



Viking Meadows

PLANNED UNIT DEVELOPMENT

AMENDMENT ORDINANCE

Ordinance No.: 10-30

Adoption Date: December 13, 2010

Instrument No.: 2010068626

AMENDMENT APPLIES TO: The Real Estate as described in the PUD Ordinance.

DESCRIPTION OF AMENDMENT: This amendment modified the development standards of the Viking Meadows PUD District.

RELATED ORDINANCES¹: [04-22](#)

¹ Includes only adopted ordinances prior to the above mentioned ordinance. Please confirm with the Economic and Community Development Department for any succeeding ordinances.



ORDINANCE 10-30

Document Cross Reference No. 200500022608

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AN
AMENDMENT TO THE VIKING MEADOWS PLANNED UNIT DEVELOPMENT
BEING THAT OF ORDINANCE 04-22 AND 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 1010-PUD-11), filed with the Plan Commission requesting an amendment to Ordinance No. 04-22, the Viking Meadows Planned Unit Development District Ordinance and Concept Plan (the "Viking Meadows PUD"), enacted by the Westfield Town Council on June 14, 2004;

WHEREAS, on December 6, 2010, the Plan Commission took action to forward Docket 1010-PUD-11 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 December 7, 2010, 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 ORDINANCE 04-22 AND 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 Viking Meadows PUD Amendment Ordinance (this "Ordinance").
- 1.2 This Ordinance applies to the subject real estate, generally described as Parcels A and B of the Viking Meadows PUD, and more particularly described in Exhibit A attached hereto (the "Real Estate").
- 1.3 All other provisions of the Viking Meadows PUD shall remain in effect with the adoption of this Ordinance.

- 1.4 All provisions and representations of the Zoning Ordinance or Viking Meadows PUD that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Meadowlands Section One. Shall mean and refer to the real estate described and platted as "The Meadowlands at Viking Meadows Section One" Secondary Plat on February 1, 2007, as Instrument No. 2007006331 in the Office of the Recorder of Hamilton County, Indiana.
- 2.2 Two Gaits Section One. Shall mean and refer to the real estate described and platted as "Two Gaits at Viking Meadows Section One" Secondary Plat on December 31, 2007, as Instrument No. 2007071773 in the Office of the Recorder of Hamilton County, Indiana.
- 2.3 Veneer. Shall mean and refer to a nonstructural facing of material used to create part of a home's façade. A "brick veneer" is a veneer utilizing traditional, full-sized bricks.
- 2.4 Viking Meadows PUD. Shall mean and refer to The Viking Meadows Planned Unit Development District Ordinance recorded as Instrument No. 200500022608 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield Town Council on June 14, 2004 as Ordinance No. 04-22.

Section 3. **Concept Plan.** The Concept Plan is hereby amended and incorporated as Exhibit B (the "Concept Plan").

Section 4. **Development Standards.**

- 4.1 Exhibit 14 ("Development Standards Matrix – Parcels A, B, C and D") of the Viking Meadows PUD is hereby replaced and superseded, as applicable to the Real Estate, with the attached Exhibit C.
- 4.2 Section 15.2 of the Viking Meadows PUD, as applicable to Parcel B, shall be amended to read as follows: "Parcel B: Two (2) road cuts shall be permitted off of 156th Street into Parcel B, as shown on the Concept Plan; and one (1) road cut shall be permitted off of Oak Ridge Road into Parcel B."
- 4.3 156th Street/Oak Ridge Cul-de-sac. The cul-de-sac planned for the northeast corner of Oak Ridge Road and 156th Street (southwest corner of Parcel A as shown on the Concept Plan) shall comply, at a minimum, with the standards applicable to the Parcel A – Meadowlands (Unplatted) Lots (see Exhibits C & E).
- 4.4 Additional Landscaping Buffer Standards. The following buffer standards shall apply to those areas of Parcel A which have not yet been developed as of the date of the adoption of this Ordinance, and as further identified below:

A. Meadowlands Section One Buffer.

- (i) A thirty-foot (30') wide common area shall be created upon the currently undeveloped and unplatted ground lying immediately east of Lots 24 through 33 of Meadowlands Section One. The common area shall include a staggered double row of spruce trees, a minimum of seven feet (7') tall at planting, planted thirty feet (30') on center.
- (ii) In addition, a staggered double row of spruce trees, a minimum of seven feet (7') tall at planting, planted thirty feet (30') on center, shall be planted in a landscape easement immediately south of Lots 34, 35 and 36 of Meadowlands Section One. The width of the landscape easement shall be determined by the Developer at the time of platting the section of lots to the south of Lots 34, 35 and 36; however, the landscape easement shall be a minimum width of fifteen feet (15').

