ORDINANCE NUMBER 15-36

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT AND CONCEPT PLAN OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16 AND TITLE 16 – LAND USE CONTROLS

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1303-PUD-03), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08 enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02 enacted by the City Council on February 24, 2014; and (xiii) Ordinance 14-16 enacted by the City Council on May 12, 2014 by the City Council (collectively, "The Bridgewater PUD Ordinance")

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No.1511-PUD-23)**, requesting an amendment to The Bridgewater PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit J** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**.1511-**PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a_____ **recommendation** (___-____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session that The Bridgewater PUD Ordinance and the Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.
1.1 This Ordinance shall amend The Bridgewater PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by The Bridgewater PUD Ordinance, as amended by this Ordinance and its exhibits.
1.2 All other provisions of The Bridgewater PUD Ordinance shall remain in effect with the adoption of this Ordinance.

Section 2. Definitions. Words used in a special sense in this Ordinance are defined below. All other words shall have the meaning inferred from their context in this Ordinance or their ordinarily accepted definitions.

a. "Building Façade" - That portion of any exterior elevation on a building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

b. "Masonry Material" - Brick, limestone, natural stone, manufactured stone (e.g., Cultured Stone®), or a combination of the same, bonded together with a mortar to form a wall, buttress, or similar mass. Fiber Cement Siding is not a Masonry Material for purposes of this Ordinance.

Section 3. Revised Concept Plan. The Real Estate shall be developed in substantial compliance with the concept plan attached hereto and incorporated herein as Exhibit A. The building pads shall be generally as those shown on Exhibit B.

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Section 4. Exhibit 12 of the Bridgewater PUD Ordinance (Ord. 06-49) Development Standards for Detached Single Family Residences within Blocks A, E, H, J, K, L, M, and N of Parcel J shall be amended to create new Development Standards for Multi-Story Detached Single Family Residences as follows: The development standards applicable to Multi-Story Detached single family residences in Blocks, A, E, H, J, K, L, M and N of Parcel J, shall be as follows:

DEVELOPMENT STANDARDS FOR MULTI-STORY DETACHED SINGLE FAMILY RESIDENCES

MINIMUM LOT WIDTH AT THE BUILDING LINE	23'	
MINIMUM STREET FRONTAGE	23'	
MINIMUM LOT AREA	1,750 S.F	
MINIMUM FRONT YARD SETBACK(1)	20'	
MINIMUM SEPARATION BETWEEN BUILDINGS(2)	6'	
MINIMUM REAR YARD SETBACK(4)	5'	
MINIMUM SIDE YARD SETBACK(4)	0'	
MAXIMUM BUILDING HEIGHT(3)	41’	
MIN SETBACK FROM GRAY ROAD R/W	55'	
MINIMUM GROSS FLOOR AREA FOR GROUND FLOOR LEVELS	1000 S.F.	
MAXIMUM # OF DETACHED SINGLE FAMILY RESIDENTIAL UNITS	36	

Notes:

(1) The minimum front yard setback shall be as measured on a perpendicular line from the back of the concrete curb adjoining or parallel to the residence to the closest point of the exterior of the residence. The perpendicular line shall be allowed to pass through common area that occupies or adjoins the street. Overhangs, decks, wood patio's or other cantilevered components attached to the residence on or above the second (2nd) story shall be allowed to reduce this minimum as per the conceptual home plans included as Exhibit "C" and as approved by the architectural control committee;

(2) The land between abutting single family homes shall be classified a "Reciprocal Use Easement" with rights of use granted to each of the adjoining land owners and as more specifically defined on the recorded re-plat of this section of Parcel J.

(3) Building Height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof, to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.

(4) The minimum setback from a street to the wall of a structure considered a side or rear elevation shall be ten (10) feet as measured on a perpendicular line from the back of the concrete curb of the street adjoining or parallel to the side or rear of the residence to the closest point of the exterior of the residence. The perpendicular line shall be allowed to pass through common area that occupies or adjoins the street.

Section 5. Architectural Guidelines

5.1. Design Elements. Design elements and detailing shall be continued completely around the structure. It is intended that each structure, whether three (3) story or four (4) story shall be constructed in substantial compliance with those illustrated in Exhibit "D". Such design elements shall include, but are not limited to: windows, window placement, trim detailing and exterior wall materials. The use of long massive, unbroken exterior building walls shall be avoided, except for allowances per Section 5.2 of this ordinance.

5.2 . Walls abutting Reciprocal Use Easements. Walls abutting Reciprocal Use Easements may be allowed to be of exterior material without breaks in type or design and shall not be required to contain windows.

5.3. Architecturally Enhanced Side Elevations (AES). In order to give the appearance of a front elevation, the sides of the structures facing the street on Lots 1, 4, 5, 9, 10, 14, 15, 31 and 36 shall be constructed in substantial compliance with the illustration in Exhibit "E".

5.4. Architecturally Enhanced Rear Elevations (AER). The rear elevations of the residences on Lots 1, 2, 3, 4, and 15-36 shall be

constructed in substantial compliance with the illustration in Exhibit H-1. The rear elevations of the residences on Lots 5-14 shall be constructed in substantial compliance with the illustrations in Exhibit H-2

5.5. Brick/Masonry/Stone Minimum. Except for walls abutting Reciprocal Use Easements and the rear elevation of Lots 5 - 14, the exterior material for first floor walls shall contain a minimum of thirty (30) percent (%) "Masonry Material", exclusive of windows, doors and trim molding, to enable the character of the exterior to meet that as shown in the plan illustrations in Exhibit D..

5.6. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include "Maonry Material", fiber cement board and wood.

5.7. Roof form. Roof form and design shall be similar to those included with the illustrations in Exhibit "D and E ".

5.8. Roof Overhang. Each structure shall have eaves of a minimum eight (8) inch overhang, unless waived by the City of Westfield, Economic and Community Development Department Director, to provide for a specific architectural enhancement.

5.9. Garage Doors: All garage doors shall contain windows along the top of the door in substantial compliance with Exhibit I and be of a style from those shown on Exhibit I.

Section 6. Anti-Monotony.

All residential buildings constructed on the Real Estate shall comply with the following provisions.

(1) Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floor plan;
(2) Have a different primary siding color than the adjacent Lot;
(3) A building on a corner lot shall not be considered substantially similar to another building in the same block if the front elevations of the buildings face different streets, and
(4) Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

Section 7. Landscape Standards.

7.1 Site Landscaping. The existing perimeter landscaping shall remain in place except for the landscaping which will be removed at the south end of Lot 4 and

where the greenway trail is located between lots 19 and 20. The landscaping shall be replaced with similar plant material of quality, quantity and size along the west end of Lots 2, 3 and 4 proportioned in a manner which it existed prior to being removed in substantial compliance with Exhibit G, page 2.

7.2 Garden Homes Buffers. The area on either side of Mystic Rock Drive near the north lines of Lots 31 and 36 shall be landscaped, including the installation of the depicted monuments, according to the plan per Exhibit F within 180 days of completion of that portion of Mystic Rock Drive which adjoins Lots 31 – 36.

7.3 Minimum Lot Landscaping. Each lot shall be landscaped in substantial compliance with the landscaping plan shown on Exhibit G which includes minimum details for the following applications:

A. Interior Lots. Those lots not a corner lot or end lot.

B. Corner Lots. Lots numbered 1, 4, 5, and 10.

C. End Lots. Lots numbered 2, 3, 9, 14, 15, 31 and 36

7.4 Sides of Existing Townhomes: Within the area of Parcel J which currently includes townhomes which are constructed, there are sides of certain townhomes that are not landscaped causing the utility boxes attached to said sides to be openly visible. Those sides shall be landscaped in substantial compliance to Exhibit F, page 3.

Section 8. Off-Street Parking. Off-street parking shall be provided in substantial compliance with the parking lot sizes and locations depicted on Exhibit A.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-36** was delivered to the Mayor of Westfield on the _____ day of _____, 2016, _____at __.m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-36** this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-36** this _____ day of _____, 2016.

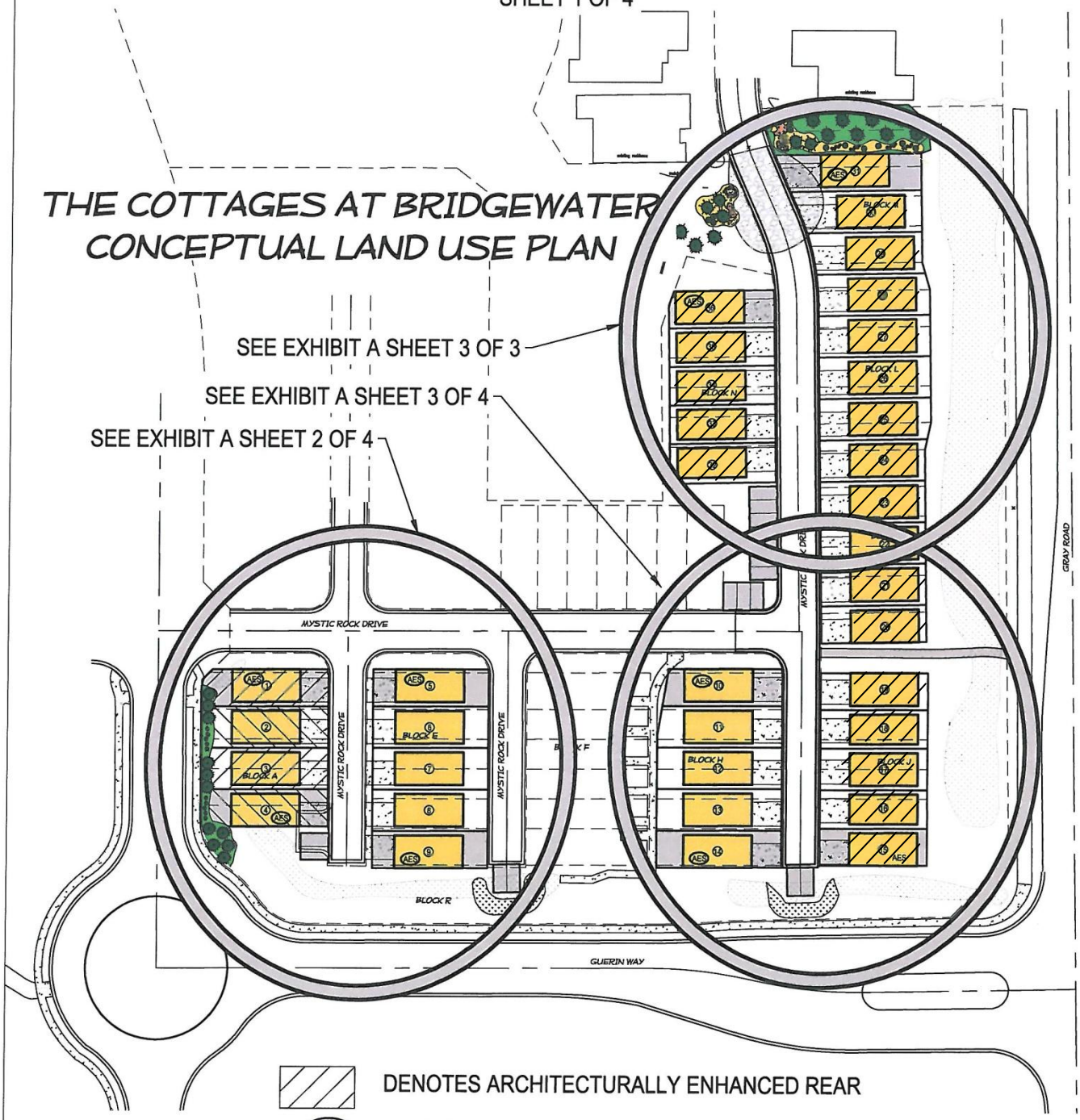
_____
J. Andrew Cook, Mayor

This document prepared by: Peter H. Wang, Bridgewater Masters, LLC
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: Peter H. Wang

