETAILS OF TUDOR STYLE HOMES, BUT ARE COMMONLY BUILT TO A MUCH SMALLER SCALE. CHARACTERISTICS INCLUDE STEEPED ROOFS, USE OF DORMERS, AND STONE OR BRICK ACCENTS ON AN OTHERWISE STUCCO VENEER. HOMES OFTEN HAVE A HIGHER LEVEL OF DETAIL THAN OTHER ARCHITECTURE STYLES MIGHT INCLUDE.**

Exterior materials board and batten, horizontal siding, stone, brick, or stucco are all common, they frequently occur in combination (demographic areas determines what materials are used usually).

Rate and soffit trim board functions transitional element between the facade and roof eave

Accent rakes slopes should be steep - pitch (9 - 10)

Heavier stepped flat cornice trim

Decorative garage doors reflects the architectural style of the home

Stone / brick cap functions as a transitional element between the stone / brick wainscot and siding / stucco

Stone or brick wainscot anchors the home to the ground plane

Medium-pitched gable (6/12 pitch) gable and hip with some clipped gable variations (Shingle, flat-tile and metal accents)

Accent rakes slopes should be steep - pitch (9 - 10)

Dormer roofs can be gable, hip, or shed

Flush rakes with boxed returns.

Windows with single / double-hung sashes, typically with six panes per sash (top) with one large glass pane (bottom)

1x - trim surround

Exterior materials are board and batten, horizontal lap siding, shales, stone, brick, or stucco are all common, they frequently occur in combination

Decorative front doors reflects the architectural style of the home

Front facade porches are generally either small or are entirely absent

English / French cottages asymmetrical in plan. Also these styles can be found mixed with Tudor, Shingle, Queen Anne Revival, Stick and Pastiche styles.

**ADDITIONAL STYLE ELEMENTS**

<b>Corner Condition</b> 9-10	<b>Window Treatment</b> Tried and capital	<b>Front Entry</b>	<b>Bay / Box Window</b> Slight eave	<b>Single roof</b>	<b>Panel shutters</b>
Open raked gable with stepped trim	Examples of other elements with windows below	Open gable above porch with brackets	Box bay cantilevered (no foundation)	Hip dormer roof with stepped trim cornice	Examples of window treatments

**STYLE ELEMENTS**

<b>Gable Elements</b>	<b>Window Treatment</b> Tried and capital	<b>Front Entry</b>	<b>Bay / Box Window</b> Slight eave	<b>Single roof</b>	<b>Panel shutters</b>
Example of panel shutters wrapped with 1x - trim	Examples of other elements with windows below	Open gable above porch with brackets	Box bay cantilevered (no foundation)	Hip dormer roof with stepped trim cornice	Examples of window treatments

# COTTAGE STYLE

RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F (cont.)

This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.

**SIMPLE SQUARE OR RECTANGLE SHAPE, WELL BALANCED, SYMMETRICAL EXTERIOR AND AN ORNATELY DECORATED ENTRANCE WERE THE PRINCIPAL FEATURES.**

Classical Style roof materials are shingle, flat tile and some metal accents roofs

Flash rakes with Queen Ann returns.

Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum

Accent rakes slopes should be moderated (8 - 9 pitch)

Louvers gable elements wrapped with 1x - trim or stucco

Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum

Exteriors materials are siding, brick and stucco

Classical Style panel garage door

Brick sill cap functions as a transitional element between the brick wainscot and siding / stucco upper facade

Moderately pitched main body gables (6 - 8) occasionally hipped

Flash rakes with Queen Ann returns.

Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum

Classical Style windows are aligned horizontally and vertically in symmetrical rows

Windows with single / double hung sashes, typically with nine or twelve small panes per sashes; windows very rarely grouped together

Classical shutters are usually panel or louver

Carved ornate entry was usually the only decoration (except for the cornice) on the exterior. Covered porch - 5'-0" deep (minimum)

Classical Style garage and first doors are normally paneled

**ADDITIONAL STYLE ELEMENTS**

<p>Window Pediments Sills Without Sills</p>	Examples of other elements with windows below
<p>Classical entrance with fixed glass above door</p>	
<p>Brick veneer Quoins or Zipper Quoins at corners</p>	
<p>Bay / Box Window Shallow or Steep pediment</p>	60 or 45 degree bay cantilevered (no foundation)
<p>Front Entry</p>	Rectangular windows with door below
<p>Gable Elements Louvers Sills Sills</p>	Examples of gable elements with brick surround
<p>Window Treatment Sills</p>	Pediment window with brick surround
<p>Corner Condition</p>	Open raked gable with stepped trim

CLASSICAL STYLE

RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F (cont.)

