

# The Enclave & Springs at Viking Meadows PUD

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



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

REZONING REQUEST FOR A PLANNED UNIT DEVELOPMENT  
OCTOBER 7, 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 propose 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 the Villas at Timber Ridge PUD, which permits up to 142 duplex homes. The remaining 23 acres currently is 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 PUD is 127 (less than what currently is permitted 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 and targeted for the “empty nester” market and will consist of up to 81 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 46 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 1500 square feet to over 3000 square feet (not including basements).

As a result of continued discussions with the City and the neighbors, the following changes to the proposal have occurred:

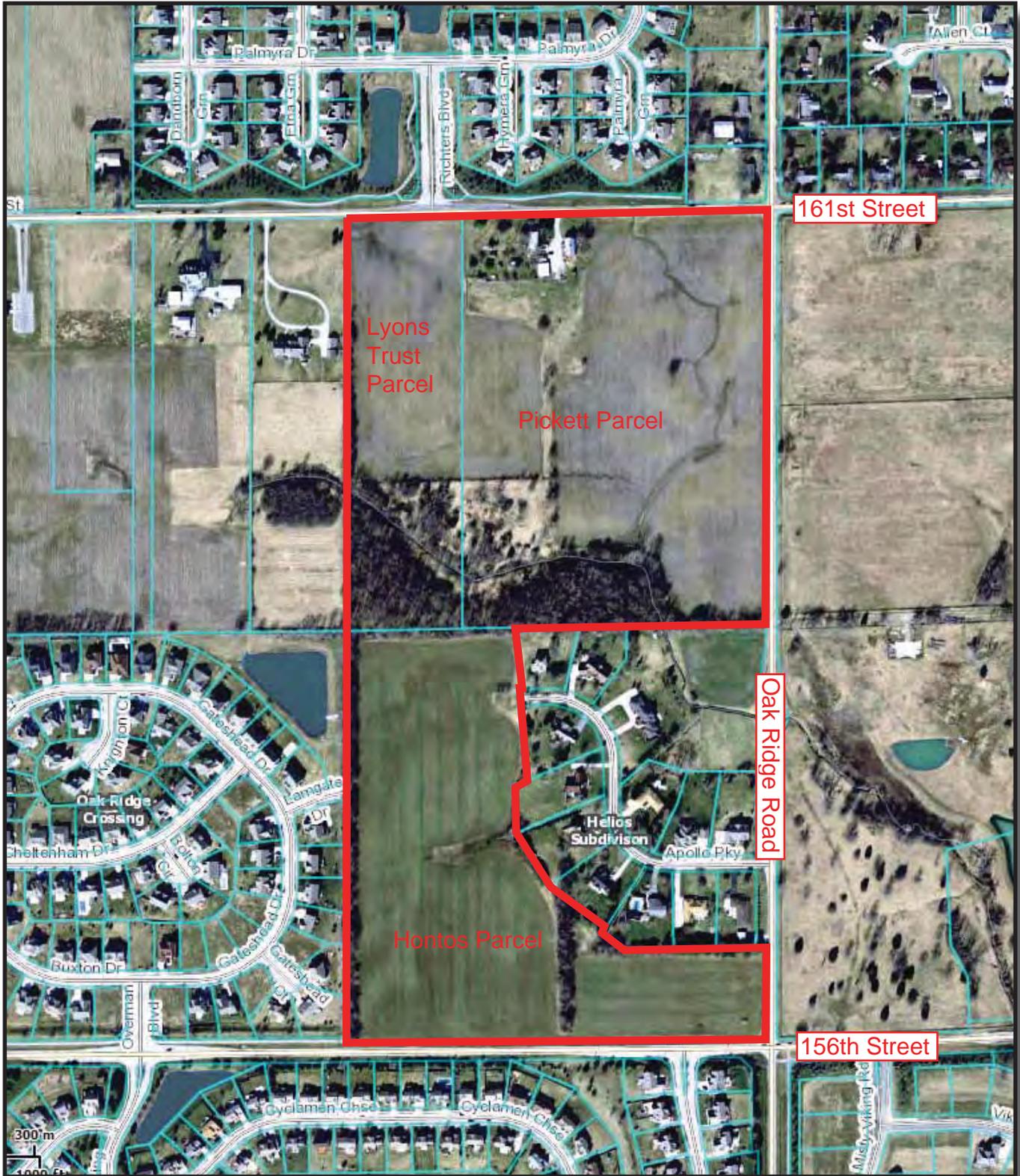
- The anti-monotony code has been updated and now takes into account the “dominant exterior material” on every home.
- Enhanced architectural requirements have been added for the sides and rears of homes that face 156th Street, 161st Street and Oak Ridge Road (in addition to buffering that exceeds the original Viking Meadows PUD Ordinance).
- A garage door façade variety code has been introduced in the updated Ordinance.
- A playground area is proposed within the Springs.
- Development on Parcels E & F of Viking Meadows will contain their own amenities and not be permitted access to the existing facilities (addressed in a companion Text Amendment Petition related to Parcels E & F).
- Vehicular connectivity between the Springs and the Helios Subdivision will be limited to emergency vehicles only.
- Signage and perimeter fencing consistent with the existing Viking Meadows development will be utilized by the Enclave and Springs.
- Additional agreements with the Viking Meadows homeowners are set forth in the Pulte Proposal, dated August 29, 2013, which is included at Tab 8 (the terms of which have been incorporated into the this Ordinance and the companion Text Amendment and commitments related to Parcels E & F).

Pulte Homes thanks the many people, whose input has made this proposal a better project over the past two months, including the Westfield planning staff, the Viking Meadows Advisory Committee, concerned Viking Meadows residents who have provided input, the residents within the Helios subdivision and other surrounding neighbors.

Thank you for your consideration.

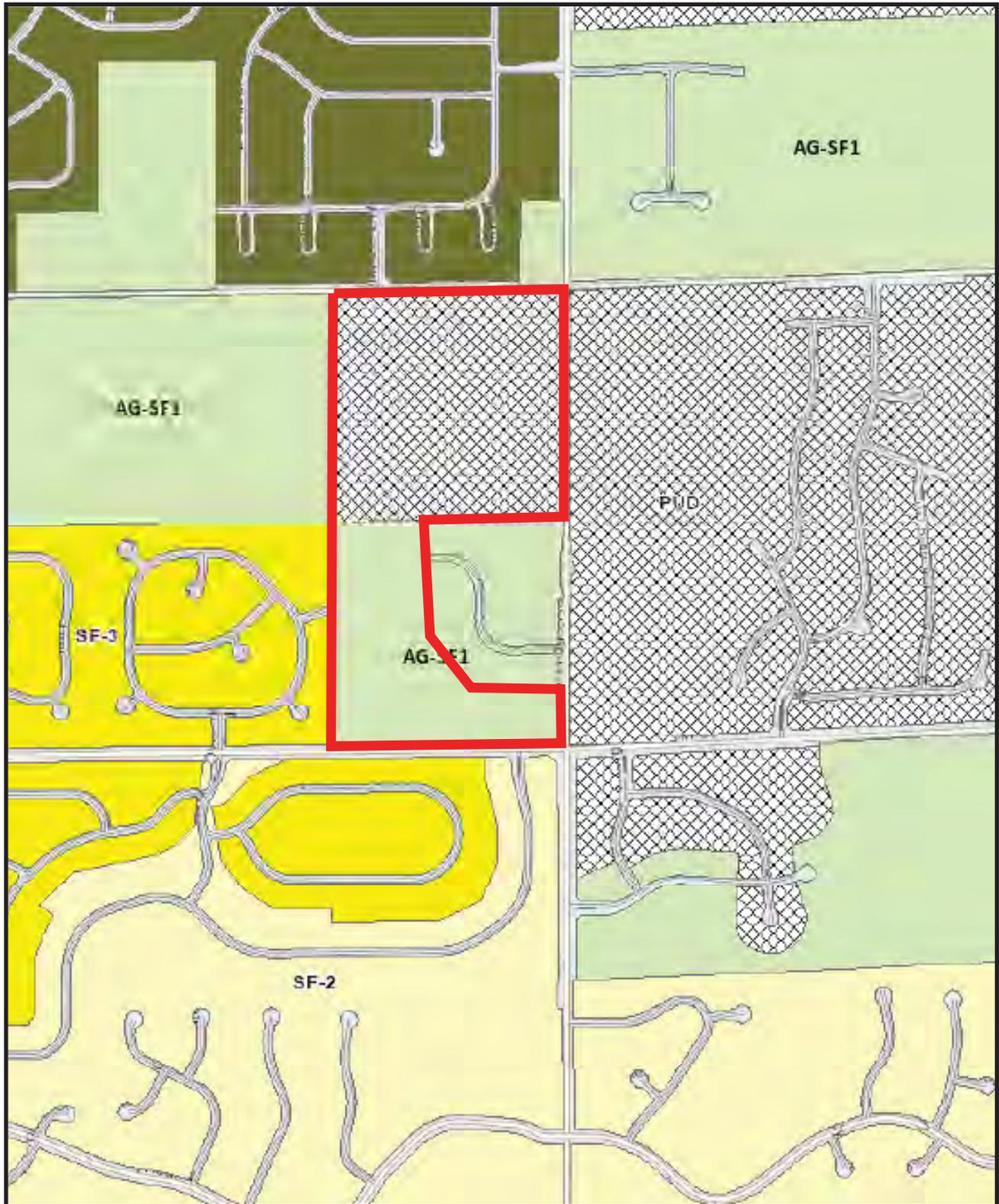
AERIAL LOCATION EXHIBIT

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



LOCATION: H:\2012\W120498\Engineering\design\conset\exhibits\The Springs at Viking Meadows zoning exhibit 20130715.dwg  
 DATE/TIME: July 24, 2013 - 12:05pm  
 PLOTTED BY: sfields