EXHIBIT A

SHEET 1 OF 4

THE COTTAGES AT BRIDGEWATER
CONCEPTUAL LAND USE PLAN



DENOTES ARCHITECTURALLY ENHANCED REAR

(AES) DENOTES ARCHITECTURALLY ENHANCED SIDE

EXHIBIT A

SHEET 2 OF 4

THE COTTAGES AT BRIDGEWATER
CONCEPTUAL LAND USE PLAN

DENOTES ARCHITECTURALLY ENHANCED REAR

AES DENOTES ARCHITECTURALLY ENHANCED SIDE

EXHIBIT A

SHEET 3 OF 4

THE COTTAGES AT BRIDGEWATER
CONCEPTUAL LAND USE PLAN

AES DENOTES ARCHITECTURALLY ENHANCED SIDE

DENOTES ARCHITECTURALLY ENHANCED REAR ELEVATION

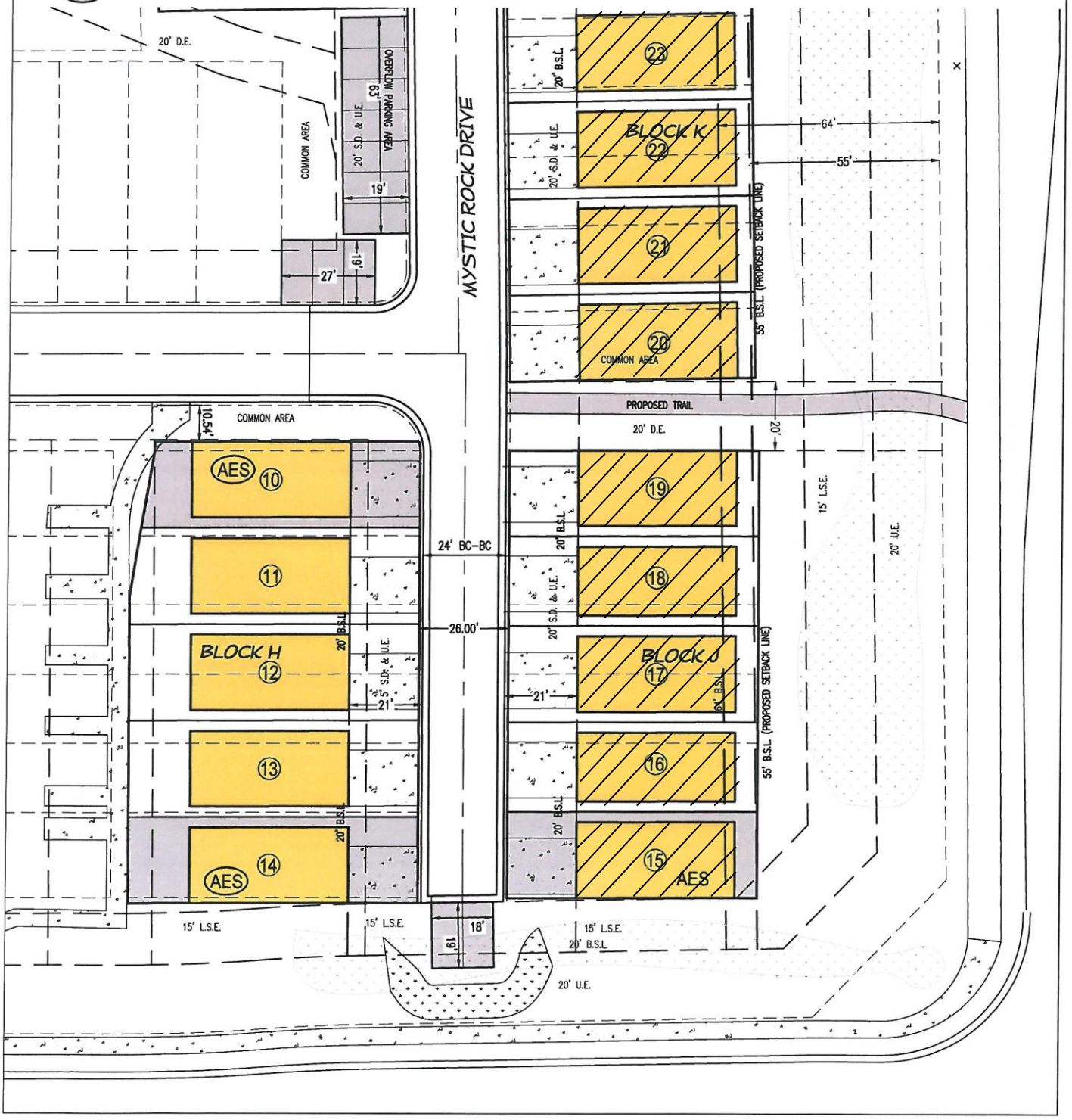


EXHIBIT A

SHEET 4 OF 4

THE COTTAGES AT BRIDGEWATER
CONCEPTUAL LAND USE PLAN

DENOTES ARCHITECTURALLY ENHANCED REAR ELEVATION

AES DENOTES ARCHITECTURALLY ENHANCED SIDE

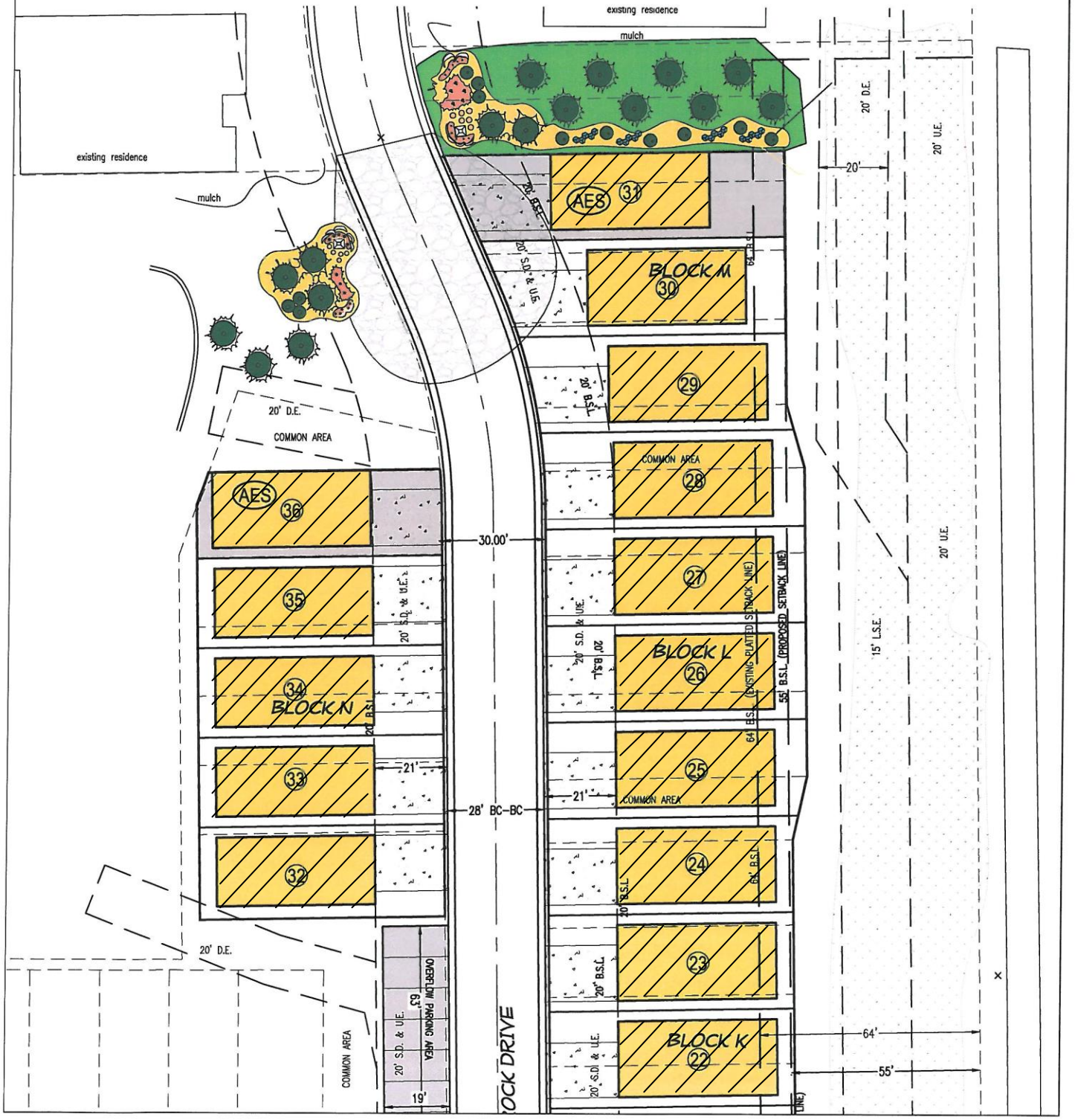


EXHIBIT B

SHEET 1 OF 3

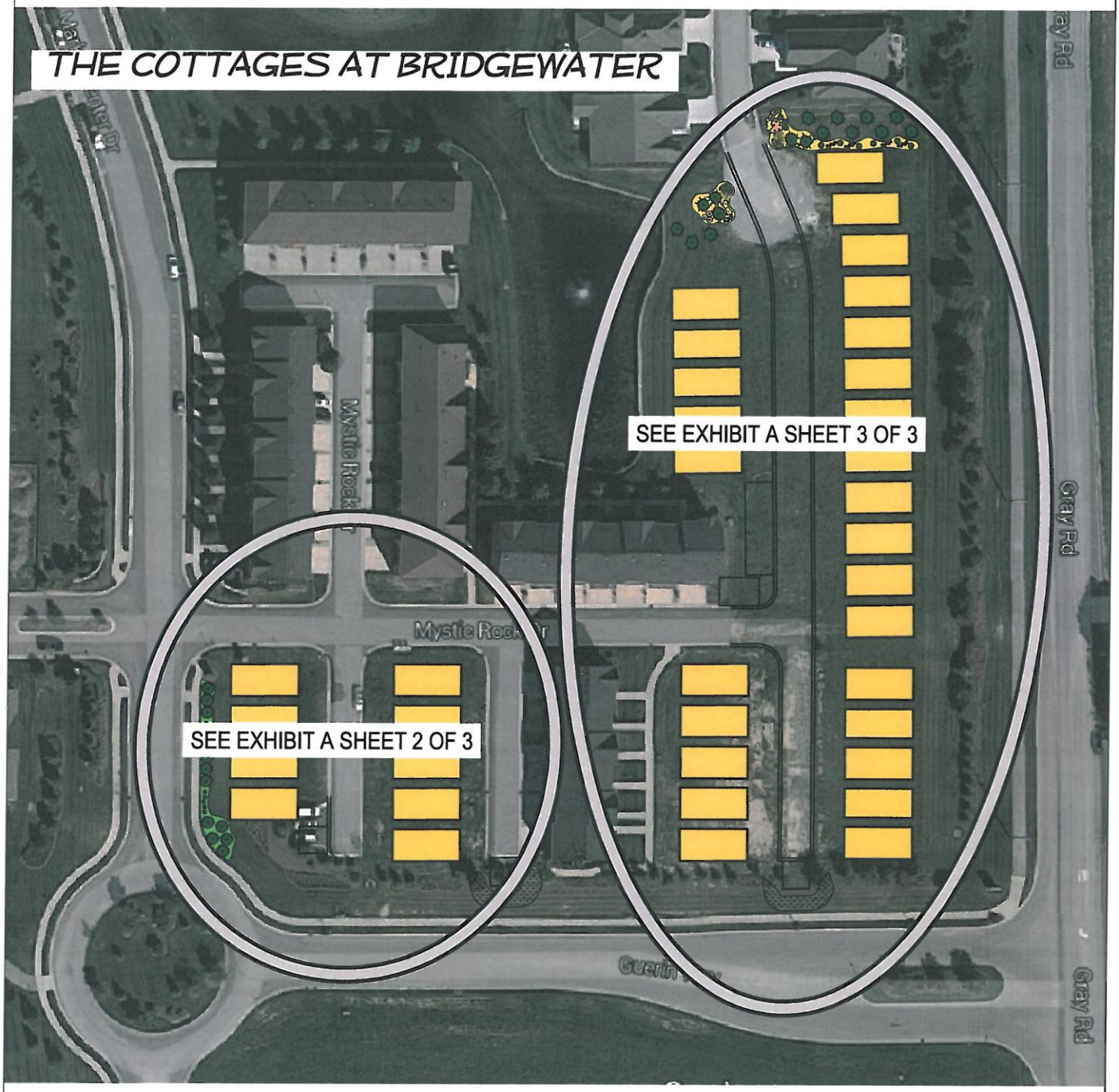


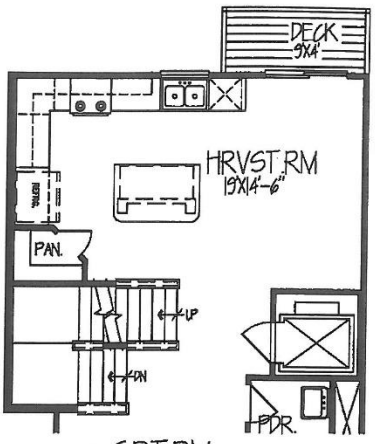
EXHIBIT B

SHEET 2 OF 3

EXHIBIT B

SHEET 3 OF 3

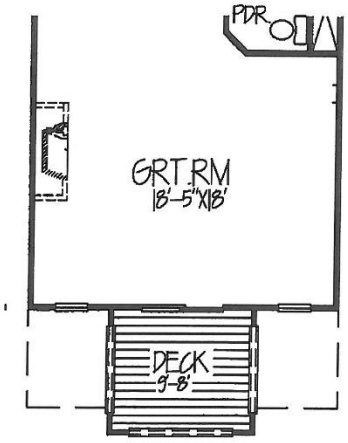
EXHIBIT C – Page 1 of 2



GRT.RM

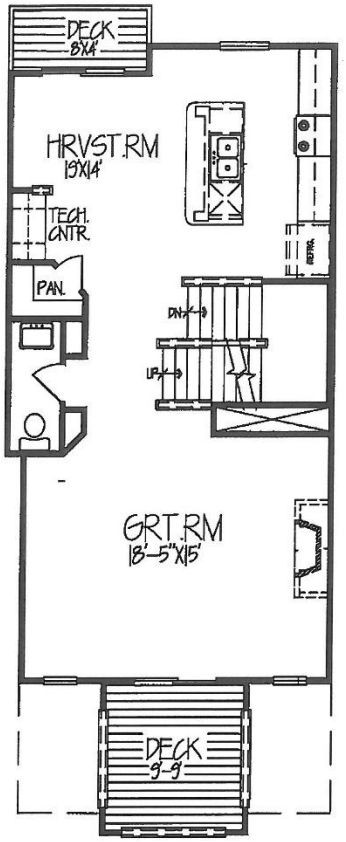
MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION



UPPER LEVEL FLOOR PLAN

FRONT DECK OPTION



MAIN LEVEL FLOOR PLAN