B. Parcel A and Monon Trail Buffer.

- (i) At the time the lots in Parcel A adjacent to the Monon Trail (the "Trail Adjacent Lots") are developed, a staggered double row of spruce trees, a minimum of seven feet (7') tall at planting, shall be planted thirty feet (30') on center along the rear of the Trail Adjacent Lots abutting the Monon Trail.
- (ii) The construction of a direct access point (e.g., path, bridge) to the Monon Trail from an individual Trail Adjacent Lot shall be prohibited unless specifically approved in writing by the City of Westfield prior to construction.

C. Parcel A and 156th Street Buffer. On the southern perimeter of Parcel A along 156th Street where a mound does not currently exist today (as of the date of the adoption of this Ordinance) with the exception of where the property is already platted as Meadowlands Section One, a forty-foot (40') wide common area shall be provided upon the development of the abutting section. The common area shall include, where feasible (subject, but not limited to the following impediments: easements, floodplains, floodways, retention ponds and lines of sight), an undulating mound, no less than five (5) feet in height, with the following plantings to be located on the mound:

- (i) A double row of spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and
- (ii) Ornamental trees, a minimum of two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet.

D. Parcel A and Oak Ridge Road/161st Street Buffer. On the western perimeter of Parcel A along Oak Ridge Road and the northern perimeter of Parcel A along 161st Street, with the exception of where the property is already platted as Meadowlands Section One, a forty-foot (40') wide

common area shall be provided upon the development of the abutting section. The common area, where feasible (subject, but not limited to the following impediments: easements, floodplains, floodways, retention ponds and lines of sight), shall include an undulating mound, no less than five (5) feet in height, with the following plantings to be located on the mound:

- (i) A double row of spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and
- (ii) Ornamental trees, a minimum of two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet.

- 4.5 Identification with the City of Westfield. The Developer shall incorporate the addition of the words "of Westfield" to the Real Estate's existing monument signs (the signs that exist at the time of the adoption of this Ordinance) when the sign copy of the existing sign(s) is modified or by December 31, 2012, whichever occurs first. All monument signage erected after the adoption of this Ordinance shall include "of Westfield."

Section 5. Architectural Standards.

- 5.1 Exhibit 16 ("Architectural Standards – Parcel A – 75' Lots"), Exhibit 17 ("Architectural Standards – Parcel A – 85' Lots") and Exhibit 18 ("Architectural Standards – Parcel B") of the Viking Meadows PUD are hereby amended and replaced with the attached Exhibit D ("Architectural Standards – Parcel A – Blue Grass Lots"), Exhibit E ("Architectural Standards – Parcel A – Meadowlands (Unplatted) Lots") and Exhibit G ("Architectural Standards – Parcel B – Two Gaits"), respectively.
- 5.2 Meadowlands Section One. The architectural standards set forth in Exhibit F shall apply to Meadowlands Section One ("Architectural Standards – Parcel A - Meadowlands Section One Lots"). The following Lots in Meadowlands Section One shall also comply with the standards set forth for Parcel B in Exhibit G (except for Sections 1 and 3 thereof): Lot 23, Lot 29, Lot 34 and Lot 48. In addition, the Developer shall offer as available to be constructed on lots in Meadowlands Section One those homes which are offered and marketed to be constructed on lots in Parcel B – Two Gaits Lots.
- 5.3 Section 9.1 of the Viking Meadows PUD, as applicable to Area A, is hereby amended to read as follows: "Up to 58% of the Residences within Parcel A may be developed per architectural standards set forth in what is attached hereto and incorporated herein by reference as Exhibit D, all of which replace and supersede any conflicting provision in the Zoning Ordinance."
- 5.4 Section 9.2 of the Viking Meadows PUD, as applicable to Area A, is hereby amended to read as follows: "At least 42% of the Residences within Parcel A shall either comply with the architectural standards set forth in what is attached

hereto and incorporated herein by reference as Exhibit E or Exhibit F, all of which replace and supersede any conflicting provision in the Zoning Ordinance."