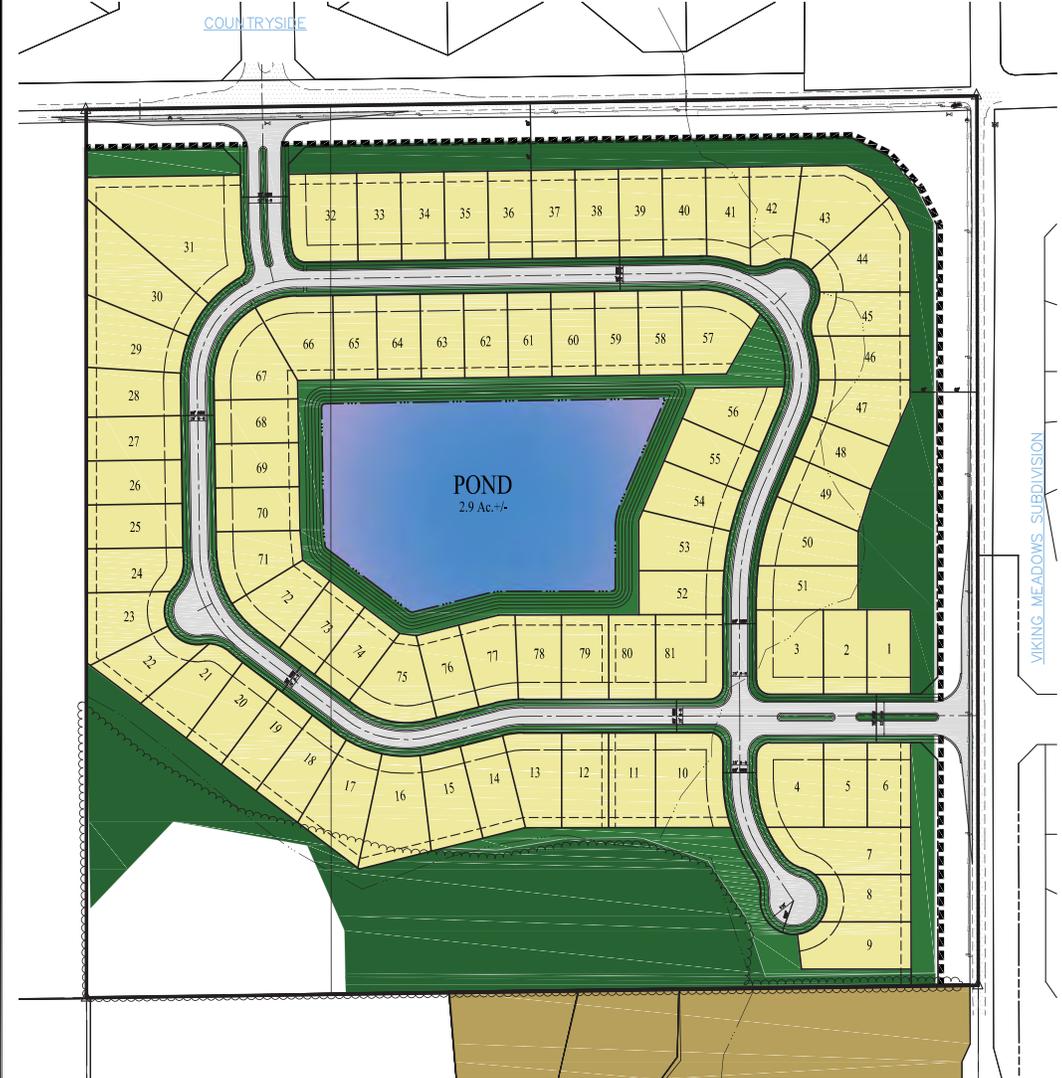
**ENCLAVE SECTION**

**Enclave and Springs at Viking Meadows PUD**



LOCATION: H:\2012\W120498\Engineering\design\conset\exhibits\The Springs at Viking Meadows zoning exhibit 20130715.dwg  
 DATE/TIME: July 24, 2013 - 12:04pm  
 PLOTTED BY: swardi

**THE ENCLAVE AT VIKING MEADOWS**

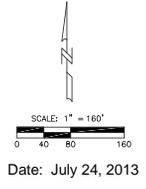


**LEGEND**

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

**SITE DATA**

Lots:	81
Min. Lot Size:	65' wide x 125' deep
Pond area:	2.9 AC. ±
Total Common Area:	13.1 AC. ± (including pond)



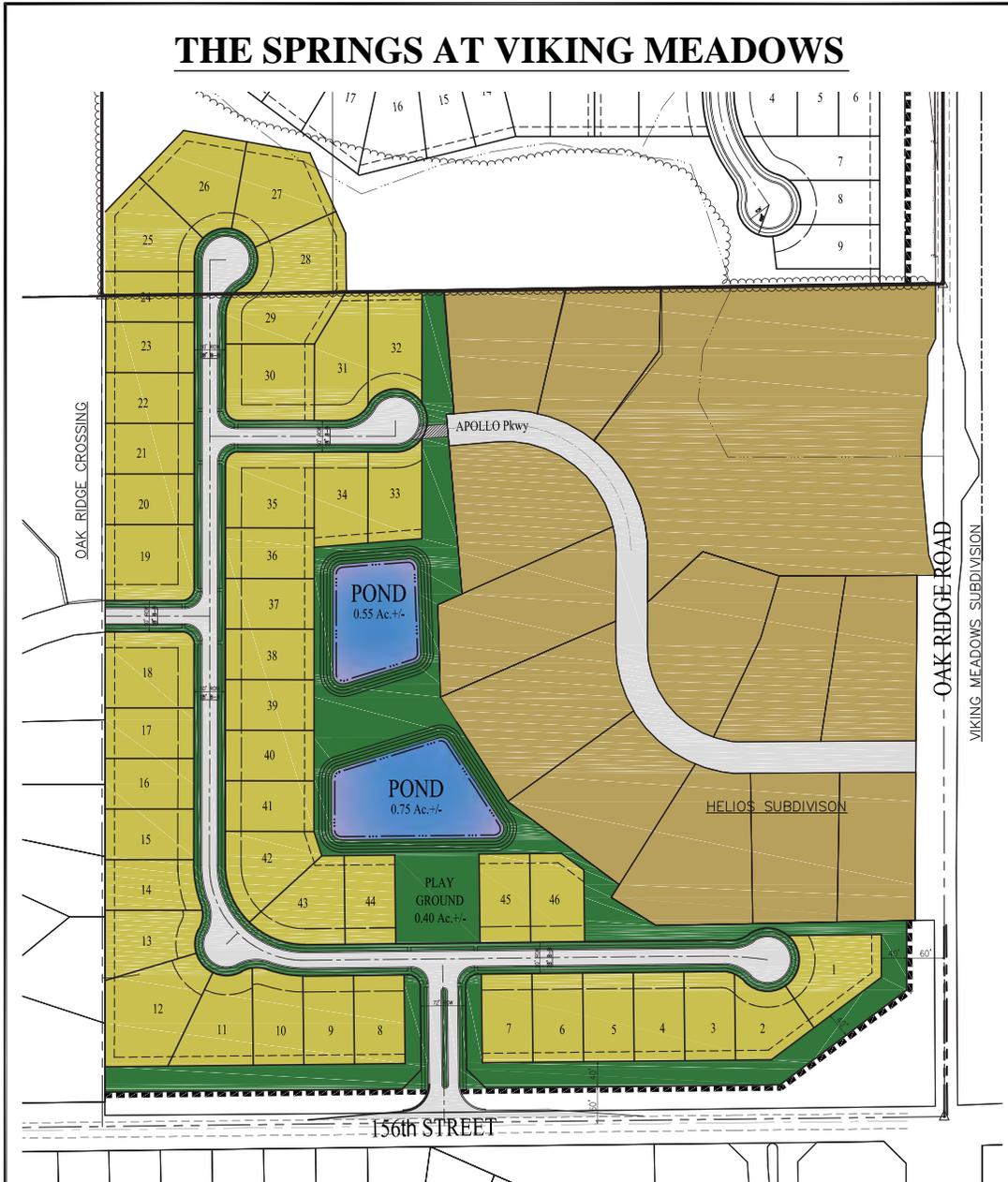
**SPRINGS SECTION**

**Enclave and Springs at Viking Meadows PUD**



LOCATION: H:\2012\W120498\Engineering\design\conset\exhibits\The Springs at Viking Meadows zoning exhibit 20130715.dwg  
 DATE/TIME: July 24, 2013 - 12:03pm  
 PLOTTED BY: sheldis

**THE SPRINGS AT VIKING MEADOWS**

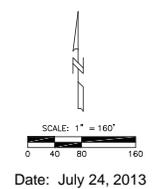


**LEGEND**

<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span>	Parcel B = The Springs
<span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span>	= Common Area
<span style="display:inline-block; width:10px; height:10px; background-color:brown; border:1px solid black;"></span>	= Existing Parcels
<span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span>	= Proposed Pond

**SITE DATA**

Lots:	46
Min. Lot Size:	80' wide x 140' deep
Pond Area:	1.3 AC. ±
Play Ground Area:	0.4 AC. ±
Total Common Area:	6.75 AC. ± (including Play Ground & 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 \_\_\_\_\_ 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 PUD District Ordinance (this "Ordinance") applies to the subject real estate described in Exhibit A attached hereto (the "Real Estate") and shall hereafter be referred to as "The Enclave and Springs PUD".
- 1.2 The "Villas at Timber Ridge PUD", Ordinance 08-36, recorded as Instrument No. 2008044509 in the Office of the Recorder of Hamilton County, Indiana, which previously applied to a portion of the Real Estate, is hereby repealed.
- 1.3 Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall not apply to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.4 The underlying zoning district shall be the SF2 Single Family 2 District (the "Underlying Zoning District"). Except as modified, revised, supplemented or

expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

- 1.5 Section (“WC §”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Zoning Ordinance.