W/ FRONT DECK OPTION

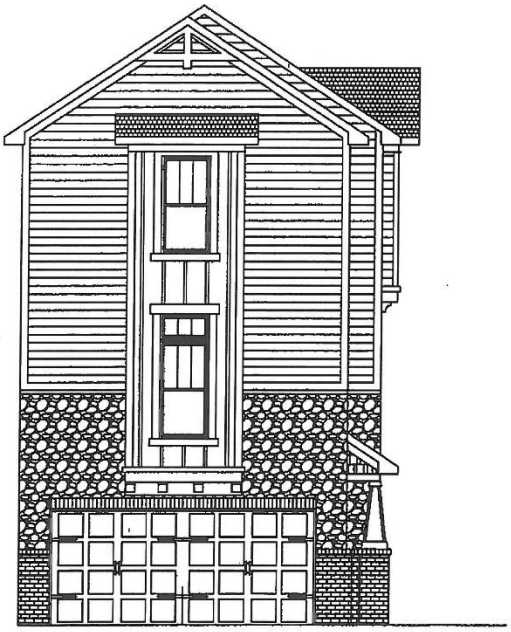
EXHIBIT C – Page 2 of 2

front elevation

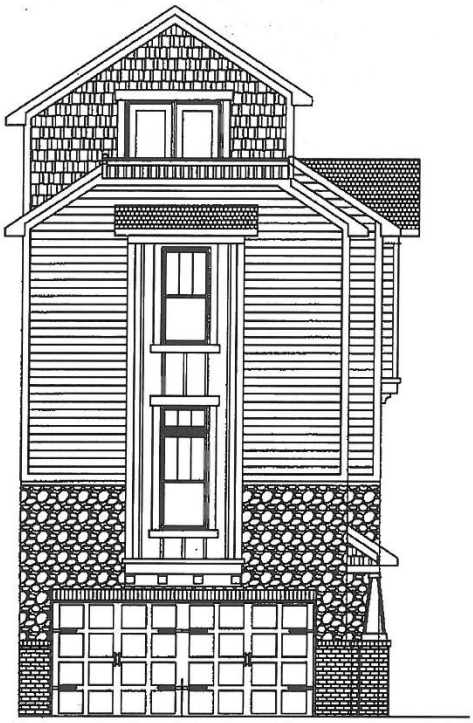
W/ OPTIONAL FRONT DECK

front elevation

W/ OPTIONAL FRONT DECK



FRONT ELEVATION



FRONT ELEVATION

MEZZANINE OPTION

cottage 2351

SHEET NO.:	DATE:		
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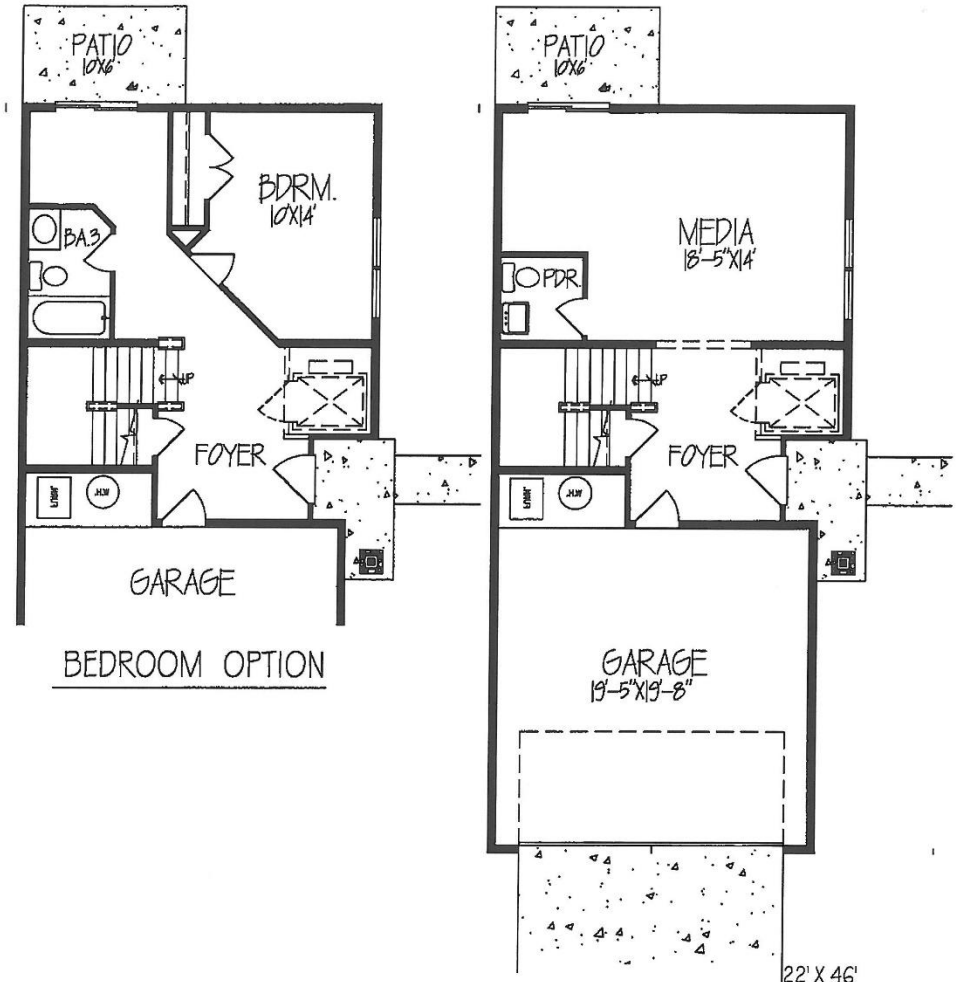
	DRAWN BY: BEAN	C2351	PyattBuilders.com

2



ENTRY LEVEL FLOOR PLAN

HEATED AREA = 512 S.F.
TOTAL HEATED AREA = 2,351 S.F.

cottage 2351

SHEET NO.:	DATE:		
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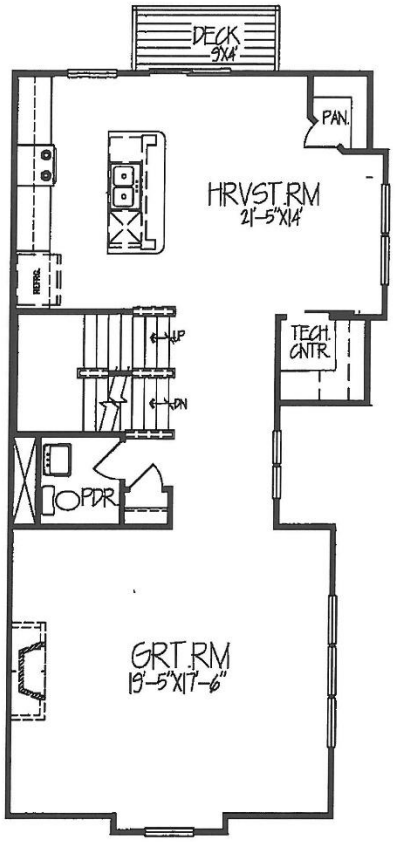
	DRAWN BY: BEAN	C2351	

4



MAIN LEVEL FLOOR PLAN

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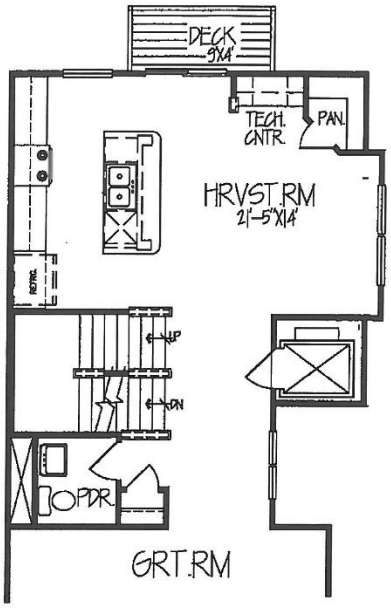

MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

cottage 2351

SHEET NO.:	DATE:		
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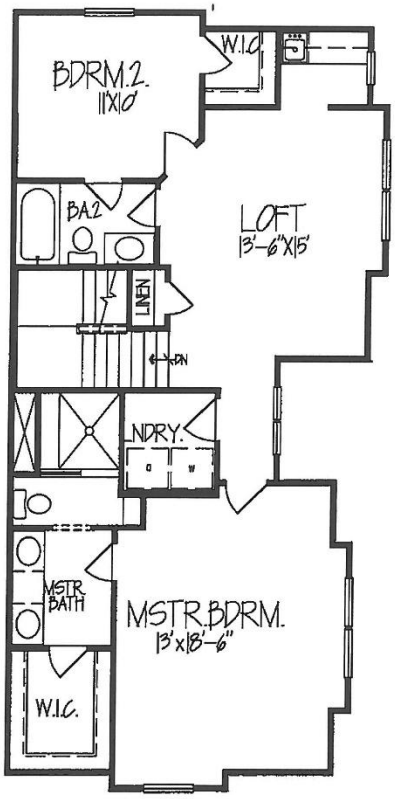
	DRAWN BY: BEAN	C2351	



UPPER LEVEL FLOOR PLAN

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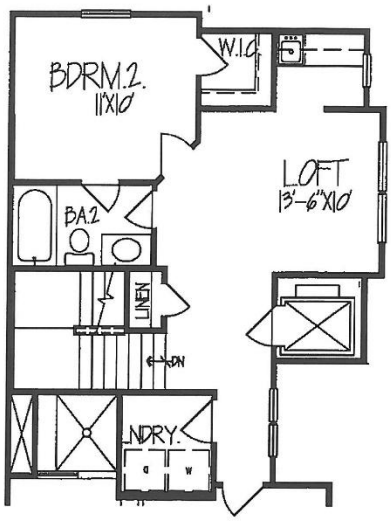
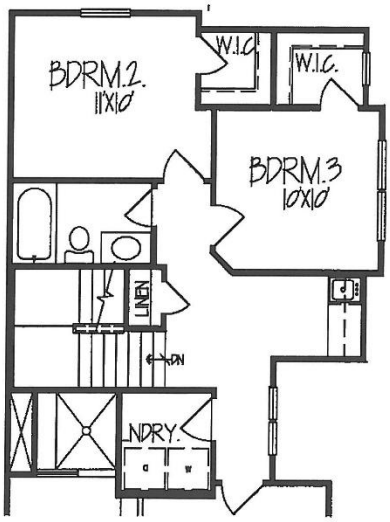