Section 6. **Open Space.**

- 6.1 Section 13.1 of the Viking Meadows PUD, as applicable to Parcel A, is hereby amended to read as follows: "Within Parcel A, there shall be at least 24.45 acres of open space/green space."

Section 7. **Amenities.**

- 7.1 The amenities shown on the attached Exhibit H (the "Clubhouse Amenities") shall be completed as follows:
- A. Phase 1 by the earlier of: (i) May 31, 2012, or (ii) within 180 days after the issuance of the 100th single-family building permit within Parcels A and B, combined, following approval of this Ordinance.
 - B. Phase 2 by the earlier of: (i) December 31, 2013, or (ii) within 180 days after the issuance of the 150th single-family building permit within Parcels A and B, combined, following approval of this Ordinance.
 - C. Phase 3 by the earlier of: (i) December 31, 2014, or (ii) within 180 days after the issuance of the 200th single-family building permit within Parcels A and B, combined, following approval of this Ordinance.

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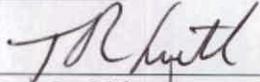
Section 8. Approval. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 13th day of December, 2010.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

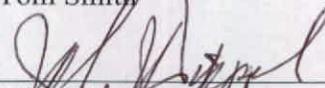
Abstain



Tom Smith

Tom Smith

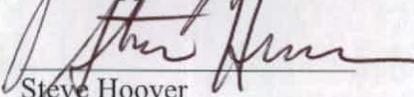
Tom Smith



John Dippel

John Dippel

John Dippel

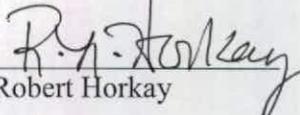


Steve Hoover

Steve Hoover

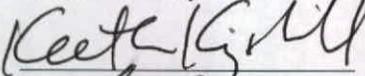
Steve Hoover

Robert Horkay



Robert Horkay

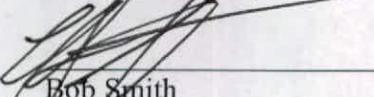
Robert Horkay



Kenneth Kingshill

Kenneth Kingshill

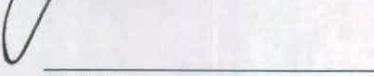
Kenneth Kingshill



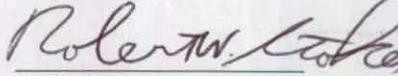
Bob Smith

Bob Smith

Bob Smith



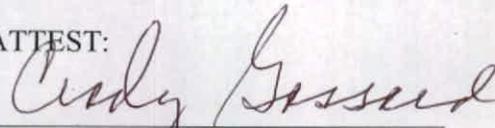
Rob Stokes



Rob Stokes

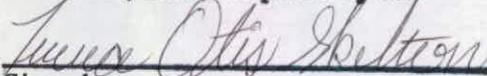
Rob Stokes

ATTEST:



Cindy Gossard, Clerk-Treasurer

**"I affirm, under the penalties of perjury,
that I have taken reasonable care to redact
each Social Security Number in this
document, unless required by law"**



Signed

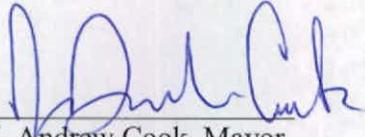
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Steven D. Hardin.

This Instrument prepared by: Steven D. Hardin, Esq., Baker & Daniels, LLP and
Jesse M. Pohlman, Land Use Consultant, Baker & Daniels, LLP
600 East 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

I hereby certify ORDINANCE 10-30 was delivered to the Mayor of Westfield on the
14 day of December, 2010, at 11:00 A.m.