**Section 2. Definitions.**

- 2.1 “Enclave.” “Enclave” shall mean and refer to the real estate described and depicted as "The Enclave at Viking Meadows" on Exhibit B-1.
- 2.2 “Springs.” “Springs” shall mean and refer to the real estate described and depicted as "The Springs at Viking Meadows" Exhibit B-2.
- 2.3 “Veneer.” “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 (e.g., “Queen sized” or “modular” bricks as defined by the Brick Industry Association).
- 2.4 Dominant Exterior Material. “Dominant Exterior Material” shall mean and refer to the Exterior Material, defined herein that occupies the most area (compared to other Exterior Materials) of a home’s front façade, exclusive of doors, windows and garage doors. Prior to the issuance of a home’s improvement location permit, the builder shall provide to the City of Westfield black and white copies of the home’s elevation and shall identify thereon the Dominant Exterior Material.
- 2.5 Existing Home. “Existing Home” shall mean and refer to a home that exists on a numbered lot as shown on Exhibit G at the time an application for an improvement location permit is filed for a Subject Home.
- 2.6 Subject Home. “Subject Home” shall mean and refer to a new home that is the subject of an application for an improvement location permit and is located as shown on Exhibit G.
- 2.7 Exterior Material. “Exterior Material” shall mean and refer to the separate architectural materials and features on a home’s front facade such as brick, stone, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.8 Different Color Package. “Different Color Package” shall mean:
- A. If an Existing Home’s Dominant Exterior Material is brick or stone, then the Subject Home’s brick or stone must be a different color to be a Different Color Package.
  - B. If the Existing Home’s Dominant Exterior Material is not brick or stone, then the Subject Home’s Dominant Exterior Material color must be a least two shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the Munsell Color Theory.
- 2.9 Different Elevation: “Different Elevation” shall mean and refer to a home elevation that has been determined to be different from other elevations by the

City's Department of Economic and Community Development (the "Department") by reference to the standards established herein. An elevation shall be deemed "different" from another elevation as long as it possesses varying characteristics, such as different architectural style, massing, varied use of masonry and/or other materials, window styles, window quantity, window locations, gables, and/or roof lines. Minimal variations such as adding and/or subtracting shutters and adding and/or subtracting trim around windows shall not count as a differentiating characteristic. Prior to construction of a home on the Real Estate, the builder shall submit its proposed floor plan(s) and related elevations to the Department for its review.

**Section 3.** **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted.

**Section 4.** **Concept Plans.**

4.1 The plan attached hereto and incorporated herein by reference as Exhibit B (the "Concept Plan") is a general plan for the development of the Real Estate. It creates two residential sections:

- A. The Concept Plan for the Enclave is hereby incorporated as Exhibit B-1 (Concept Plan – The "Enclave"), and
- B. The Concept Plan for the Springs is hereby incorporated as Exhibit B-2 (Concept Plan – The "Springs").

**Section 5.** **Development Standards.**

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

5.2 Landscaping Buffer Standards along 156<sup>th</sup> Street, Oak Ridge Road, and 161<sup>st</sup> 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 minimum 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 measured from the closest building pad elevation, with the following plantings to be located on the mound:

- A. 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
- B. 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.
- C. These plantings may be clustered to present a natural setting.
- D. The standards set forth in this section replace the otherwise applicable standards of Sections WC 16.06.050(B) and WC 16.06.060 of the Zoning Ordinance.

- 5.3 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 and as shown on the attached Exhibit K (the “Horse Fence”).
- 5.4 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 and, if located within the right-of-way, then approved by the Department of Economic and Community Development.
- 5.5 Entranceway monuments. All entranceway monuments shall be substantially similar in size, scope, design and materials to the entranceway monuments of the existing Two Gait Community on Oak Ridge Road and as shown on the attached Exhibit L. No corner monumentation will be required.
- 5.6 Vehicular connection with Helios Subdivision.
- A. Right-of-way for the extension of Apollo Parkway from Helios Subdivision to the Springs shall be dedicated at the time of platting (the “Extension ROW”). The Extension ROW’s width shall be consistent with the Springs’s local streets’ right-of-way.
  - B. At the time the Springs is developed, the Springs’s developer shall install the following within the Extension ROW:
    - (i) a twenty-foot (20’) wide hard-surface area sufficient for use by emergency response vehicles as depicted on Exhibit B-2;
    - (ii) a gate with a lock and master key lock box (e.g., a Knox Box) to prevent non-emergency vehicular traffic between the two subdivisions;
    - (iii) a Horse Fence adjacent to the gate and extending north to the Springs’s north property line and south to a point parallel to the southeastern corner of Lot 33, as identified on Exhibit B-2;
    - (iv) Landscaping along the west side of the Horse Fence to include spruce trees (minimum of 7’ in height at the time of planting and spaced approximately 15’ on center), except no new plantings are required in areas where existing vegetation makes the new plantings impractical or undesirable.
    - (v) Maintenance of the master key lock box, Horse Fence and the landscaping shall be the responsibility of the Viking Meadows Home Owners Association, Inc., as that entity is defined in the Declaration of Covenants, Conditions and Restrictions for Viking Meadows recorded on June 26, 2006, in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 200600035317, as amended (the “Association”).

**Section 6. Architectural Standards.**

- 6.1 Springs. The architectural standards set forth in Exhibit D shall apply to the Springs ("Architectural Standards – Springs").
- 6.2 Enclave. The architectural standards set forth in Exhibit E shall apply to the Enclave ("Architectural Standards - Enclave").
- 6.3 Enhanced Side and Rear Elevation Standards. All side and rear building elevations which are generally parallel to and within one hundred fifty feet (150') of and face 156th Street, Oak Ridge Road, or 161st Street, shall comply with the requirements of Exhibit J.

**Section 7. Open Space.**

- 7.1 Within the Real Estate, there shall be at least four and one-quarter (4.25) acres of open space/green space.

**Section 8. Amenities.**

- 8.1 The Viking Meadows amenities shall be available to the Enclave and Springs, and the Enclave and Springs will be part of the Association.
- 8.2 The Springs will include a playground area, similar to the area shown on Exhibit H, to be installed within six (6) months after issuance of the first improvement location permit within the Springs section.

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

**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

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

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

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

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

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Robert L. Horkay

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Robert L. Horkay

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Robert J. Smith

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Robert J. Smith

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Robert J. Smith

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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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-1	Single-Family Home Style Exhibit
Exhibit F-2	Illustrative of Enclave Homes Exhibit
Exhibit G	Enclave and Springs Façade Variety Code
Exhibit H	Illustrative of Playground area
Exhibit I	Illustrative Garage Door Treatments
Exhibit J	Enhanced Side and Rear Elevation Standards
Exhibit K	Depiction of Horse Fence
Exhibit L	Depiction of Entry Monumentation

**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



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

**THE ENCLAVE AT VIKING MEADOWS**

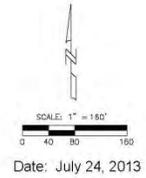


**LEGEND**

<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:green; border:1px solid black;"></span>	= Common Area
<span style="display:inline-block; width:15px; height:10px; background-color:blue; 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**

Lots:	81
Min. Lot Size:	65' wide x 125' deep
Pond area:	2.9 AC. ±
Total Common Area:	13.1 AC. ± (including pond)



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

**THE SPRINGS AT VIKING MEADOWS**

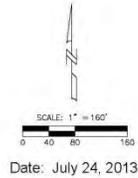


**LEGEND**

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

**SITE DATA**

Lots:	46
Min. Lot Size:	80' wide x 140' deep
Pond Area:	1.3 AC. ±
Play Ground Area:	0.4 AC. ±
Total Common Area:	6.75 AC. ± (including Play Ground & 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. not including basement)		Architectural Standards
			at Bldg. Setback Line	at Right of Way			Front	Side	Rear	1-Story	2-Story	
"Springs"	SF-2	46	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	1-Story	2-Story	See <a href="#">Exhibit D</a>
										2,000	2,200	
"Enclave"	SF-2	81	65'	40'	8,000	35'	25'	5' min. 10' Aggregate Between Structures	20'	1-Story	1 ½ - Story	See <a href="#">Exhibit E</a>
										1,500	2,000	

## EXHIBIT D

### ARCHITECTURAL STANDARDS - SPRINGS

1) **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.

2) **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.

3) **Roof Ridgeline:**

A. All homes 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. 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.

4) **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.

5) **Equipment Vents:**

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

6) **Foundations:**

A. One Story Homes: Slabs and basements shall be permitted

B. Two Story Homes: Full basements are required.

C. Crawl spaces shall be prohibited.

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<sup>1</sup>Historical architectural styles are styles such as those identified in Exhibit F-1, Northern Craftsman, Euro Country, Craftsman, Cottage, Classical, Heartland, Prairie, Lowcountry, Colonial, Cape Cod, 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. The Department's decision may be appealed to the Plan Commission.

- 7) **Windows:**
- A. A window shall mean and refer to an opening (at least three (3) square feet in area) in a wall or door that is covered with glass.
  - B. Window frames shall be vinyl, vinyl clad, aluminum clad or wood.
  - C. A home's front and rear facades shall include a minimum of four (4) windows, and each side facade shall include at least one (1) window.
  - D. 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.

- 8) **Garages and Garage Doors:**
- A. 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.
  - B. No garage door treatment shall be required for side load garages.
  - C. The main door of the garage shall be at minimum a sixteen panel garage door with Windows.
  - D. Three different garage door treatments shall be provided for each architectural style of home and shall be elevation specific. In order for a garage door elevation to be considered unique, at a minimum, the Window design in the door shall be different. Illustrative examples of each option are depicted on Exhibit "I" and described as follows:
    - 1. Standard: Doors with Windows (which will differ by architectural style) and without hardware
    - 2. Option #1: Doors with Windows (which will differ by architectural style) with hardware
    - 3. Option #2: Carriage Doors, which include decorative vertical and diagonal members, with Windows (which will differ by architectural style) and with hardware

- 9) **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.

- 10) **Siding and Roof Shingle Requirements:**
- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.
  - B. Roof Shingles shall be dimensional.

**11) Landscaping:**

A. Front landscaping:

1. 20 shrubs (2 gallon planted)
2. 2 yard trees (one shade tree / one ornamental tree) with a minimum of 2" 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 shall 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 shall be seeded with straw at minimum and no irrigation shall be required.

**12) Miscellaneous:**

- A. All driveways shall be concrete.
- B. Five (5) foot wide Public sidewalks are required on all lots.
- C. 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.
- D. Dusk to dawn lights shall be required on all garages.
- E. 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 mature using masonry, stucco or EIFS materials.

**13) Facade Variety:**

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

## EXHIBIT E

### ARCHITECTURAL STANDARDS - ENCLAVE

- 1) **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.
  
- 2) **Master Bedroom:**  
All homes within The Enclave shall have a master bedroom on the main floor.
  
- 3) **Minimum Roof Pitch:**  
Font to back: 5/12  
Front gables: 8/12  
  
Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.
  
- 4) **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.
  