UPPER LEVEL FLOOR PLAN

ELEVATOR OPTION



BEDROOM 3 OPTION

cottage 2351

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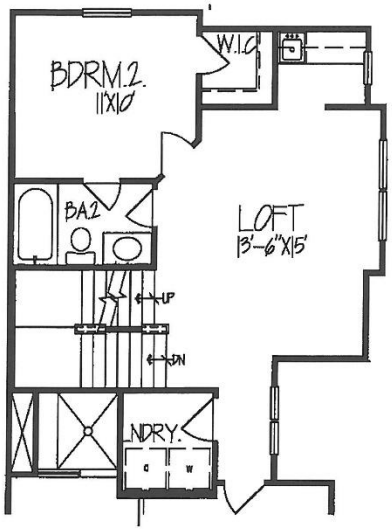
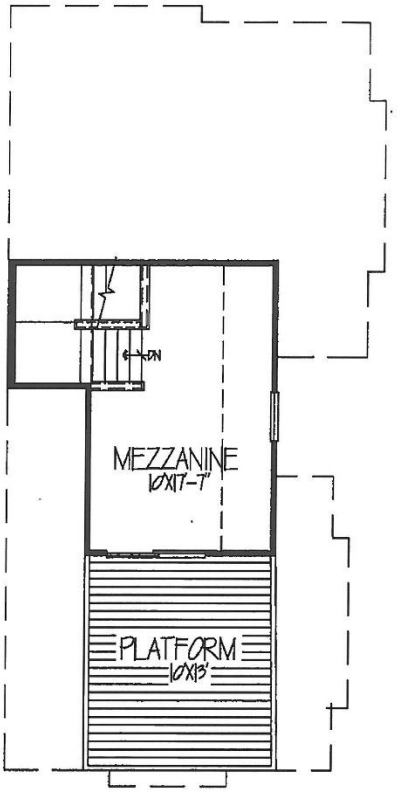
	DRAWN BY:		



UPPER LEVEL FLOOR PLAN

MEZZANINE OPTION



MEZZANINE LEVEL FLOOR PLAN

HEATED AREA = 212 S.F.

cottage 2351

SHEET NO.:	DATE:		
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	DRAWN BY: BEAN	C2351	

cottage 2295

SHEET NO.:	DATE:		
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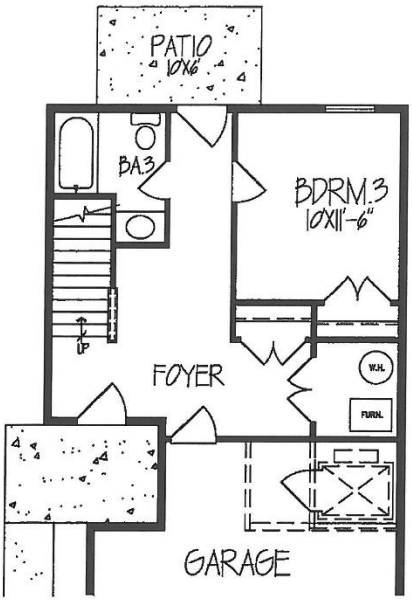
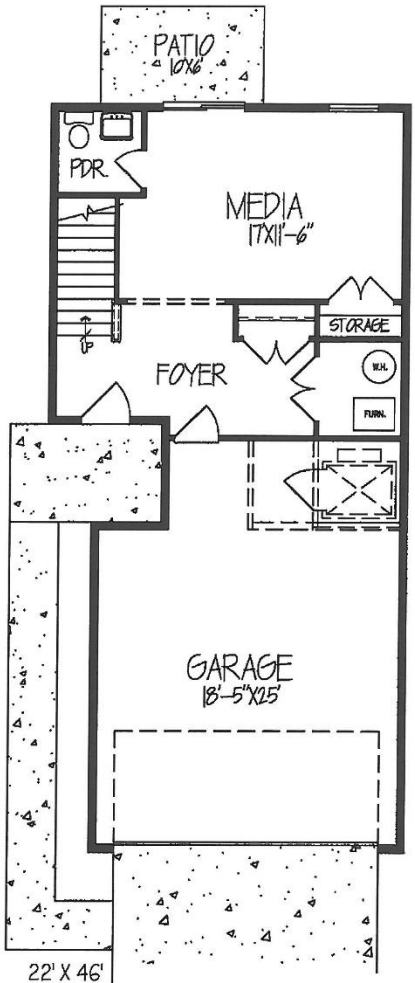
	DRAWN BY: BEAN	C2277	PyattBuilders.com

8



BEDROOM 3 OPTION



ENTRY LEVEL FLOOR PLAN

HEATED AREA = 495 S.F.
TOTAL HEATED AREA = 2,295 S.F.

cottage 2295

SHEET NO.:	DATE:		
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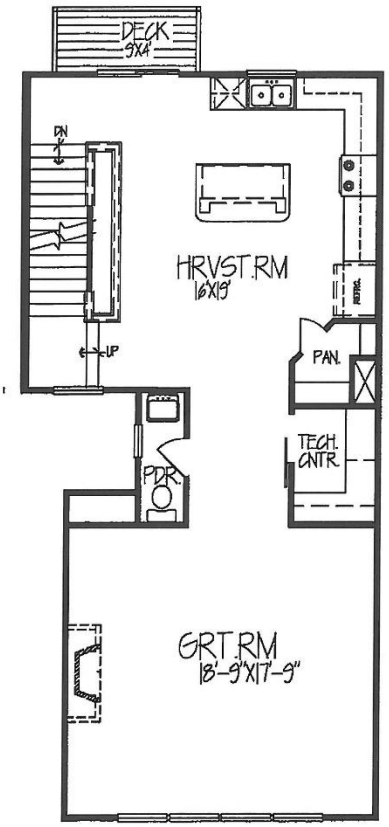

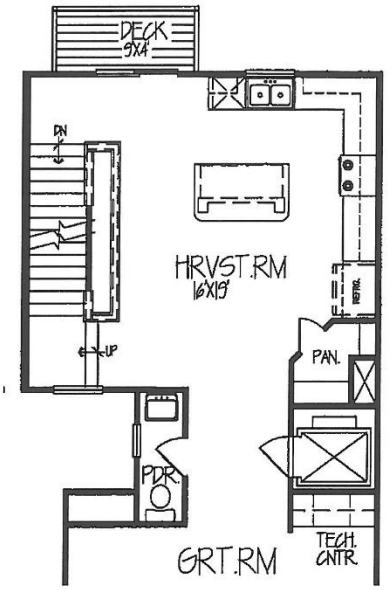

MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

MAIN LEVEL FLOOR PLAN

HEATED AREA = 902 S.F.

cottage 2295

SHEET NO.:	DATE:		
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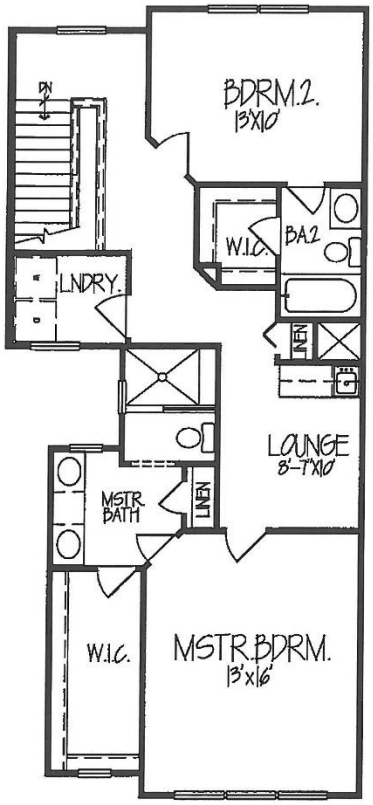
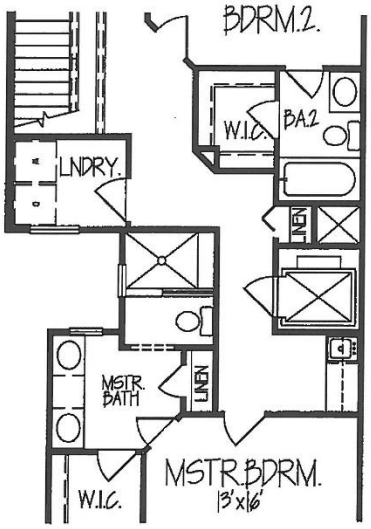
	DRAWN BY: BEAN	C2295	





UPPER LEVEL FLOOR PLAN

ELEVATOR OPTION

UPPER LEVEL FLOOR PLAN

HEATED AREA = 898 S.F.

cottage 2295

SHEET NO.:	DATE:		
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	DRAWN BY: BEAN	C2295	

cottage 2277

SHEET NO.:	DATE:		
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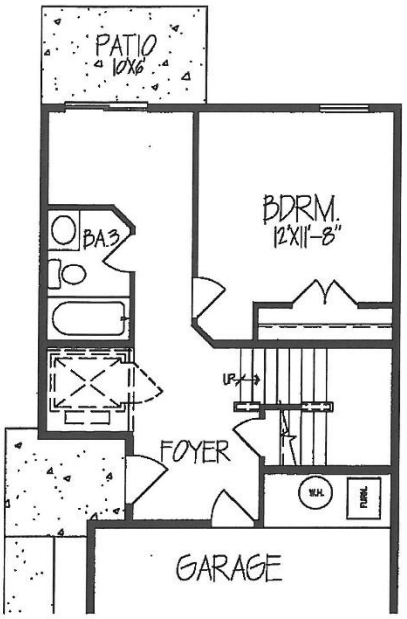
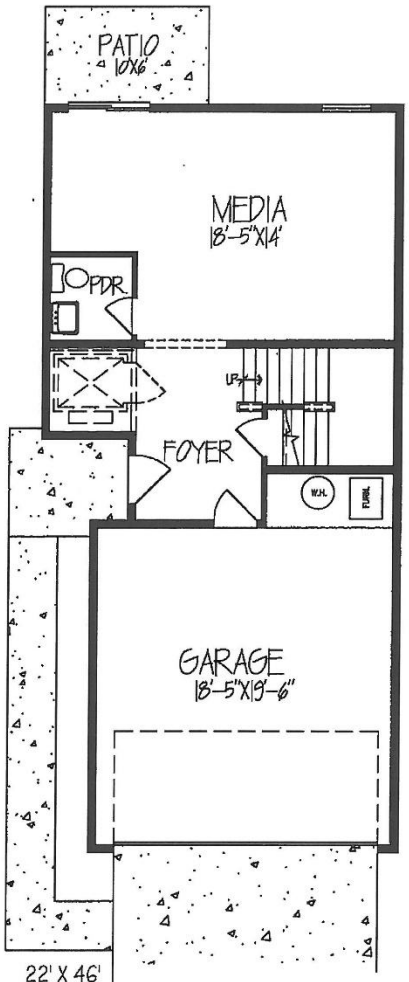


BEDROOM OPTION



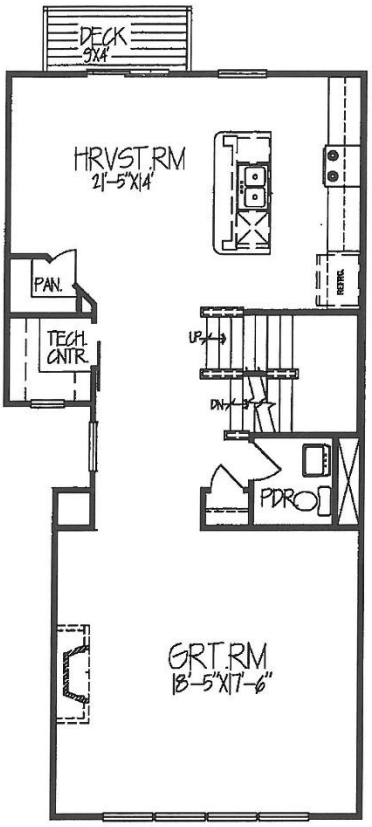
22' X 46'

ENTRY LEVEL FLOOR PLAN

HEATED AREA = 485 S.F.
TOTAL HEATED AREA = 2,277 S.F.