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**HEARTLAND ARCHITECTURAL STYLE INVOKES IMAGES OF HOUSES AND STRUCTURE FROM THREE MAJOR ARCHITECTURAL STYLES: CLASSICAL, FARMHOUSE AND CRAFTSMAN. THE ROOF AND MASSING OF THE HEARTLAND STYLE LINKS ITS ROOTS HEAVY TO THE CLASSICAL STYLE, WITH INFLUENCES OF FARMHOUSE AND CRAFTSMAN ARCHITECTURE WITH USE OF ELEMENTS FROM BOTH STYLES TO COMPLETE THE EXTERIOR MAKEUP**

Roof materials are shingles, with metal accents

Occasionally dormers are used in the style

Vertical louver

Use of corner boards

Veneer - Siding

Keystone accents are used in style

Articulated molding/surround at garage

Standard 32 panel garage door

Exteriors materials are siding, small elements of stone and brick

Single roof

Primarily gable roof

Bracket, braces and corbels are used for accents

Accent roof pitch 8:12 to 12:12

3" to 5" molding/surround on windows

Boxed or bay are occasionally used

Tapered square post w/ built-up base

Front doors are normally paneled

Full length graceful front porches are common which provided protection from the weather

**ADDITIONAL STYLE ELEMENTS**

Decorative corbels

Tapered square post w/ decorative base