- 5) **Roof Ridgeline:**
  - A. In the Enclave, a one-story home shall have a minimum of two (2) ridgelines.
  - B. 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.
  
- 6) **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.
  
- 7) **Equipment Vents:**  
All vents shall attach to the rear or side of the home to reduce visibility from the street.
  
- 8) **Foundations:**
  - A. Slabs and basements shall be permitted.
  - B. Crawl spaces shall be prohibited.

- 9) **Windows:**
- A. A window shall mean and refer to an opening (at least three (3) square feet in area) in a wall or door that is covered with glass.
  - B. Window frames shall be vinyl, vinyl clad, aluminum clad, or wood.
  - C. A home's front and rear facade shall include a minimum of two (2) windows, and each side facade shall include at least one (1) window.
  - D. 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.
- 10) **Garages:**
- All homes shall have a minimum two-car attached garage.
- 11) **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.
- 12) **Siding and Roof Shingle Requirements:**
- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.
  - B. Roof Shingles shall be dimensional.

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<sup>1</sup> Historical architectural styles are styles such as those identified in Exhibit F-2, Northern Craftsman, Euro Country, Craftsman, Cottage, Classical, Heartland, Prairie, Lowcountry, Colonial, Cape Cod, 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. The Department's decision may be appealed to the Plan Commission.

**13) Landscaping:**

A. Front landscaping:

1. 20 shrubs (2 gallon planted)
2. 2 yard trees (one shade tree / one ornamental tree) with a minimum of 2" 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 shall 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 shall be seeded with straw at minimum and no irrigation shall be required.

**14) Miscellaneous:**

- A. All driveways shall be concrete.
- B. Five (5) foot wide public sidewalks are required on all lots.
- C. 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.
- D. Dusk to dawn lights shall be required on all garages.
- E. 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.

**15) Facade Variety:**

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

## EXHIBIT F-1 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 LINING, MASSING, FUNCTIONAL AESTHETICS, NATURAL -LOCAL MATERIALS AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - EARTH RELATIONSHIP. ARTS & CRAFTS PROponents BELIEVED TO BE MISSING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PERIOD**

Exterior materials are clapboard, shingles, 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

Medium pitched gable (6/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile)

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

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

Windows with double-lung sashes, typically with three panes per sash (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 as part of the architecture

Front door architectural style should give the illusion of handcraftsmanship

Medium pitched gable (6/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile)

Decorative grange doors reflect the architectural style of the home

Brick rowlock functions as a transitional element between the brick wainscot and shakes / siding

Stone or brick veneer anchors the home to the ground plane

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

**STYLE ELEMENTS**

- Corner Condition: Corner condition with decorative bracket
- Window Treatment: Craftsman palladian window wrapped with trim
- Gable Elements: Boxed-out hard box (appearance of being handcrafted)
- Front Entry: Front Entry
- Bay / Box Window: Single roof
- Sloped pier (over)
- Roof Elements: Gable Elements
- Box Bay: Box Bay cantilevered (no fascia/soffit)
- Louvers: Louvers
- Another example of gable element
- Treated capital: Treated capital
- Examples of other elements with windows below

**ADDITIONAL STYLE ELEMENTS**

- Corner condition with decorative bracket
- Craftsman palladian window wrapped with trim
- Boxed-out hard box (appearance of being handcrafted)
- Front Entry
- Bay / Box Window: Single roof
- Sloped pier (over)
- Roof Elements: Gable Elements
- Box Bay: Box Bay cantilevered (no fascia/soffit)
- Louvers: Louvers
- Another example of gable element
- Treated capital: Treated capital
- Examples of other elements with windows below

**NORTHERN CRAFTSMAN STYLE**

RESIDENTIAL CONCEPT ELEVATION

**EXHIBIT F-1 (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 16TH 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.**

**Labels on the left side of the drawing:**

- 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

**Labels on the right side of the drawing:**

- Shingle or flat tile
- Main roof element is gable Louvers or Vents
- Eyebrow front windows
- 8" Brick soldier course
- Board & Batten or Panel wing shutters
- Double row 8" arched soldier cas
- Decorative porch - min 4' Functional porch - min 6'
- Recessed entry alcove
- Brick veneer
- Window pattern 4 over 4

**STYLE ELEMENTS**

- Corner Condition
- Window Treatment
- Gable Elements
- Front Entry
- Bay / Box Window
- Iron railing occasionally used
- Hip dormer
- Exposed timber at door entry

**ADDITIONAL STYLE ELEMENTS**

- Chased soffit with dropped trim frieze
- Brick Soldier w/ panel shutters
- Gable vent with brackets above
- Low one story gable entrance w/ stone and brick accents
- Boxout Bay

**EURO COUNTRY STYLE**  
RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F-1 (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.*

**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 gargoyle accents reflects the architectural style of the home

Some 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 tails which emphasized handcraftsmanship instead mass reproduction

Windows with single / double-lung cashes, typically with three panes 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

**STYLE ELEMENTS**

Window Treatment	Front Entry	Bay / Box Window	Additional Style Elements
<p>Fixed glass above</p>	<p>Sloped pier (top)</p>	<p>Shingle roof</p>	<p>Decorative pediment reflects the architectural style of the home</p>
<p>Craftsman pediment window</p>	<p>Sloped pier (top)</p>	<p>Box bay cantilevered (no foundation)</p>	<p>Decorative pediment reflects the architectural style of the home</p>
<p>Craftsman pediment window</p>	<p>Sloped pier (top)</p>	<p>Box bay cantilevered (no foundation)</p>	<p>Decorative pediment reflects the architectural style of the home</p>

**ADDITIONAL STYLE ELEMENTS**

<p>Decorative pediment reflects the architectural style of the home</p>	<p>Decorative pediment reflects the architectural style of the home</p>	<p>Decorative pediment reflects the architectural style of the home</p>	<p>Decorative pediment reflects the architectural style of the home</p>
<p>Decorative pediment reflects the architectural style of the home</p>	<p>Decorative pediment reflects the architectural style of the home</p>	<p>Decorative pediment reflects the architectural style of the home</p>	<p>Decorative pediment reflects the architectural style of the home</p>

**CRAFTSMAN STYLE**

RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F-1 (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 applications (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

Front facade porches are generally either small or are entirely absent

Decorative front doors reflects the architectural style of the home

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

**STYLE ELEMENTS**

Corner Condition 9-10	Window Treatment Traditional capital	Gable Elements	Front Entry	Bay / Box Window	2'-0" deep porch from front facade	Stipple roof	Panel shutters
Open rake gable with stepped trim	Examples of other elements with windows below	Example of panel shutters wrapped with 1x - trim	Open gable above porch with brackets	Box bay cantilevered (no foundation)	Hip dormer roof with stepped trim cornice	Examples of window treatments	

**ADDITIONAL STYLE ELEMENTS**

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.

# COTTAGE STYLE

## RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F-1 (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 paneled 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 two to 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 front doors are normally paneled**

**ADDITIONAL STYLE ELEMENTS**

<p><b>Window Treatment</b></p> <p>Stone lintel</p>	<p><b>Front Entry</b></p>	<p><b>Bay / Box Window</b></p> <p>Single or Mixed and cantilevered (no foundation)</p>	<p><b>Window Pediments</b></p> <p>With Stone Lintel Without Stone Lintel</p>
<p><b>Corner Condition</b></p> <p>Open mite gable with stepped trim</p>	<p><b>STYLE ELEMENTS</b></p> <p><b>Gable Elements</b></p> <p>Louvers Stone Lintel Stone Lintel</p> <p>Examples of gable elements with brick surround</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>
<p><b>Examples of other elements with windows below</b></p>	<p><b>Rectangular windows with door below</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>	<p><b>Examples of other elements with windows below</b></p>

# CLASSICAL STYLE

RESIDENTIAL CONCEPT ELEVATION

**EXHIBIT F-1 (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.*

**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

Boxout 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 ornate trim

Gable Pediments or Vents

Typical window w/ shutter and pediment

Crossed rafter gable with stepped trim frieze

**STYLE ELEMENTS**

Shuttered window

Gable Pediments or Vents

Door ornate 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-1 (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.

**PRairie style homes are characterized by an overall horizontal emphasis, reinforced with long, low proportions and shallow-pitched hip or flat roofs with wide overhangs. Windows are often compressed at the upper story. Prairie style homes may also include hidden or off-center entry doors and massive square piers and porch supports.**

Smooth flat shingle roof reinforces the Prairie image

70% horizontal massing, 30% vertical massing

Exterior plaster wall cladding

6" Stucco trim

Standard 32 panel garage door

Contrasting waistcoat cap

Exterior materials are brick, stone, concrete block, stucco or siding are all common; they frequently occur in combination. Exterior chimneys are broad, flat and are brick or stone

Front door standard architectural style 6 panel

Decorative porch - min 4" Functional porch - min 6"

Low-pitched hip roof form projects a horizontal Prairie image

Horizontal trim elements emphasize the upper facade

Horizontal foam build-up molding

Massive square pier supports

Prairie style window with geometric patterns of small-pane window glazing

Thickened Box (Stucco or Clad) on square base (brick or stone). Full ft brick/stone columns

Masonry continuous sill (concrete)

Window planter box

Precision uniform brick or Ashlar laid stone projects a horizontal Prairie image

Continuous masonry base anchors the house to the ground (horizontal Prairie image)