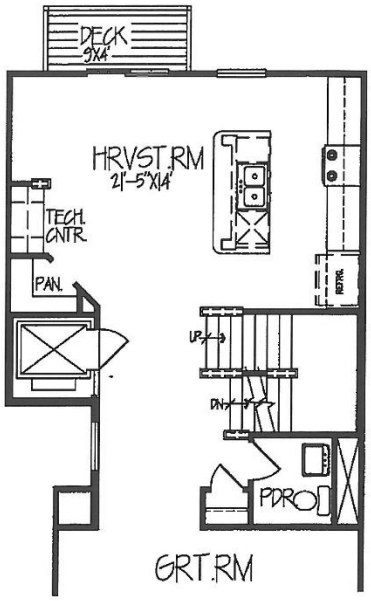
cottage 2277

SHEET NO.:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders, Noblesville, IN 46062, 317-379-0184
	DRAWN BY: BEAN	C2277	



MAIN LEVEL FLOOR PLAN

HEATED AREA = 923 S.F.

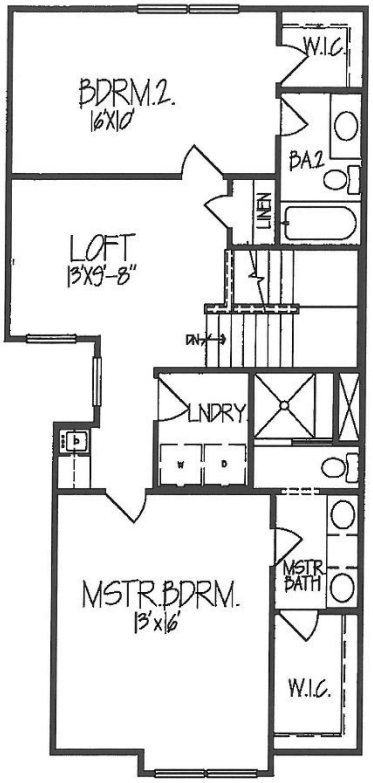


MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

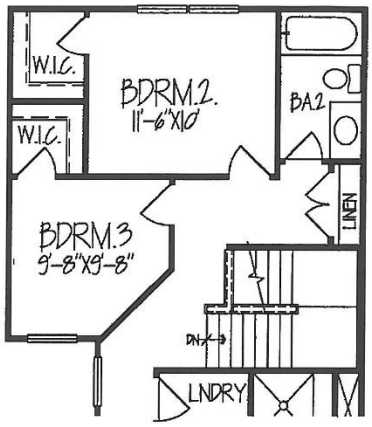
cottage 2277

SHEET NO.:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



UPPER LEVEL FLOOR PLAN

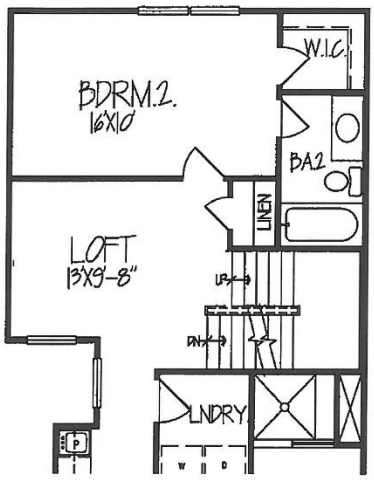
HEATED AREA = 869 S.F.



BEDROOM 3 OPTION

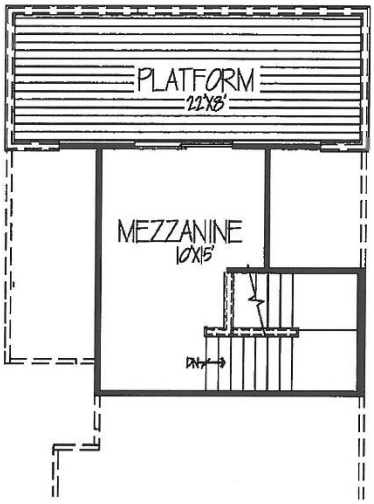
cottage 2277

SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



UPPER LEVEL FLOOR PLAN

MEZZANINE OPTION



MEZZANINE LEVEL FLOOR PLAN

SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	

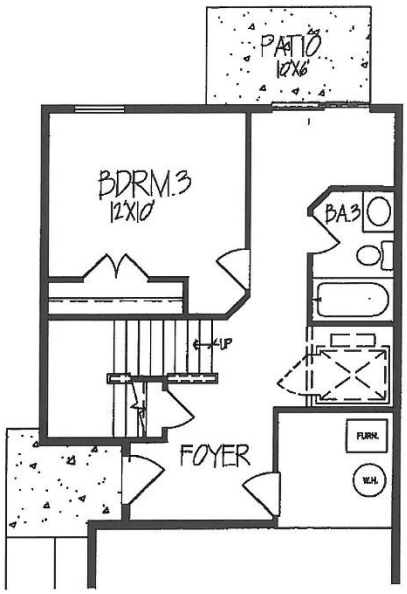
16

front elevation

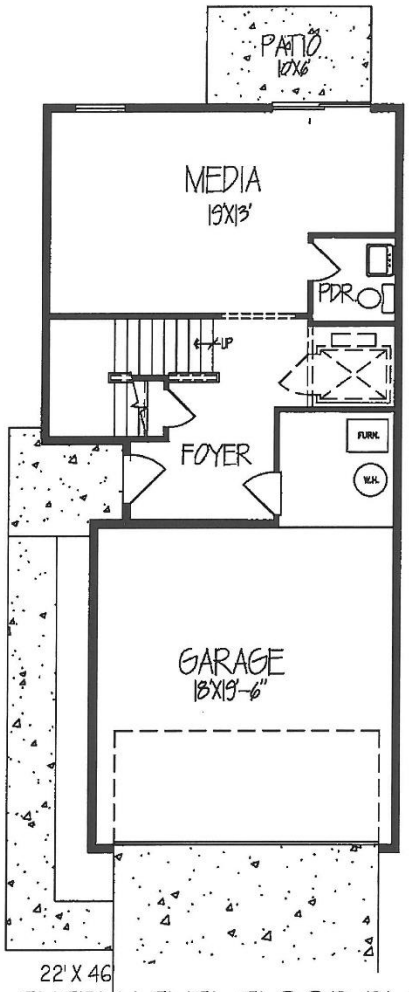
front elevation
W/ OPTIONAL FRONT DECK

cottage 2043

SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	



BEDROOM 3 OPTION

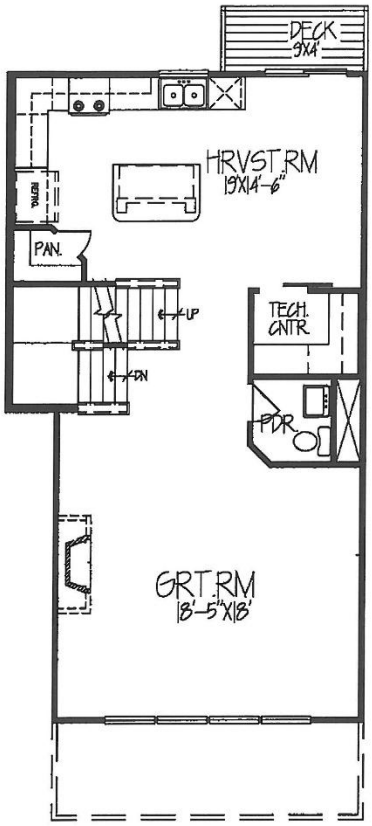


ENTRY LEVEL FLOOR PLAN

HEATED AREA = 460 S.F.
TOTAL HEATED AREA = 2,043 S.F.

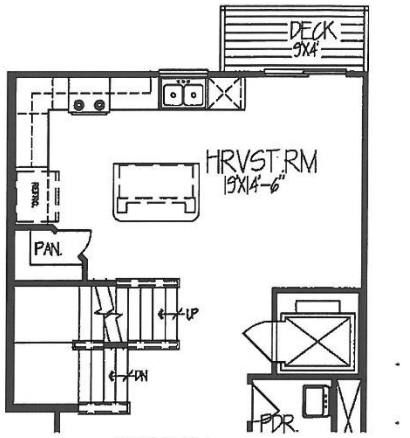
cottage 2043

SHEET NO.:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders, Noblesville, IN 46062, 317-379-0184
	DRAWN BY: BEAN	C2043	



MAIN LEVEL FLOOR PLAN

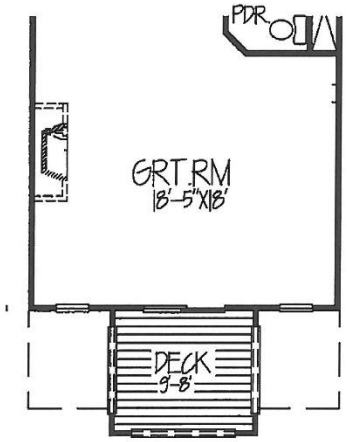
HEATED AREA = 823 S.F.



GRT.RM

MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

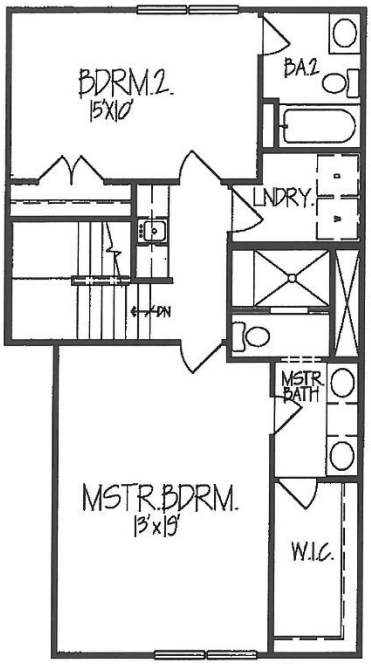


UPPER LEVEL FLOOR PLAN

FRONT DECK OPTION

cottage 2043

SHEET NO.:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders, Noblesville, IN 46062, 317-379-0184, PyattBuilders.com
	DRAWN BY: BEAN	C2043	



UPPER LEVEL FLOOR PLAN

HEATED AREA = 760 S.F.

cottage 2043

SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	

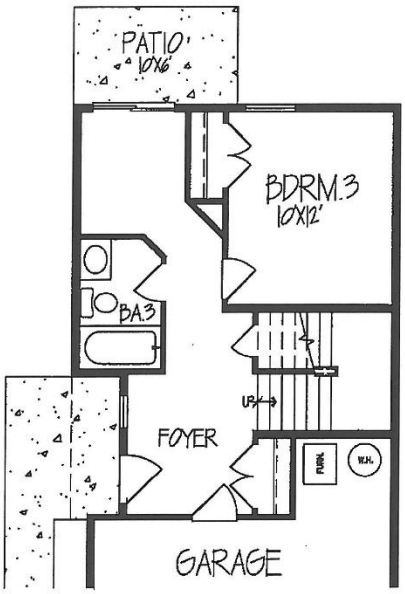
20

front elevation

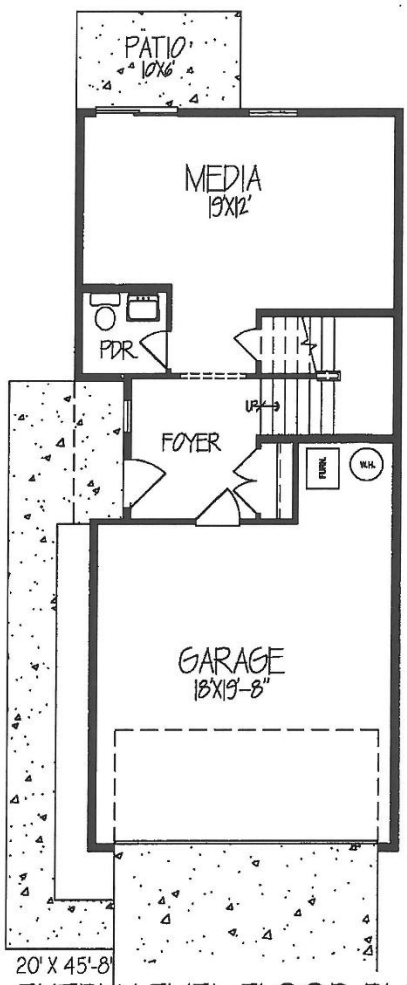
front elevation
W/ OPTIONAL FRONT DECK

cottage 1865

SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	



BEDROOM 3 OPTION

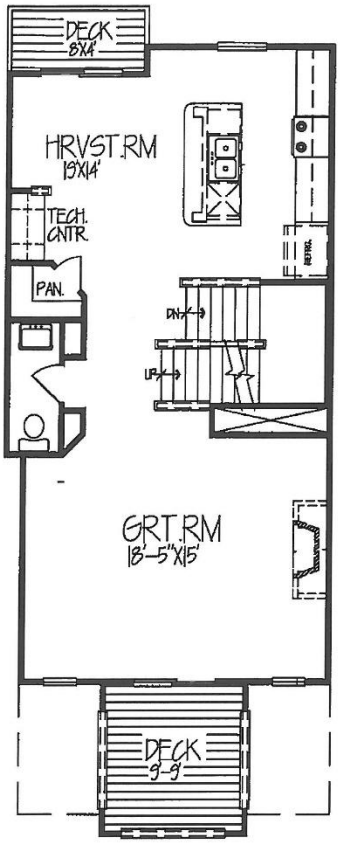


ENTRY LEVEL FLOOR PLAN

HEATED AREA = 452 S.F.
TOTAL HEATED AREA = 1,865 S.F.