Cindy Gossard, Clerk-Treasurer

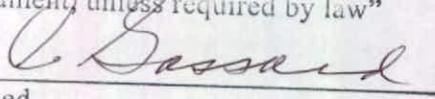
I hereby APPROVE ORDINANCE 10-30
this 14 day of December, 2010.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 10-30
this _____ day of December, 2010.

J. Andrew Cook, Mayor

"I affirm, under the penalties of perjury,
that I have taken reasonable care to redact
each Social Security Number in this
document, unless required by law"


Signed

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	Concept Plan Exhibit
Exhibit C	Amended Development Standards Matrix – Parcels A & B
Exhibit D	Architectural Standards – Parcel A – Blue Grass Lots
Exhibit E	Architectural Standards – Parcel A – Meadowlands (Unplatted) Lots
Exhibit F	Architectural Standards – Parcel A – Meadowlands Section One Lots
Exhibit G	Architectural Standards – Parcel B – Two Gaits Lots
Exhibit H	The Clubhouse Amenities
Exhibit I	Single-Family Home Style Exhibit
Exhibit J	Viking Meadows Façade Variety Code

EXHIBIT A
REAL ESTATE

"PARCEL A"

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 45 minutes 58 seconds East (assumed bearing) on the north line of said Southwest Quarter 2274.66 feet; thence South 00 degrees 00 minutes 00 seconds East 790.25 feet; thence North 90 degrees 00 minutes 00 seconds East 281.45 feet to a point on the west right-of-way line of the Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on said west right-of-way line 1810.31 feet to a point on the south line of said Southwest Quarter; thence South 87 degrees 16 minutes 25 seconds West on said south line 2558.29 feet to the southwest corner of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on the west line of said Southwest Quarter 837.03 feet to a corner of the real estate described in Instrument No. 2001-22531 in the Office of the Recorder of Hamilton County, Indiana; thence the following nine calls on the perimeter of said real estate: 1.) North 89 degrees 55 minutes 23 seconds East 17.78 feet; 2.) North 09 degrees 00 minutes 01 seconds East 45.57 feet; 3.) North 00 degrees 04 minutes 37 seconds West 95.00 feet; 4.) North 33 degrees 56 minutes 33 seconds East 48.26 feet; 5.) North 00 degrees 04 minutes 37 seconds West 25.00 feet; 6.) North 23 degrees 49 minutes 35 seconds West 54.63 feet; 7.) North 00 degrees 04 minutes 37 seconds West 90.00 feet; 8.) North 15 degrees 30 minutes 37 seconds West 46.68 feet; 9.) South 89 degrees 55 minutes 23 seconds West 17.63 feet to a point on the west line of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on said west line 1406.55 feet to the Point of Beginning, containing 148.37 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

"PARCEL B"

A part of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 16 minutes 25 seconds East (assumed bearing) on the north line of said Northwest Quarter 1952.56 feet to a point which is on the easternmost line of the real estate described in Instrument No. 97-45676 (Exhibit D) in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 41 seconds East on the east line of said real estate 1323.73 feet to a point on the south line of the North Half of said Northwest Quarter; thence South 87 degrees 36 minutes 09 seconds West on said south line 1917.12 feet to the southeast corner of the real estate described in Instrument No. 2001-22530; thence the following five calls on the perimeter of said real estate: 1.) North 00 degrees 02 minutes 27 seconds West 24.96 feet; 2.) North 15 degrees 12 minutes 51 seconds East 57.01 feet; 3.) North 11 degrees 48 minutes 33 seconds West 122.58 feet; 4.) North 00 degrees 02 minutes 27 seconds West 90.00 feet; 5.) South 89 degrees 57 minutes 33 seconds West 24.11 feet to a point on the west line of said Northwest Quarter; thence North 00 degrees 05 minutes 26 seconds West on said west line 1021.12 feet to the Point of Beginning, containing 58.78 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