**STYLE ELEMENTS**

**Window Treatment**

Examples of a common wood crown or capital

**Corner Condition**

18" Eave over frame w/ 1x6 Frieze board

**ADDITIONAL STYLE ELEMENTS**

**Front Entry**

Built-up square column on brick or stone base

**Bay / Box Window**

Window w/ planter box

**Projected balcony / further than lower planter box**

6" overhang plate

**Swept-back gable**

6" overhang plate

**Diamond Pane Casement ribbon windows**

**Window w/ planter box**

# PRAIRIE STYLE

RESIDENTIAL CONCEPT ELEVATION



**EXHIBIT F-2**  
**Sample – Enclave Homes**



**Sample – Enclave Homes**



**EXHIBIT F-2**

**Sample – Enclave Homes**

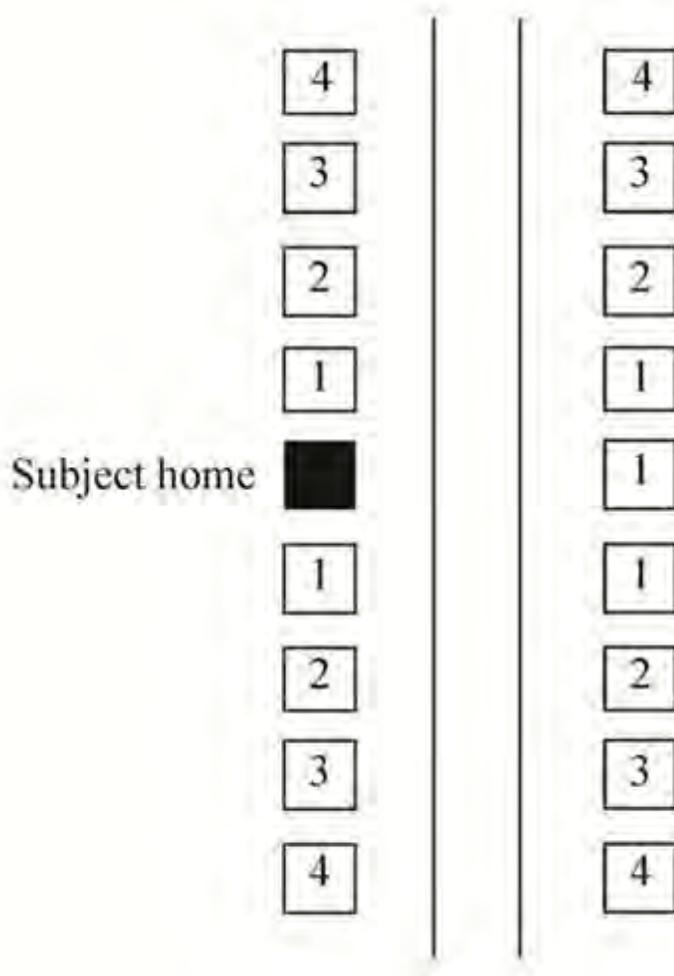


**Sample – Enclave Homes**



**EXHIBIT G**

**ENCLAVE AND SPRINGS FAÇADE VARIETY CODE**



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

**EXHIBIT H**

Illustrative of Playground Area



Exhibit I  
Illustrative Garage Door Treatments

Standard: Doors with Windows (no hardware)



Exhibit I (continued)  
Illustrative Garage Door Treatments

Option #1: Doors with Windows and Hardware



Exhibit I (continued)  
Illustrative Garage Door Treatments

Option #2: Carriage Doors with Windows



## Exhibit J

### Enhanced Side and Rear Elevation Standards

For all side and rear building elevations which face 156th Street, Oak Ridge Road, or 161st Street, a score of 6 or greater must be achieved utilizing the following format:

#### **Score Feature**

---

##### Structural:

- 3 8' Minimum Sun Room/Morning Room/Screened Patio Extension
- 2 Covered Patio (minimum of 12 x 12)
- 2 Wood Deck (minimum of 10 x 12)
- 1 2' Minimum Corner Break
- 1 Full Exterior Fireplace Chase

##### Roofing:

- 2 Hip or Clipped Roof
- 2 2 or More Ridge Lines
- 1 8" Minimum Rear Overhang (eve or rake)
- 1 Dimensional Roof Shingles

##### Siding:

- 1 Architectural Siding (shake, scallop or board and batten) per theme
- 1 Two tones of Paint (main house and trim)
- 2 Masonry (brick wainscot up to sill of windows) Doors/Windows

##### Doors/Windows:

- 1 Sliding or Atrium Door
- 2 Bay Window
- 1 Double Window (1 per max of 2 points)
- 1 4" Minimum Window Trim (all windows)
- 1 Window Shutters per theme where they fit
- 1 Window Grids per theme (all windows)
- 1 Transom Windows the width of door
- 1 Windows/ doors in excess of 4 total

##### Landscaping:

- 1 (1) 2" Caliper Shade or Ornamental Tree
- 1 (2) 6' Evergreen Trees
- 1 (6) 18" Shrubs
- 1 (6) Ornamental grasses

##### Color Variation (applicable to ranch or one and one-half story homes only):

- 1 A difference of at least two color shades between the predominant exterior material of the rear elevation and the home's trim materials.

Exhibit K

Depiction of Horse Fence



Exhibit L

Depiction of Entry Monumentation



# 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 District~~ Ordinance (this "~~Ordinance~~").
- ~~1.21.1~~ This Ordinance) applies to the subject real estate described in Exhibit A attached hereto (the "Real Estate") and shall hereafter be referred to as "The Enclave and Springs PUD".
- ~~1.2~~ This Ordinance shall replace and supersede the ~~The~~ "Villas at Timber Ridge PUD", Ordinance 08-36, recorded as Instrument No. 2008044509 in the Office of the Recorder of Hamilton County, Indiana, which previously applied to a portion of the Real Estate. ~~Ordinance 08-36, is hereby repealed.~~
- ~~1.3~~ — Development of the Real Estate shall be ~~null, void, and of no further effect and is replaced in its entirety with~~ governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance.

~~1.4 The underlying zoning district shall be the SF2 Residential District (the "SF2 District").~~

~~1.5~~1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance ~~are hereby rescinded as applied~~shall not apply to the Real Estate and shall be superseded by the terms of this Ordinance.

1.4 ~~Definitions.~~ ~~Capitalized terms not otherwise defined in this Ordinance~~The underlying zoning district shall ~~have~~be the ~~meanings ascribed to them in SF2 Single Family 2 District (the "Underlying Zoning District").~~ Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance, ~~in effect on the date of the enactment applicable to the Underlying Zoning District shall apply.~~

~~Section 2.1.5~~ Section 2.1.5 Section ("WC §") cross-references of this Ordinance, ~~shall hereafter refer to the section as specified and referenced in the Zoning 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.~~

Section 2. Springs. ShallDefinitions.

2.1 "Enclave." "Enclave" shall mean and refer to the real estate described and ~~platted~~depicted as "The Enclave at Viking Meadows" on Exhibit B-1.

2.2 "Springs." "Springs" shall mean and refer to the real estate described and depicted as "The Springs at Viking Meadows" ~~Secondary Plat on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ in the Office of the Recorder of Hamilton County, Indiana~~Exhibit B-2.

2.3 "Veneer. ~~Shall.~~" "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. ~~(e.g., "Queen sized" or "modular" bricks as defined by the Brick Industry Association).~~

- 2.4 Dominant Exterior Material. “Dominant Exterior Material” shall mean and refer to the Exterior Material, defined herein that occupies the most area (compared to other Exterior Materials) of a home’s front façade, exclusive of doors, windows and garage doors. Prior to the issuance of a home’s improvement location permit, the builder shall provide to the City of Westfield black and white copies of the home’s elevation and shall identify thereon the Dominant Exterior Material.
- 2.5 Existing Home. “Existing Home” shall mean and refer to a home that exists on a numbered lot as shown on Exhibit G at the time an application for an improvement location permit is filed for a Subject Home.
- 2.6 Subject Home. “Subject Home” shall mean and refer to a new home that is the subject of an application for an improvement location permit and is located as shown on Exhibit G.
- 2.7 Exterior Material. “Exterior Material” shall mean and refer to the separate architectural materials and features on a home’s front facade such as brick, stone, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.8 Different Color Package. “Different Color Package” shall mean:
- A. If an Existing Home’s Dominant Exterior Material is brick or stone, then the Subject Home’s brick or stone must be a different color to be a Different Color Package.
  - B. If the Existing Home’s Dominant Exterior Material is not brick or stone, then the Subject Home’s Dominant Exterior Material color must be a least two shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the Munsell Color Theory.
- 2.9 Different Elevation: “Different Elevation” shall mean and refer to a home elevation that has been determined to be different from other elevations by the City’s Department of Economic and Community Development (the “Department”) by reference to the standards established herein. An elevation shall be deemed “different” from another elevation as long as it possesses varying characteristics, such as different architectural style, massing, varied use of masonry and/or other materials, window styles, window quantity, window locations, gables, and/or roof lines. Minimal variations such as adding and/or subtracting shutters and adding and/or subtracting trim around windows shall not count as a differentiating characteristic. Prior to construction of a home on the Real Estate, the builder shall submit its proposed floor plan(s) and related elevations to the Department for its review.

**Section 3. Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted.

**Section 3, Section 4. Concept Plans.**

~~3.14.1~~ ~~The Overall Concept Plan is hereby~~ plan attached hereto and incorporated herein by reference as Exhibit B (the "Overall Concept Plan"). "Concept Plan" is a general plan for the development of the Real Estate. It creates two residential sections:

~~3.2~~A. The Concept Plan for the Enclave is hereby incorporated as Exhibit B-1 (Concept Plan ~~=~~ The ~~"Enclave")~~), and

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

#### ~~Section 4.~~Section 5. Development Standards.

~~4.15.1~~ A "Development Standards Matrix" of the Real Estate is attached as Exhibit C.

~~4.25.2~~ ~~Additional~~ Landscaping Buffer Standards along 156<sup>th</sup> Street, Oak Ridge Road, and 161<sup>st</sup> 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 minimum 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 measured from the closest building pad elevation, with the following plantings to be located on the mound:

~~(i)~~A. 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)~~B. 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.

C. ~~\_\_\_\_\_~~ -These plantings may be clustered to present a natural setting.

D. The standards set forth in this section replace the otherwise applicable standards of Sections WC 16.06.050(B) and WC 16.06.060 of the Zoning Ordinance.

4.35.3 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. and as shown on the attached Exhibit K (the “Horse Fence”).~~

4.45.4 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 and, if located within the right-of-way, then approved by the Department of Economic and Community Development.

~~4.5 Identification with the City of Westfield. All monument signage erected after the adoption of this Ordinance shall include “of Westfield.”~~

5.5 Entranceway monuments. All entranceway monuments shall be ~~of a~~ substantially similar type material in size, scope, design and materials to the entranceway monuments of the existing Two Gait Community on Oak Ridge Road and as utilized within the Viking Meadows communities. The exact configuration of such entranceways wall(s) shown on the attached Exhibit L. No corner monumentation will be required.