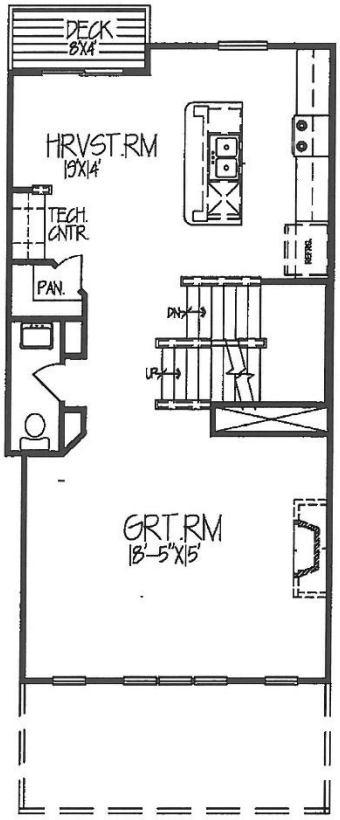
cottage 1865

SHEET NO.:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	



MAIN LEVEL FLOOR PLAN

W/ FRONT DECK OPTION

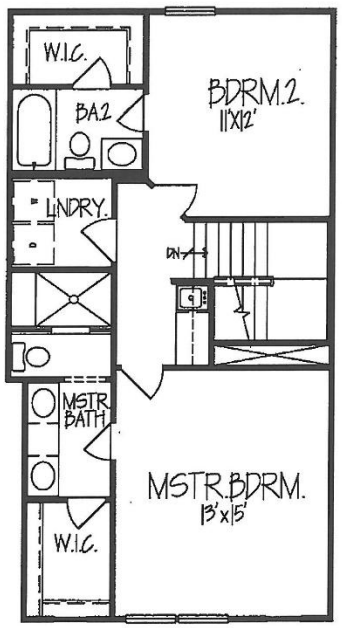


MAIN LEVEL FLOOR PLAN

HEATED AREA = 739 S.F.

cottage 1865

SHEET NO.:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	PyattBuilders.com



UPPER LEVEL FLOOR PLAN

HEATED AREA = 674 S.F.