Decorative railing system with cross bar

60 or 45 degree cantilevered bay

Door eaveshead trim

Gable Pediments or Vents

Typical windows w/ paneled shutter and pediment

Crested into gable with stepped trim finze

**STYLE ELEMENTS**

Crested into gable with stepped trim finze

Typical windows w/ paneled shutter and pediment

Gable Pediments or Vents

Door eaveshead trim

60 or 45 degree cantilevered bay

Decorative railing system with cross bar

Tapered square post w/ decorative base

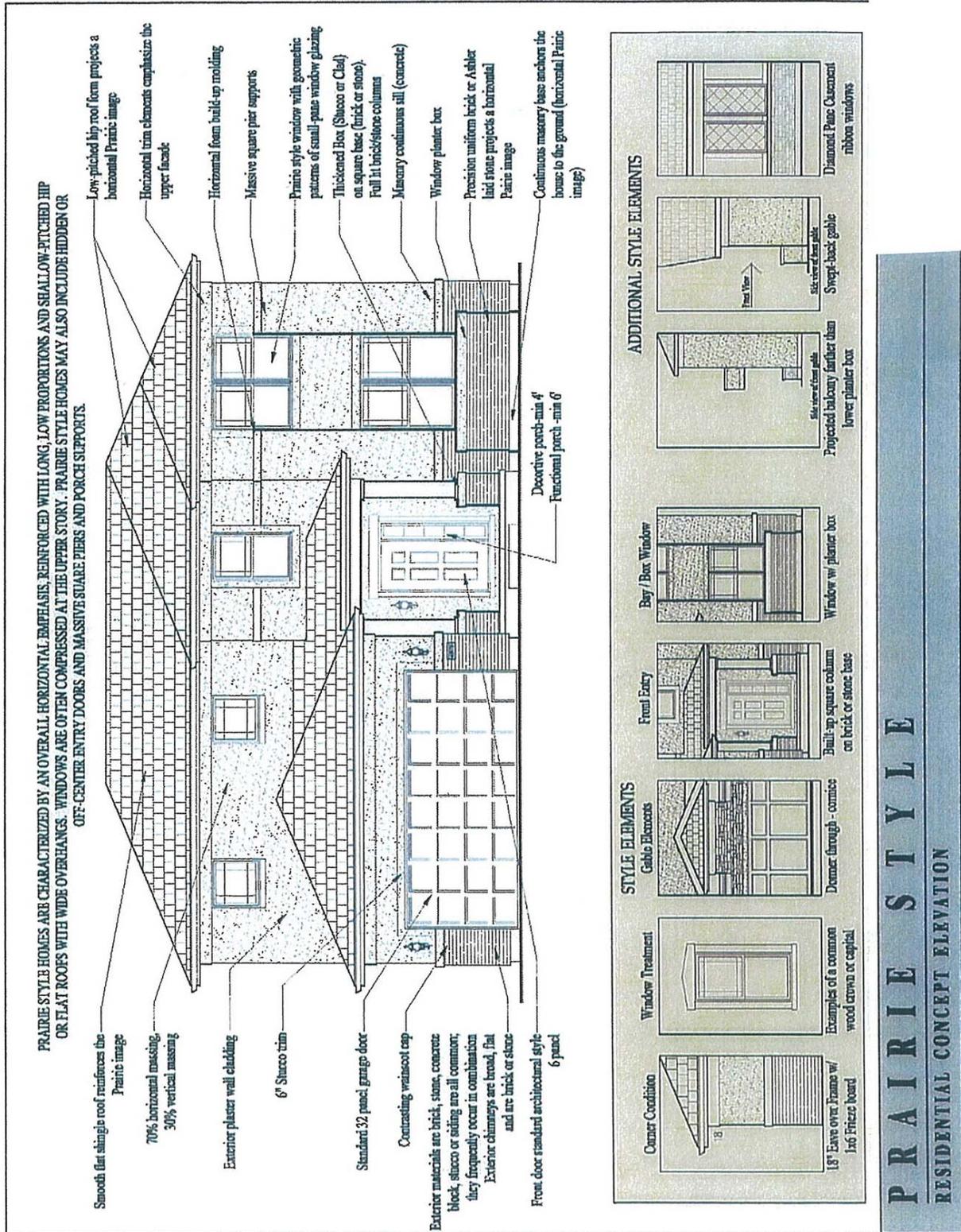
Decorative corbels

# HEARTLAND STYLE

RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F (cont.)

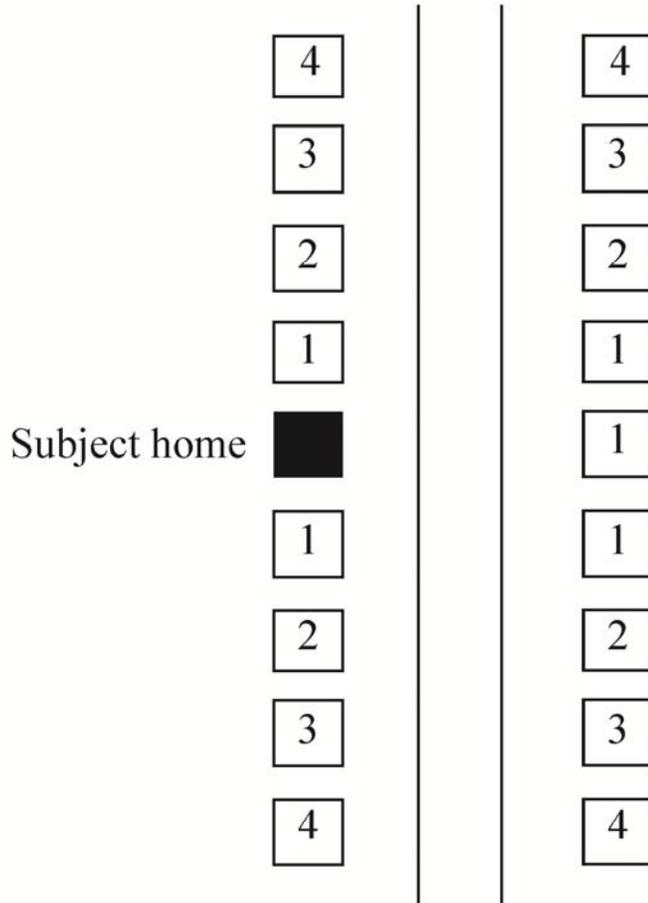
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**EXHIBIT G**

**ENCLAVE AND SPRINGS FAÇADE VARIETY CODE**



- 1** Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package.
- 2** Home cannot be of the same elevation of the same plan as the Subject home. Cannot be the identical color package as the Subject home but may have the same brick.
- 3** Home may be of the same plan and elevation as the Subject home, but must be a different color package.
- 4** May be identical to Subject home.