5.6 Vehicular connection with Helios Subdivision.

A. Right-of-way for the extension of Apollo Parkway from Helios Subdivision to the Springs shall be dedicated at the time of platting (the “Extension ROW”). The Extension ROW’s width shall be ~~at~~ consistent with the ~~sole determination~~ Springs’s local streets’ right-of-way.

B. At the time the Springs is developed, the Springs’s developer, shall install the following within the Extension ROW:

(i) a twenty-foot (20’) wide hard-surface area sufficient for use by emergency response vehicles as depicted on Exhibit B-2;

(ii) a gate with a lock and master key lock box (e.g., a Knox Box) to prevent non-emergency vehicular traffic between the two subdivisions;

(iii) a Horse Fence adjacent to the gate and extending north to the Springs’s north property line and south to a point parallel to the southeastern corner of Lot 33, as identified on Exhibit B-2;

(iv) Landscaping along the west side of the Horse Fence to include spruce trees (minimum of 7’ in height at the time of planting and

spaced approximately 15' on center), except no new plantings are required in areas where existing vegetation makes the new plantings impractical or undesirable.

(v) Maintenance of the master key lock box, Horse Fence and the landscaping shall be the responsibility of the Viking Meadows Home Owners Association, Inc., as that entity is defined in the Declaration of Covenants, Conditions and Restrictions for Viking Meadows recorded on June 26, 2006, in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 200600035317, as amended (the "Association").

4.6

### ~~Section 5.~~Section 6. **Architectural Standards.**

~~5.1~~6.1 Springs. The architectural standards set forth in Exhibit D shall apply to the Springs ("Architectural Standards – Springs").

~~5.2~~6.2 Enclave. The architectural standards set forth in Exhibit E shall apply to the Enclave ("Architectural Standards - Enclave").

6.3 Enhanced Side and Rear Elevation Standards. All side and rear building elevations which are generally parallel to and within one hundred fifty feet (150') of and face 156th Street, Oak Ridge Road, or 161st Street, shall comply with the requirements of Exhibit J.

### ~~Section 6.~~Section 7. **Open Space.**

~~6.1~~7.1 Within the Real Estate, there shall be at least ~~five (5.0)~~four and one-quarter (4.25) acres of open space/green space."<sub>;</sub>

### Section 8. **Amenities.**

~~Section 7.~~8.1 The Viking Meadows amenities shall be available to the Enclave and Springs, and the Enclave and Springs will ~~share the amenities of Viking Meadows and will~~ be part of the ~~Viking Meadows Home Owners~~ Association.

8.2 The Springs will include a playground area, similar to the area shown on Exhibit H, to be installed within six (6) months after issuance of the first improvement location permit within the Springs section.

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**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

\_\_\_\_\_  
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-1    Single-Family Home Style Exhibit
- Exhibit F-2   Illustrative of Enclave Homes Exhibit
- Exhibit G      Enclave and Springs Façade Variety Code
- Exhibit H    Illustrative of Playground area
- Exhibit I    Illustrative Garage Door Treatments
- Exhibit J    Enhanced Side and Rear Elevation Standards
- Exhibit K    Depiction of Horse Fence
- Exhibit L    Depiction of Entry Monumentation

**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**

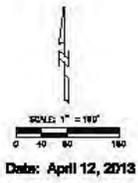


**LEGEND**

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

**SITE DATA**

Lot:	80
Min. Lot Size:	69' wide x 125' deep
Pond area:	3.5 AC. ±
Total Common Area:	15.4 AC. ± (including pond)



# THE ENCLAVE AT VIKING MEADOWS

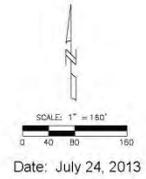


**LEGEND**

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

**SITE DATA**

Lots:	81
Min. Lot Size:	65' wide x 125' deep
Pond area:	2.9 AC. ±
Total Common Area:	13.1 AC. ± (including pond)



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

# THE SPRINGS AT VIKING MEADOWS

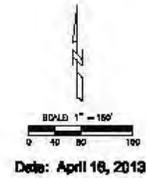


**LEGEND**

- Parcel B = The Springs
- = Common Area
- = Existing Parcel
- = 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)



# THE SPRINGS AT VIKING MEADOWS

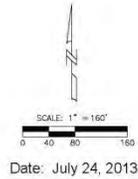


**LEGEND**

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

**SITE DATA**

Lots:	46
Min. Lot Size:	80' wide x 140' deep
Pond Area:	1.3 AC. ±
Play Ground Area:	0.4 AC. ±
Total Common Area:	6.75 AC. ± (including Play Ground & 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. Ft.)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size (Sq. Ft.) <u>not including basement</u>	Parent Size (acres)	Density (du/acre)	Architectural Standards	
			at Bldg. Setback Line	at Right of Way			Front	Side	Rear					
"Spring s"	SF-2	<del>48</del>	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	1-Story	2-Story	<del>23±</del>	See Exhibit D	
		2,000								2,200	2,000			
"Enclave"	SF-2	<del>80</del>	65'	40'	8,000	35'	25'	5' min. 10' Aggregate Between Structures	20'	1-Story	1 1/2 - Story	<del>40±</del>	See Exhibit E	
		1,600								500	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)1)~~ **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.

~~5)2)~~ **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)3)~~ **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. \_\_\_\_\_ A two-story home~~ All homes 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.B. \_\_\_\_\_~~ 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)4) 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)5) Equipment Vents:**

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

**9)6) Foundations:**

- A. One Story Homes: Slabs and basements shall be permitted ~~for one story homes.~~  
~~All two story homes shall have full~~
- B. Two Story Homes: Full basements ~~are required.~~
- C. Crawl spaces shall be prohibited.

<sup>1</sup>Historical architectural styles are styles such as those identified in Exhibit F-1, Northern Craftsman, Euro Country, Craftsman, Cottage, Classical, Heartland, Prairie, Lowcountry, Colonial, Cape Cod, 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. The Department's decision may be appealed to the Plan Commission.

**10)7) Windows:**

- A. A window shall mean and refer to an opening (at least three (3) square feet in area) in a wall or door that is covered with glass.
- ~~A.B.~~ Window type frames shall be vinyl, vinyl clad, aluminum clad or wood.
- ~~B.C.~~ Each A home's front and rear facade shall include a minimum of four (4) windows, and each side facade shall include at least one (1) window.
- ~~C.D.~~ 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)8) Garages and Garage Doors:**

- A. 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.
- B. No garage door treatment shall be required for side load garages.
- C. The main door of the garage shall be at minimum a sixteen panel garage door with Windows.
- D. Three different garage door treatments shall be provided for each architectural style of home and shall be elevation specific. In order for a garage door elevation to be considered unique, at a minimum, the Window design in the door shall be different. Illustrative examples of each option are depicted on Exhibit "I" and described as follows:

1. Standard: Doors with Windows (which will differ by architectural style) and without hardware
2. Option #1: Doors with Windows (which will differ by architectural style) with hardware
3. Option #2: Carriage Doors, which include decorative vertical and diagonal members, with Windows (which will differ by architectural style) and with hardware

**12)9) 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)10) Siding and Roof Shingle Requirements:**

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

B. Roof Shingles shall be dimensional.

**14)11) Landscaping:**

A. Front landscaping:

- 1) \_\_\_\_\_ 20 shrubs (2 gallon planted)
- 2) \_\_\_\_\_ 2 yard trees (one shade tree / one ornamental tree) with a minimum of 2" caliper outside planting bed.  
~~(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~~shall 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~~shall be seeded with straw at minimum and no irrigation ~~is~~shall be required.

**15)12) 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.A. \_\_\_\_\_ All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.~~
- D.B. \_\_\_\_\_ Five (5) foot wide Public sidewalks are required on all lots.

~~E.C.~~ 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.D.~~ Dusk to dawn lights shall be required on all garages.

~~G.E.~~ 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)13) Façade 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>†</sup>Historical architectural styles are styles such as those identified in Exhibit E, 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)1)~~ 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)2)~~ Master Bedroom:

All homes within The Enclave shall have a master bedroom on the main floor.

~~6)3)~~ Minimum Roof Pitch:

Font to back: ~~6~~5/12

Front gables: 8/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

~~7)4)~~ 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)5)~~ 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>+</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~~two (2) ridgelines.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style<sup>+</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.B.~~ B. 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)6) 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)7) Equipment Vents:**

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

**11)8) Foundations:**

- A. Slabs and basements shall be permitted. ~~Crawl spaces shall be prohibited.~~
- B. Crawl spaces shall be prohibited.

**12)9) Windows:**

A. A window shall mean and refer to an opening (at least three (3) square feet in area) in a wall or door that is covered with glass.

~~A.B.~~ B. Window ~~type~~frames shall be vinyl, vinyl clad, aluminum clad, or wood.

~~B.C.~~ C. ~~Each~~A home's front and rear facade shall include a minimum of ~~four~~ two (2) windows, and each side facade shall include at least one (1) window.

~~C.D.~~ D. 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)10) Garages:**

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

**14)11) 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)12) Siding and Roof Shingle Requirements:**

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

B. Roof Shingles shall be dimensional.

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<sup>1</sup> Historical architectural styles are styles such as those identified in Exhibit F-2, Northern Craftsman, Euro Country, Craftsman, Cottage, Classical, Heartland, Prairie, Lowcountry, Colonial, Cape Cod, 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. The Department's decision may be appealed to the Plan Commission.

**16)13) Landscaping:**

A. Front landscaping:

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

B. Lawns:

- 1) 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) 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~~shall be seeded with straw at a minimum and no irrigation is required.
- 3) 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~~shall be seeded with straw at minimum and no irrigation ~~is~~shall be required.

**17)14) 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. A. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.~~
- D. B. Public Five (5) foot wide public sidewalks are required on all lots.
- E. C. 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.D.~~ Dusk to dawn lights shall be required on all garages.