cottage 1865

SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	PyattBuilders.com

EXHIBIT E

RIGHT SIDE ELEVATION

MEZZANINE OPTION

cottage 2351

SHEET NO.:	DATE:		
6	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	

EXHIBIT F –
Page 1 of 4

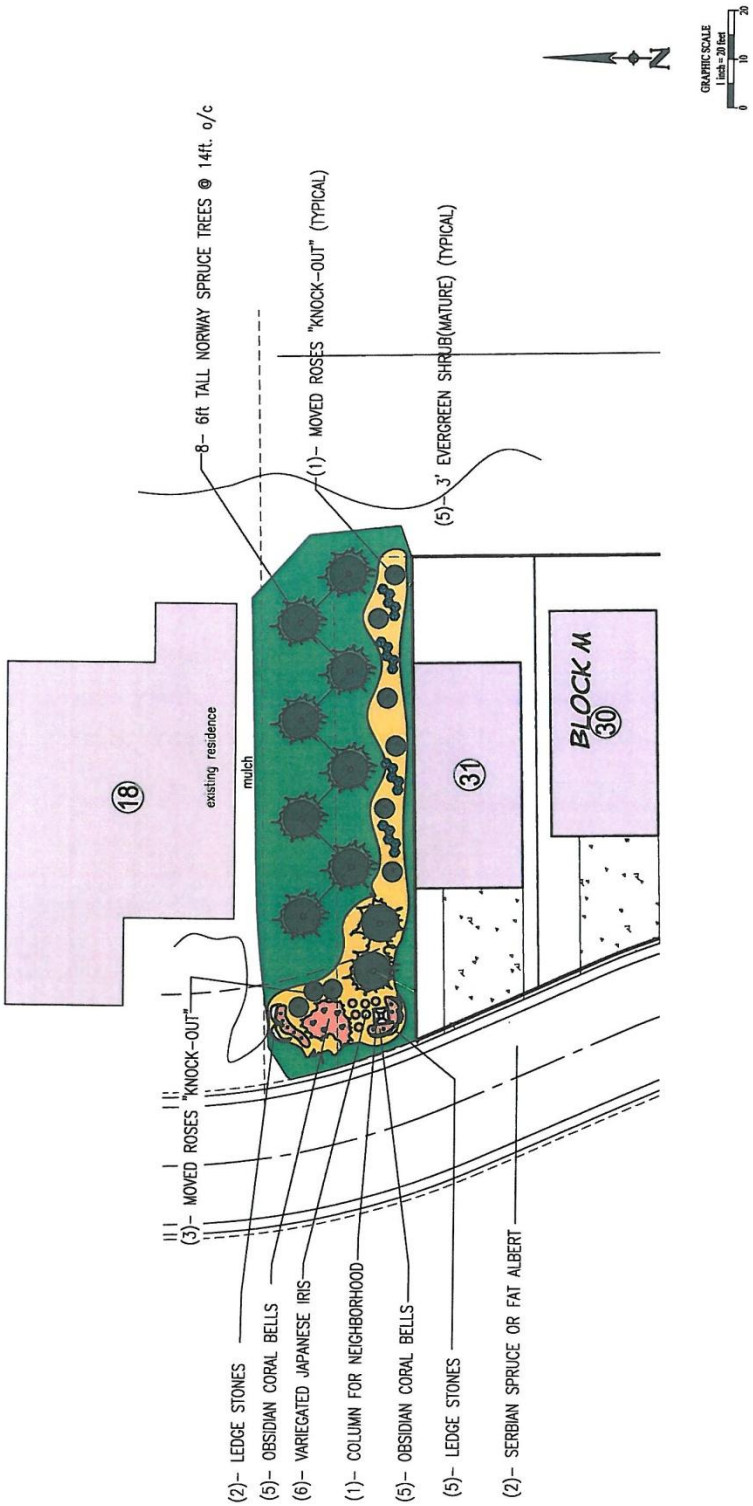


EXHIBIT F –
Page 2 of 4

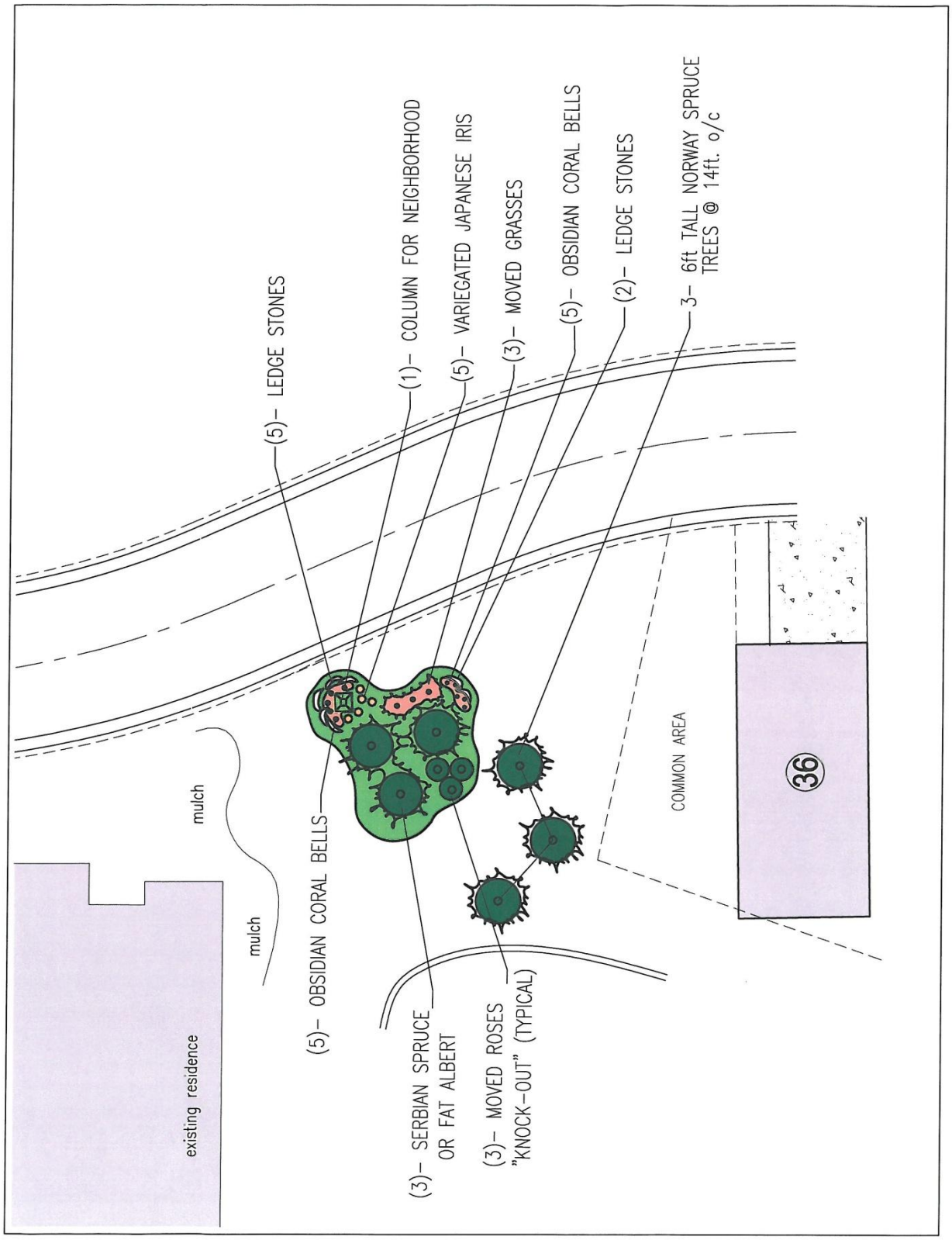


EXHIBIT F –
Page 3 of 4

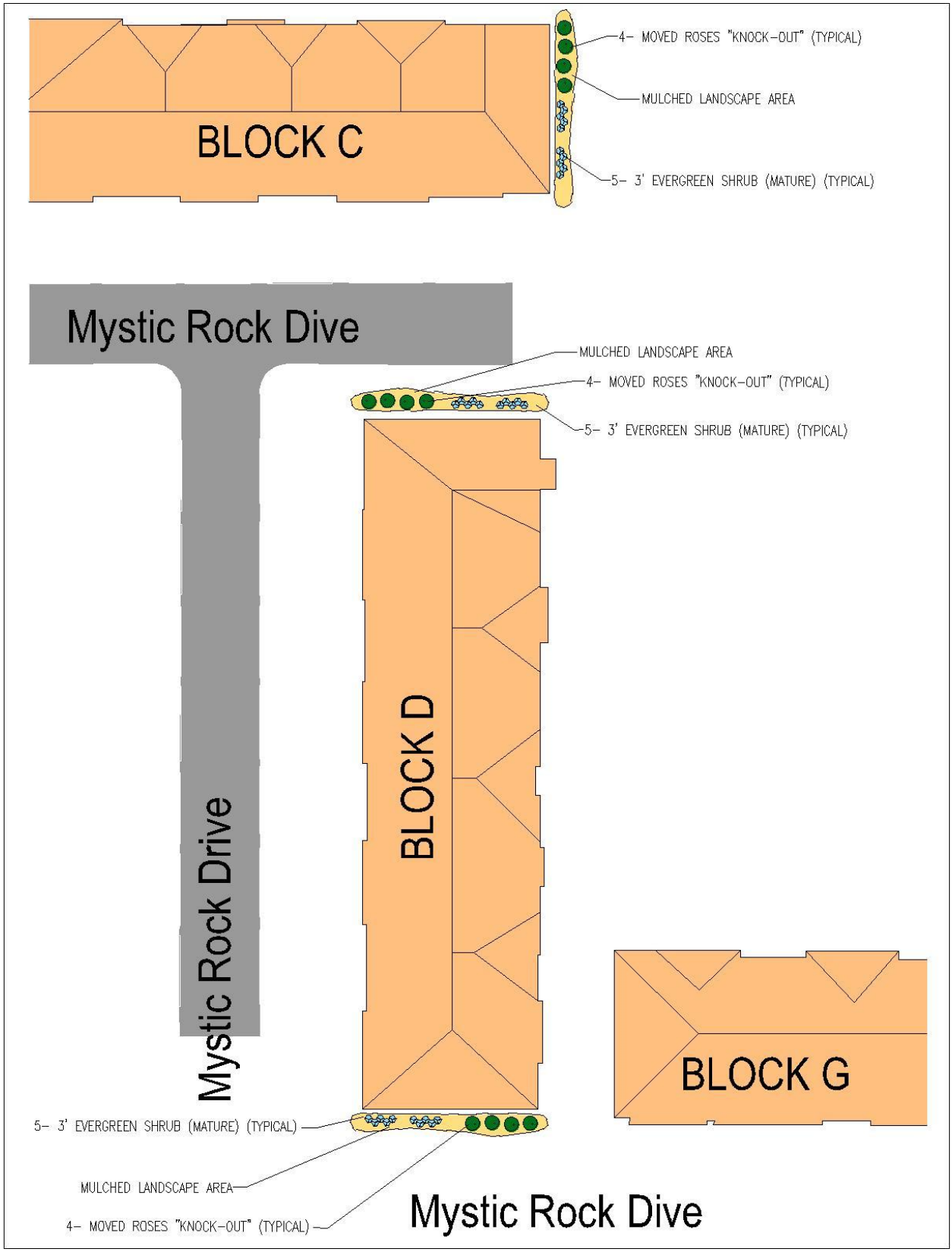
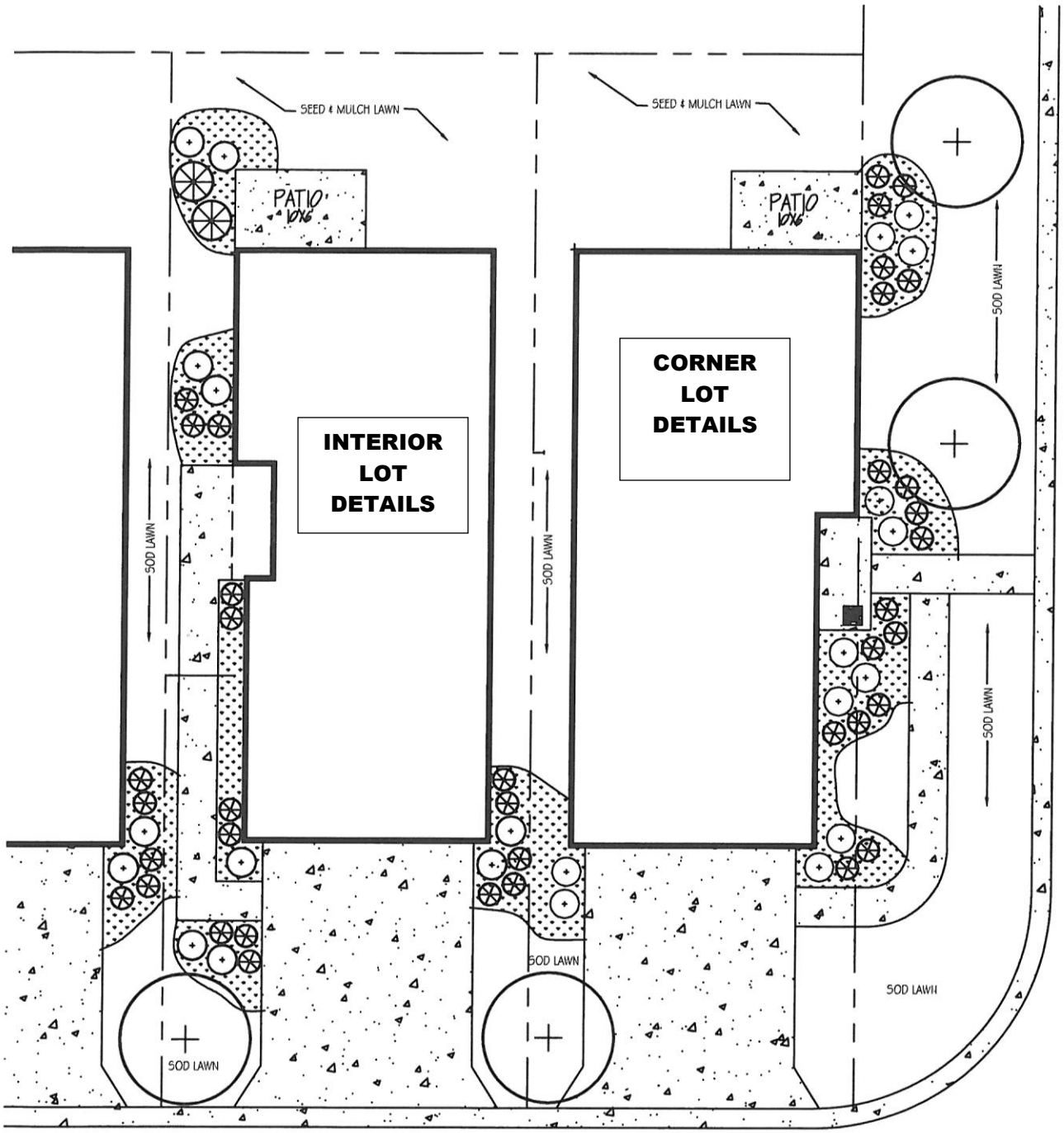


EXHIBIT F –
Page 4 of 4

EXHIBIT G –
Page 1 of 2



CONCEPTUAL LANDSCAPE PLAN
(NOT TO SCALE)

2½" CALIPER DECIDUOUS TREE

48" HGT. COLUMNAR EVERGREEN

MIN. 24"DIA. DECIDUOUS SHRUB

MIN. 18"DIA. EVERGREEN SHRUB

GROUND COVER PLANTINGS / MULCH BED

EXHIBIT G –
Page 2 of 2

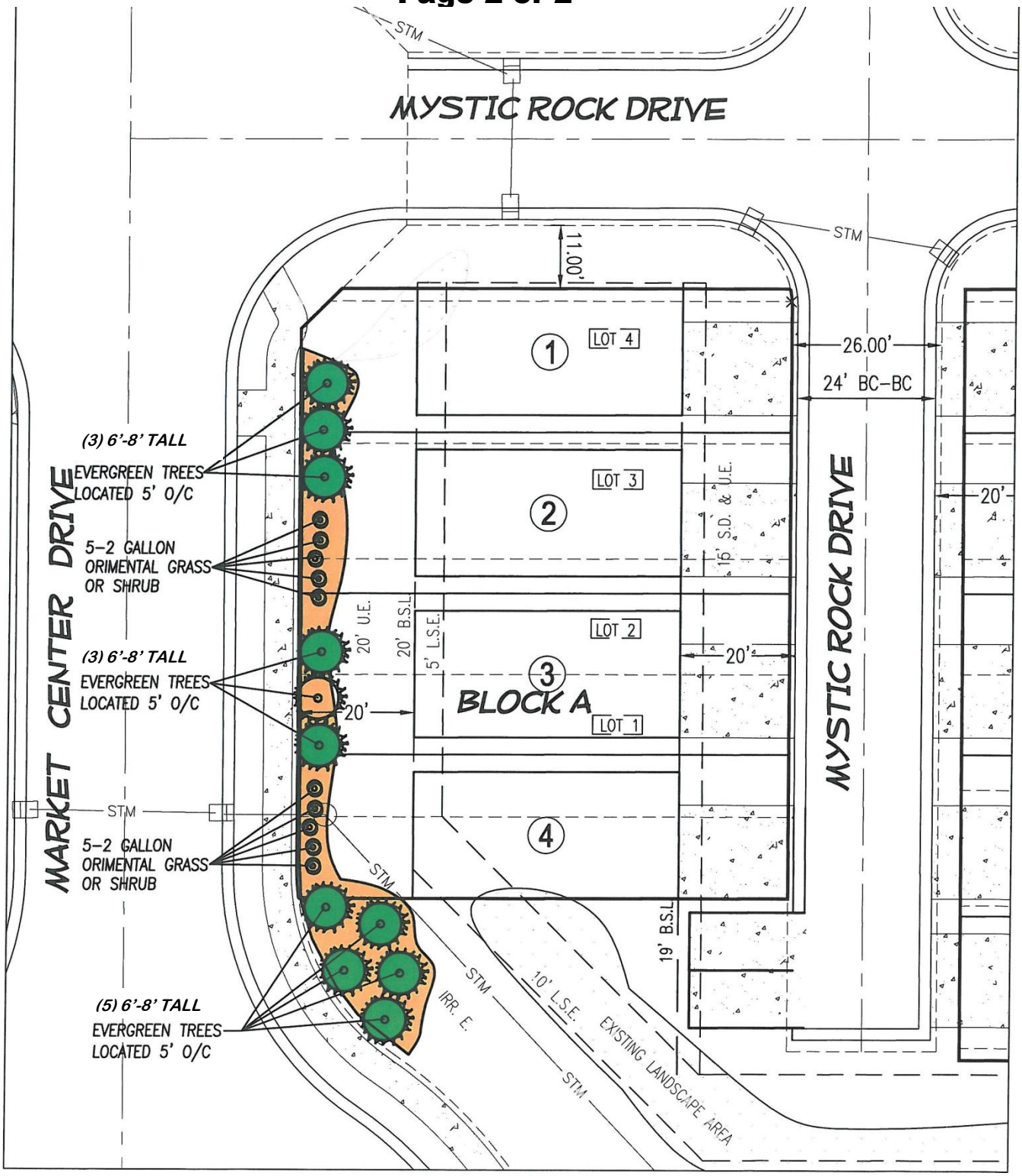
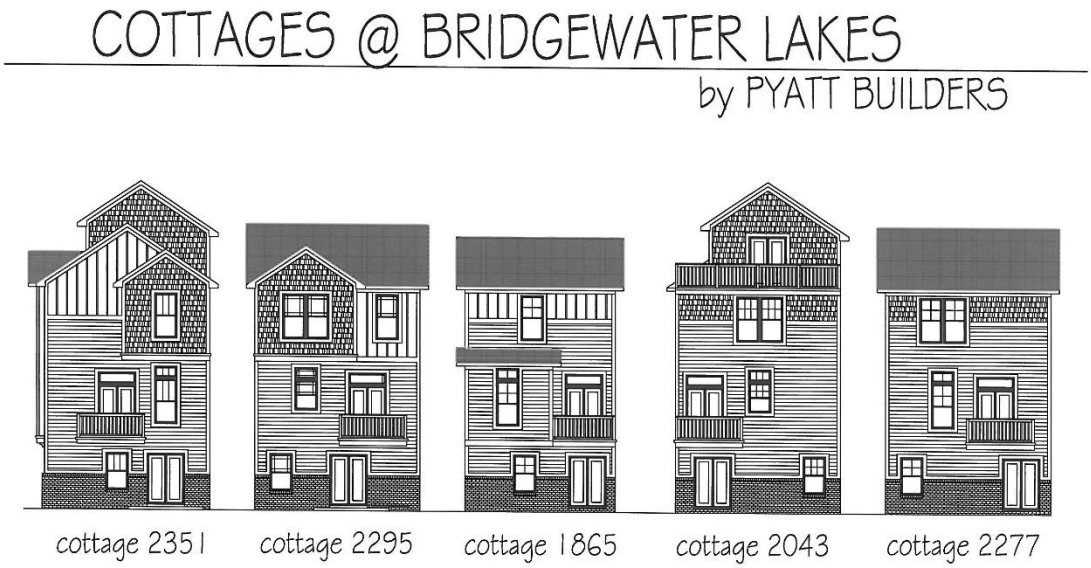
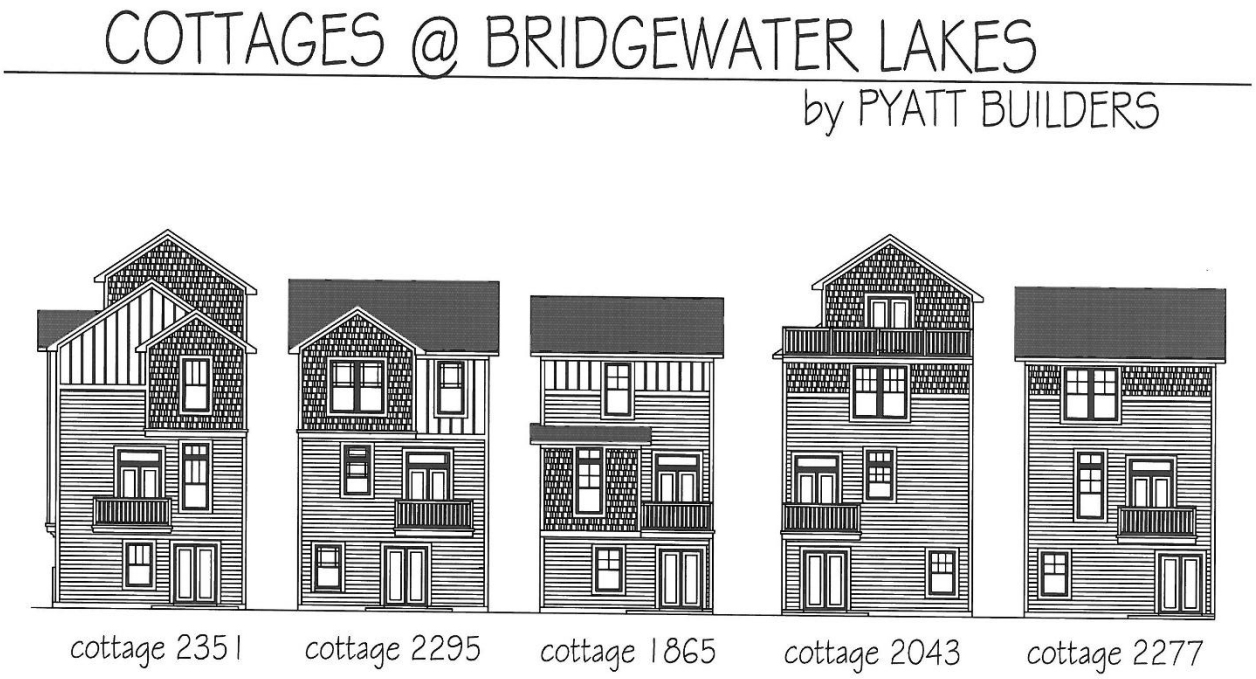