~~G.E.~~ 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)15) Façade 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>+</sup> Historical architectural styles are styles such as those identified in Exhibit E, 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-1 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 LINING, MASSING, FUNCTIONAL AESTHETICS, NATURAL -LOCAL MATERIALS AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - EARTH RELATIONSHIP. ARTS & CRAFTS PROponents BELIEVED TO BE MISSING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PERIOD**

Exterior materials are clapboard, shingles, 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

Medium pitched gable (6/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile)

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

Extended and / or elaborated rafters ends which emphasized handcraftsmanship instead mass reproduction

Windows with double-lung sashes, typically with three panes per sash (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 as part of the architecture

Front door architectural style should give the illusion of handcraftsmanship

Medium pitched gable (6/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile)

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 grange doors reflect the architectural style of the home

Brick masonry functions as a transitional element between the brick wainscot and shakes / siding

Stone or brick veneer anchors the home to the ground plane

**STYLE ELEMENTS**

- Corner Condition: Corner condition with decorative bracket
- Window Treatment: Craftsman palladian window wrapped with trim
- Gable Elements: Boxed-out hard box (appearance of being handcrafted)
- Front Entry: Front Entry
- Bay / Box Window: Single roof / Box bay cantilevered (no fascia/soffit)
- Lofters: Lofters

**ADDITIONAL STYLE ELEMENTS**

- Trailed capital: Trailed capital
- Examples of other elements with windows below: Examples of other elements with windows below
- Gable trim which as the appearance of being handcrafted: Gable trim which as the appearance of being handcrafted
- Another example of gable element: Another example of gable element

**NORTHERN CRAFTSMAN STYLE**  
RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F-1 (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 16TH CENTURY, DURING THE PACE 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.**

**STYLE ELEMENTS**

Corner Condition	Window Treatment	Gable Elements	Front Entry	Bay / Box Window	Iron railing occasionally used	Hip dormer	Exposed timber at floor entry
Closest rafter with stopped trim frieze	Brick Soldier w/ panel shutters	Gable vent with brackets above	Low one story gable entrance w/ stone and brick accents	Boxout Bay			

**ADDITIONAL STYLE ELEMENTS**

Recessed entry alcove	Brick veneer	Window pattern 4 over 4
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# EURO COUNTRY STYLE

RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F-1 (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.

**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 roof

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

Exterior trim 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

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

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

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

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

Open rafter tails to give the illusion of handcraftmanship

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 handcraftmanship

**STYLE ELEMENTS**

- Window Treatment: Fixed glass above
- Craftsman palladian window
- Corner Condition: Hip roof with stucco and stone veneer wainscot
- Gable Eave: Lown
- Two-piece triangle Lown
- Front Entry: Sloped pier (low)
- Bay / Box Window: Skape roof, Box bay cantilevered (no foundation)

**ADDITIONAL STYLE ELEMENTS**

- Trefoil capital
- Examples of other elements with windows below
- Gable trim which as the appearance of being handcrafted
- Example of gable element

**CRAFTSMAN STYLE**

**RESIDENTIAL CONCEPT ELEVATION**

## EXHIBIT F-1 (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 gargoyle doors reflects the architectural style of the home

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

Stone or brick waistcoat anchors the home to the ground plane

Medium-pitched gable (6/12 pitch) gable and hip with some clipped gable applications (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, shingles, 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.

**STYLE ELEMENTS**

Corner Condition 9-10	Window Treatment Traditional capital	Gable Elements	Front Entry	Bay / Box Window	2-0' deep porch from front facade	Examples of window treatments
Open raise gable with stepped trim	Examples of other elements with windows below	Example of panel shutters wrapped with 1x trim	Open gable above porch with brackets	Box bay cantilevered (no foundation)	Hip dormer roof with stepped trim cornice	

**ADDITIONAL STYLE ELEMENTS**

Panel shutters	Single roof	Hip dormer roof with stepped trim cornice
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# COTTAGE STYLE

RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F-1 (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

Entrances materials are siding, brick and stucco

Classical Style paneled 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 front doors are normally paneled

**ADDITIONAL STYLE ELEMENTS**

<p><b>Window Treatment</b></p> <p>Stone lintel</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Bay / Box Window</b></p> <p>Single or double bay</p> <p>60 or 45 degree bay cantilevered (no foundation)</p>	<p><b>Window Pediments</b></p> <p>Stone lintel</p> <p>Without Stone lintel</p> <p>Examples of other elements with windows below</p>
<p><b>Corner Condition</b></p> <p>Open mite gable with stepped trim</p>	<p><b>Front Entry</b></p> <p>Rectangular windows with door below</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>
<p><b>Window Treatment</b></p> <p>Stone lintel</p> <p>Pediment window with brick surround</p>	<p><b>Front Entry</b></p> <p>Rectangular windows with door below</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>
<p><b>Window Treatment</b></p> <p>Stone lintel</p> <p>Pediment window with brick surround</p>	<p><b>Front Entry</b></p> <p>Rectangular windows with door below</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>
<p><b>Window Treatment</b></p> <p>Stone lintel</p> <p>Pediment window with brick surround</p>	<p><b>Front Entry</b></p> <p>Rectangular windows with door below</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>
<p><b>Window Treatment</b></p> <p>Stone lintel</p> <p>Pediment window with brick surround</p>	<p><b>Front Entry</b></p> <p>Rectangular windows with door below</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>

**STYLE ELEMENTS**

<p><b>Window Treatment</b></p> <p>Stone lintel</p> <p>Pediment window with brick surround</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Bay / Box Window</b></p> <p>Single or double bay</p> <p>60 or 45 degree bay cantilevered (no foundation)</p>	<p><b>Window Pediments</b></p> <p>Stone lintel</p> <p>Without Stone lintel</p> <p>Examples of other elements with windows below</p>
<p><b>Corner Condition</b></p> <p>Open mite gable with stepped trim</p>	<p><b>Front Entry</b></p> <p>Rectangular windows with door below</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>
<p><b>Window Treatment</b></p> <p>Stone lintel</p> <p>Pediment window with brick surround</p>	<p><b>Front Entry</b></p> <p>Rectangular windows with door below</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>
<p><b>Window Treatment</b></p> <p>Stone lintel</p> <p>Pediment window with brick surround</p>	<p><b>Front Entry</b></p> <p>Rectangular windows with door below</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>
<p><b>Window Treatment</b></p> <p>Stone lintel</p> <p>Pediment window with brick surround</p>	<p><b>Front Entry</b></p> <p>Rectangular windows with door below</p>	<p><b>Brick Veneer Quoins or Zipper Quoins at corners</b></p>	<p><b>Classical entrance with fixed glass above door</b></p>

CLASSICAL STYLE

RESIDENTIAL CONCEPT ELEVATION

**EXHIBIT F-1 (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.

**EXTERIOR MAKEUP**

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

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

**STYLE ELEMENTS**

- Crossed rafter gable with stepped trim fringe
- Typical window w/ paneled shutter and pediment
- Gable Pediments or Vents
- Door ornate hood trim
- 60 or 45 degree cantilevered bay
- Decorative railing system with cross bar
- Tapered square post w/ decorative base
- Decorative corbels

**ADDITIONAL STYLE ELEMENTS**

**HEARTLAND STYLE**  
RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F-1 (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.

**PRAIRIE STYLE HOMES ARE CHARACTERIZED BY AN OVERALL HORIZONTAL EMPHASIS, REINFORCED WITH LONG, LOW PROPORTIONS AND SHALLOW-PITCHED HIP OR FLAT ROOFS WITH WIDE OVERHANGS. WINDOWS ARE OFTEN COMPRESSED AT THE UPPER STORY. PRAIRIE STYLE HOMES MAY ALSO INCLUDE HIDDEN OR OFF-CENTER ENTRY DOORS AND MASSIVE SQUARE PIERS AND PORCH SUPPORTS.**

Smooth flat shingle roof reinforces the Prairie image

70% horizontal massing, 30% vertical massing

Exterior plaster wall cladding

6" Stucco trim

Standard 32 panel garage door

Contrasting waistcoat cap

Exterior materials are brick, stone, concrete block, stucco or siding are all common; they frequently occur in combination. Exterior chimneys are broad, flat and are brick or stone

Front door standard architectural style - 6 panel

Decorative porch - min 4" Functional porch - min 6"

Low-pitched hip roof form projects a horizontal Prairie image

Horizontal trim elements emphasize the upper facade

Horizontal foam build-up molding

Massive square pier supports

Prairie style window with geometric patterns of small-pane window glazing

Thickened Box (Stucco or Clad) on square base (brick or stone). Pull fit brick/stone columns

Masonry continuous sill (concrete)

Window planter box

Precision uniform brick or Ashlar laid stone projects a horizontal Prairie image

Continuous masonry base anchors the house to the ground (horizontal Prairie image)

**ADDITIONAL STYLE ELEMENTS**

**Window Treatment**  
Examples of a common wood crown or capital

**Corner Condition**  
18" Eave over frame w/ 1x6 Frieze board

**Front Entry**  
Built-up square column on brick or stone base

**Bay / Box Window**  
Window w/ planter box

**Projected balcony, further than lower planter box**

**Swept-back gable**

**Diamond Pane Casement ribbon windows**

# PRAIRIE STYLE

## RESIDENTIAL CONCEPT ELEVATION

## EXHIBIT F-1 (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.

LOW COUNTRY ARCHITECTURE ORIGINATED IN LOUISIANA AND SPREAD INTO SOUTH CAROLINA, VIRGINIA AND MARYLAND. SOUTHERN CLIMATE CONDITIONS HAVE HAD A DRAMATIC IMPACT UPON LOW COUNTRY ARCHITECTURE. LOCAL UNDERSTANDING OF NATURAL ENVIRONMENTAL FORCES ENABLE SOUTHERRNES TO BUILD IN WAYS THAT BUFFERED US AGAINST OUR HARSH CLIMATE CONDITIONS. LONG, DEEP PORCHES WITH SOUTHERN EXPOSURE, HIGH CEILINGS, RAISED FOUNDATIONS, LARGE OPERABLE WINDOWS, APPROPRIATE SHADING AND DESIGN ORIENTATIONS THAT UTILIZED PREVAILING WINDS AND SUN ANGLES MADE THE HEAT AND HUMIDITY MORE BEARABLE.

Moderately steep pitched main body gables (8/12 - 10/12) occasionally bipped with 4/12 pitch breaks

Finish rakes with Queen-Ann returns.

Roof dormer with shed or gable and roof

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

Shutters are bouvered or paneled

Windows with double-hung sashes, typically with two or four panes per sash

1x - trim surround

Raised foundation for better air movement

Full length practical front porches are common which provided protection and shade from the weather

Lowcountry garage and front doors are normally paneled

Roof materials are shingles, flat tile, metal accents

Roof forms are side-gabled (as illustrated), bipped and center gable.

Finish rakes with Queen-Ann returns.

Fascia trim with 1 x 6 trim board (maximum)

Accent rakes slopes should be moderately - steep (8/12 - 9/12 pitches) Also roof forms can be hip, gable and dutch gable

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

Exterior materials are horizontal lap siding, shales, stucco and brick

Brick rowlock functions as a transitional element between the brick veneer and siding / stucco

Brick veneer anchors the home to the ground plane

STYLE ELEMENTS

Dormer



Roof dormer with standard trim

Window Treatment



Typical window with shutters and stepped trim

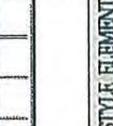
Dormer Condition



Closed rake gable with stepped trim, frieze

ADDITIONAL STYLE ELEMENTS

Front Entry



Rectangular windows with door below

Bay / Box Window



Single or metal roof 60 or 45 degree bay cantilevered (no foundation)

Decorative porch

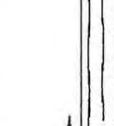


Examples of other railing systems

Deluxe box column at front porch



Dropped porch beam with stepped trim



# LOW COUNTRY STYLE

RESIDENTIAL CONCEPT ELEVATION

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**EXHIBIT F-2**  
**Sample – Enclave Homes**



**Sample – Enclave Homes**



**EXHIBIT F-2**  
**Sample – Enclave Homes**

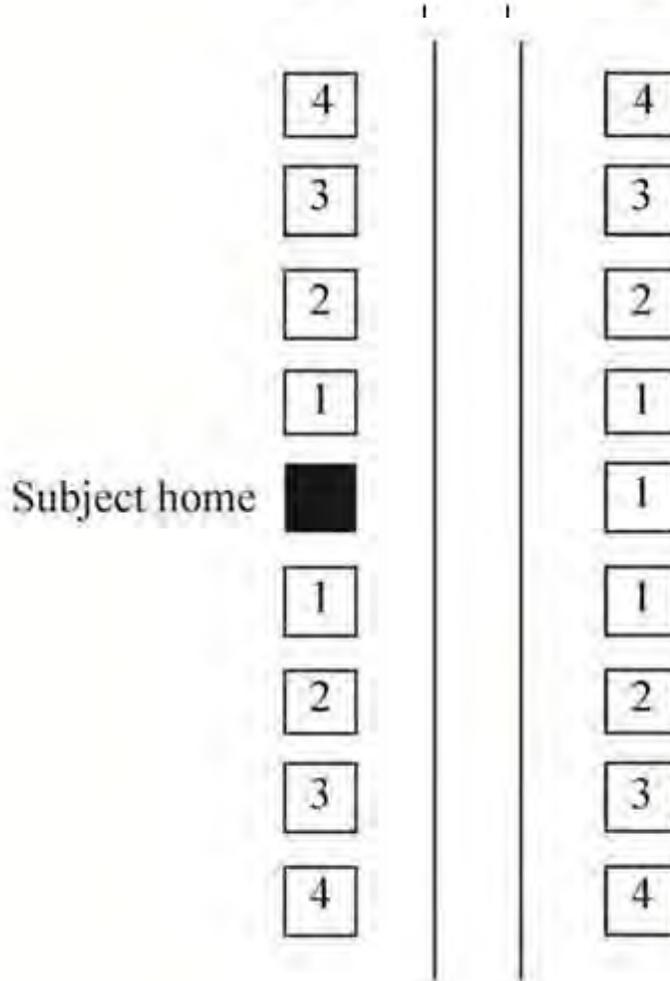


Sample – Enclave Homes



**EXHIBIT G**

**ENCLAVE AND SPRINGS FAÇADE VARIETY CODE**



different color package.

Home #	Requirement
<u>2</u>	Subject Home must be of the same elevation of the same plan as the Subject home. Cannot be identical color package as Different Elevation and a Different Color Package than the Existing Home.
<u>3</u>	Home may be of the same plan and elevation as the Subject home, but must be a different color package. Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
<u>4</u>	May be identical to Subject home
<u>3</u>	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
<u>4</u>	Subject Home may be identical to the Existing Home.

**EXHIBIT H**

**Illustrative of Playground Area**



Exhibit I  
Illustrative Garage Door Treatments

Standard: Doors with Windows (no hardware)



Exhibit I (continued)  
Illustrative Garage Door Treatments

Option #1: Doors with Windows and Hardware



Exhibit I (continued)  
Illustrative Garage Door Treatments

Option #2: Carriage Doors with Windows



## Exhibit J

### Enhanced Side and Rear Elevation Standards

For all side and rear building elevations which face 156th Street, Oak Ridge Road, or 161st Street, a score of 6 or greater must be achieved utilizing the following format:

#### Score Feature

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##### Structural:

- 3 8' Minimum Sun Room/Morning Room/Screened Patio Extension
- 2 Covered Patio (minimum of 12 x 12)
- 2 Wood Deck (minimum of 10 x 12)
- 1 2' Minimum Corner Break
- 1 Full Exterior Fireplace Chase

##### Roofing:

- 2 Hip or Clipped Roof
- 2 2 or More Ridge Lines
- 1 8" Minimum Rear Overhang (eve or rake)
- 1 Dimensional Roof Shingles

##### Siding:

- 1 Architectural Siding (shake, scallop or board and batten) per theme
- 1 Two tones of Paint (main house and trim)
- 2 Masonry (brick wainscot up to sill of windows) Doors/Windows

##### Doors/Windows:

- 1 Sliding or Atrium Door
- 2 Bay Window
- 1 Double Window (1 per max of 2 points)
- 1 4" Minimum Window Trim (all windows)
- 1 Window Shutters per theme where they fit
- 1 Window Grids per theme (all windows)
- 1 Transom Windows the width of door
- 1 Windows/ doors in excess of 4 total

##### Landscaping:

- 1 (1) 2" Caliper Shade or Ornamental Tree
- 1 (2) 6' Evergreen Trees
- 1 (6) 18" Shrubs
- 1 (6) Ornamental grasses

##### Color Variation (applicable to ranch or one and one-half story homes only):

- 1 A difference of at least two color shades between the predominant exterior material of the rear elevation and the home's trim materials.

Exhibit K

Depiction of Horse Fence



Exhibit L

Depiction of Entry Monumentation



8/29/13

## Pulte's Proposal dated 8-29-13:

### Items to be included in Private Agreement with Viking Meadows Homeowners:

1. **Capital Contribution to HOA Reserve Fund:** From each closing on a home that is constructed within the Enclave and Springs areas, the HOA will receive \$800. The minimum total amount to be received by the HOA will be \$100,000. This amount may be utilized in the sole discretion of the homeowners once the HOA is turned over to a Homeowner controlled board of directors. Its uses may include but are not limited to improvements in the amenities area including the addition of a third swimming pool or other improvements that the HOA controlled board deems appropriate.
2. **Turnover of Control of the Viking Meadows HOA:** Pulte will amend the Declaration to agree to turn over the Association duties (Except for the New Construction Committee) as previously set forth in section 4.2 (Voting) (b) after 88% of the lots within the Viking Meadows community after including the Enclave and Springs parcels have been transferred to third parties.
3. **Parcels E&F Naming requirements:** Parcels E&F would not utilize the name Viking Meadows in naming the community and the words Viking Meadows will not appear anywhere in the community signage related to parcels E&F.
4. **Miscellaneous E&F requirements:** Pulte Homes agrees not to modify the zoning requirements related to the building construction within Parcels E&F. Additionally, Pulte agrees that no garage doors will directly front on existing Viking Meadows common areas that are not part of the current legal description for Parcels E&F. Additionally, Pulte would not pursue any local business uses on either Parcel E or F.
5. **Viking Meadows Clubhouse:** Pulte agrees to provide a detailed update on the construction of phase III of the Clubhouse during the December 2013 HOA update meeting. This update will include but not be limited to: an overview of the proposed improvements to be located in phase III and related fixtures/furnishings.
6. **HOA legal Fees:** Pulte Home will consent to the HOA spending up to \$5,000 in outside legal fees to be paid out of the Viking Meadows HOA to review any final agreement between Pulte and the existing Viking Meadows homeowners related to the Enclave and Springs PUD, this agreement and the amendment to parcels E&F.
7. **Termination of Pulte's ability to "Annex" additional area into the HOA:** Pulte Agrees to terminate it's right per the Declaration of Covenants and Restrictions to add/"Annex" additional real estate to the Viking Meadows Community after the annexation of the Enclave and the Springs areas. Additionally, Pulte agrees not to annex either the Fox Hollow nor the Peterson real estate into the Viking Meadows HOA.

**Items to be addressed in the Enclave/Springs PUD & Parcels E&F amendment to the Viking Meadows PUD:**

1. **Removal of Parcels E&F from Viking Meadows Amenities Area usage:** Parcels E&F will be removed from the Viking Meadows amenities area and will not be able to utilize the Viking Meadows Amenities area or any of the improvements therein.
2. **Amenities to be provided in Parcels E&F:** Parcels E&F will be required to provide for their own number of amenities per the Westfield zoning ordinance MF2 District Table 16.04.040-1. The following items shall be added to amenities that count toward the number of amenities that must be provided: dog park, outdoor entertainment area (provided it has one gas grill and sitting area) and connection to the Monon Trail provided that such connection provides for the following: sitting area, landscaped entrance to trail area, drinking fountain.
3. **The Springs – Addition of a playground area:** Pulte Homes agrees to add a playground in the Springs area that is consistent with the playground requirements set forth in the MF2 district.
4. **The Springs and Enclave – Entranceway and perimeter landscape requirements:** The Enclave and Springs would have entranceways substantially similar to those at Two Gaits on their exterior roadways with the same perimeter fencing and landscaping requirements.
5. **Architectural Standards for the Springs and Enclave:** The Architectural standards for the Springs would be the same as those for the Meadowlands lots that are not on the spine road. The Architectural Standards for the ranch homes would be set forth in the PUD but would include the following: Hardee plank siding, dimensional roof shingles and side overhangs.
6. **Perimeter walking trails and paths around the Springs and Enclave:** Perimeter walking trails/paths would be installed around both communities.