EXHIBIT H-1



DETAIL OF ARCHITECTURALLY ENHANCED REAR ELEVATIONS OF LOTS 1, 2, 3, 4 AND 15-36

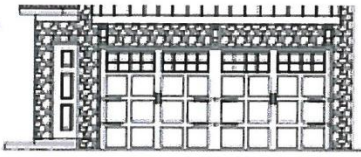
EXHIBIT H-2



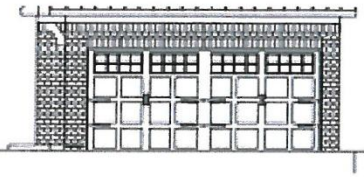
DETAIL OF ARCHITECTURALLY ENHANCED REAR ELEVATIONS OF LOTS 5 - 14

EXHIBIT I

Garage Door Consistency w/ Variation



cottage 2277

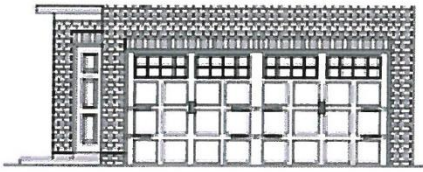


cottage 2043

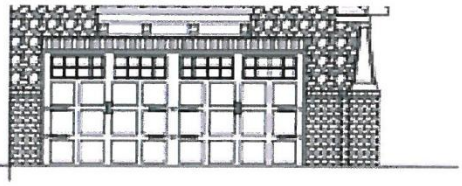
MEZZANINE OPTION

cottage 1865

FRONT DECK OPTION

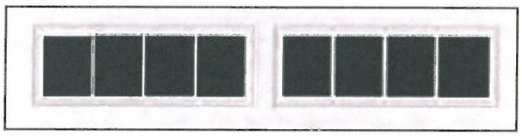


cottage 2295

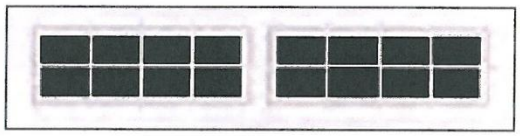


cottage 2351

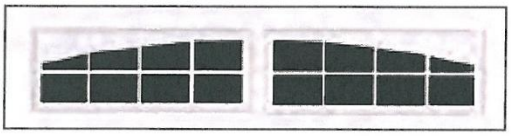
MEZZANINE OPTION



Stockbridge



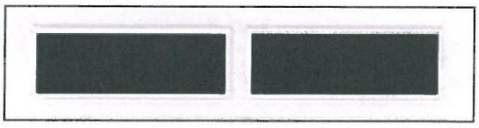
Stockton



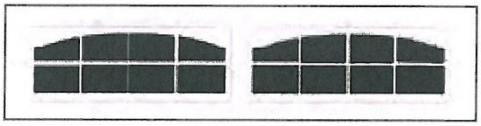
Somerton

Wyndbridge

Standard Garage Door: Clear Long, Stockbridge, Stockton Arch, Somerton, Wyndbridge



Clear Long



Stockton Arch

EXHIBIT J

LEGAL DESCRIPTION

(proposed amended BLOCK A):
Block A, and parts of Blocks Q and R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northeast corner of said Block A; thence south 00° 07' 13" east along the east line of said Block A and along the line of said Block R a distance of 103.00 feet; thence south 89° 52' 47" west parallel with the south line of said Block A a distance of 84.67 feet to the west line of said Block R, said point being the point of curvature of a non-tangent curve concave northeasterly whose radius point bears north 88° 54' 47" east a distance of 39.08 feet from said point of curvature; thence northwesterly along the arc of said curve and through a central angle of 07° 31' 44" and along the west line of said Block R a distance of 5.12 feet to the end point of said curve; thence north 00° 07' 13" west continuing along the west line of said Block R and along the west line of said Block A a distance of 93.89 feet to a corner of said Block A; thence north 44° 52' 47" east along the northwesterly line of said Block A and along the west line of said Block Q a distance of 9.88 feet; thence north 89° 52' 47" east parallel with the north line of said Block A a distance of 77.69 feet to the east line of said Block Q, said point being the point of curvature of a non-tangent curve concave southwesterly whose radius point bears south 77° 30' 22" west a distance of 14.00 feet from said point of curvature; thence southeasterly along the arc of said curve and through a central angle of 12° 22' 25" and along the east line of said Block Q a distance of 3.02 feet to the POINT OF BEGINNING. Containing 0.206 acres, more or less.

AND,

(proposed amended BLOCK E):
Block E and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northeast corner of said Block E; thence south 00° 07' 13" east along the east line of said Block E and along the line of said Block R and a southerly extension of said line of Block R a distance of 131.00 feet; thence south 89° 52' 47" west parallel with the south line of said Block E a distance of 77.50 feet to the southerly extension of the west line of said Block R; thence north 00° 07' 13" west along said southerly extension and along the west line of said Block E and along a northerly extension of said west line a distance of 134.00 feet; thence north 89° 52' 47" east parallel with the north line of said Block E a distance of 77.14 feet to the east line of said Block R, said point being the point of curvature of a non-tangent curve concave southwesterly whose radius point bears south 77° 30' 22" west a distance of 14.00 feet from said point of curvature; thence southeasterly along the arc of said curve and through a central angle of 12° 22' 25" and along the east line of said Block R a distance of 3.02 feet to the POINT OF BEGINNING. Containing 0.238 acres, more or less.

AND,

EXHIBIT J

(proposed amended BLOCK H):
Block H and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northeast corner of said Block H; thence south 00° 07' 13" east along the east line of said Block H and along the line of said Block R and a southerly extension of said line of Block R a distance of 130.54 feet; thence south 89° 52' 47" west parallel with the south line of said Block H a distance of 89.37 feet to the southerly extension of the west line of said Block H; thence north 00° 07' 13" west along said southerly extension and along the west line of said Block H a distance of 88.94 feet to a corner of said Block H; thence north 09° 28' 22" east continuing along the west line of said Block H a distance of 42.66 feet to the northwest corner of said Block H; thence north 00° 07' 13" west parallel with the east line of said Block H a distance of 2.57 feet; thence north 89° 52' 47" east parallel with the north line of said Block H a distance of 76.43 feet to the northeasterly line of said Block R, said point being the point of curvature of a non-tangent curve, concave southwesterly, whose radius point bears south 74° 41' 40" west a distance of 14.00 feet from said point of curvature; thence southerly along the arc of said curve and along the northeasterly line of said Block R through a central angle of 14° 18' 33" a distance of 3.50 feet to the POINT OF BEGINNING. Containing 0.254 acres, more or less.

AND,

(proposed amended BLOCK J):
Block J and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northwest corner of said Block J; thence north 89° 52' 47" east along the north line of said Block J a distance of 72.44 feet to the northeast corner of said Block J; thence south 00° 07' 13" east along the east line of said Block J and along a southerly extension of said east line a distance of 130.00 feet; thence south 89° 52' 47" west parallel with the south line of said Block J a distance of 72.44 feet to the southerly extension of the west line of said Block J; thence north 00° 07' 13" west along the southerly extension said west line and along the west line of said Block J a distance of 130.00 feet to the POINT OF BEGINNING. Containing 0.216 acres, more or less.

AND,

(proposed amended BLOCK K, L and M):
Blocks K, L and M and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

COMMENCING at the northeast corner of said Block M; thence south 01° 00' 50" east along the east line of said Block M a distance of 16.03 feet to the POINT OF BEGINNING of this description; thence continuing south 01° 00' 50" east along the east line of said Block M a distance of 73.59 feet; thence south 16° 25' 53" east a distance of 19.13 feet

EXHIBIT J

to the northeast corner of said Block L; thence south 01° 00’ 50” east along the east line of said Block L and a southerly extension of the east line of said Block L a distance of 89.62 feet to the southeast corner of said Block L; thence south 12° 06’ 15” west a distance of 18.81 feet to the northeast corner of said Block K; thence south 01° 00’ 50” east along the east line of said Block K and along a southerly extension of the east line of said Block K a distance of 130.03 feet; thence south 88° 59’ 10” west parallel with the south line of said Block K a distance of 71.13 feet to the east line of Block O in said plat; thence north 00° 07’ 13” west along the east line of said Block O a distance of 8.33 feet; thence north 01° 00’ 50” west continuing along the east line of said Block O and along the west line of said Block K and along the west line of said Block R and along the west line of said Block L a distance of 220.19 feet to the point of curvature of a tangent curve concave southwesterly whose radius bears south 88° 59’ 10” west a distance of 165.00 feet from said point of curvature; thence northwesterly along the arc of said curve and along the west line of said Block L and along the west line of said Block R and along the west line of said Block M and through a central angle of 22° 49’ 43” a distance of 65.74 feet to the point of tangency of said curve; thence north 23° 49’ 40” west along the west line of said Block M a distance of 40.13 feet to the point of curvature of a tangent curve concave northeasterly whose radius point bears north 66° 10” 20” east a distance of 135.00 feet from said point of curvature; thence northwesterly along the arc of said curve and continuing along the west line of said Block M a distance of 0.51 feet to the POINT OF BEGINNING. Containing 0.571 acres, more or less.

AND,

(proposed amended BLOCK N):
Block N as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana. Containing 0.210 acres, more or less.

Containing in all 1.695 acres, more or less.