VIKING MEADOWS

CONCEPT PLAN
Date: SEPTEMBER 27, 2010

LEGEND

-  = APPROXIMATE LOCATION OF ACCESS POINTS
-  = APPROXIMATE LOCATION OF NEW ACCESS POINT

RESIDENTIAL/ LOCAL BUSINESS DENSITY = 1.49 LOTS/ACRE
OR
RESIDENTIAL/ MULTIFAMILY DENSITY = 2.15 LOTS/ACRE

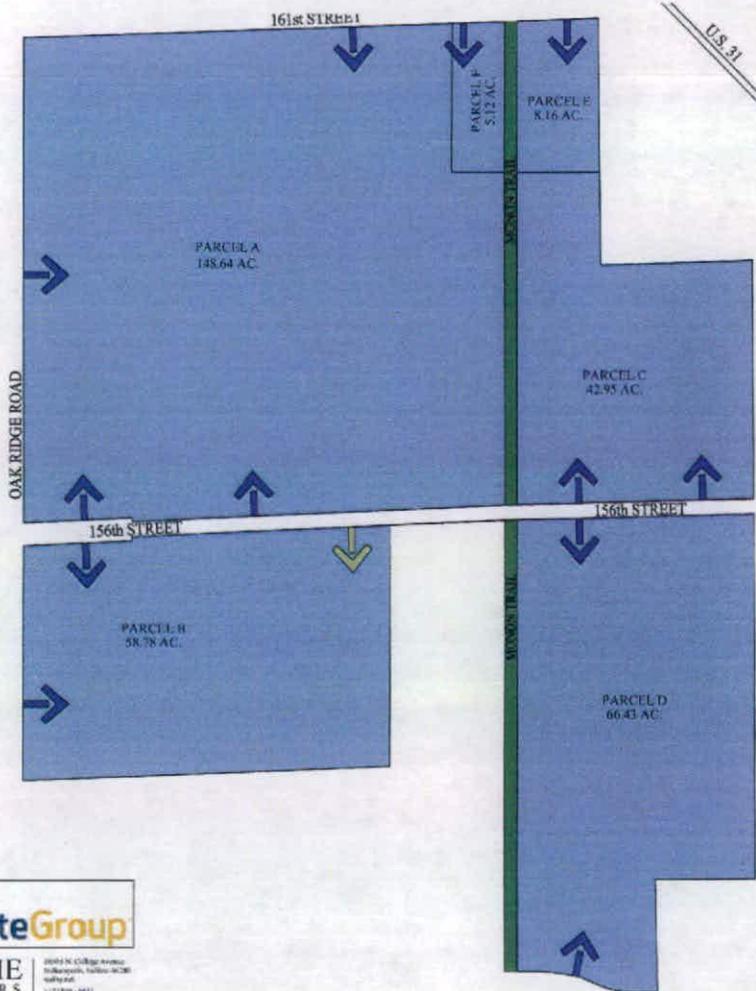


EXHIBIT B
CONCEPT PLAN

SCALE: 1" = 600'
0 200 400 600
Page 1 of 1



WEIHE ENGINEERS
2024 N. College Avenue
Indianapolis, Indiana 46204
317.939-9411

EXHIBIT C
AMENDED DEVELOPMENT STANDARDS MATRIX

Parcels A and B: Residential Development Standards

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (SF)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size (SF)		Parcel Size (acres)	Density (du/acre)	Architectural Standards
			at Bldg Setback Line	at Right of Way			Front	Side	Rear	1-Story	2-Story			
A ("Blue Grass")	SF-2	178	65'	40'	8,450	35'	25'	5' min. 14' Aggregate Between Structures	25'	1,800	2,000	148.64	2.20	See Exhibit D
A ("Meadowlands")	SF-2	148	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	2,000	2,200			See Exhibit E See Exhibit F for Section One
B ("Two Gaits")	SF-2	70	95'	50'	12,000	25'	25'	5' min. 18' Aggregate Between Structures	25'	2,400	2,600	58.78	1.20	See Exhibit G

EXHIBIT D

(Replaces Exhibit 16 of the Viking Meadows PUD)

**ARCHITECTURAL STANDARDS
PARCEL A – BLUE GRASS LOTS**

- 1) **Lot Width:**
Minimum of 65 ft. at front building line

- 2) **Minimum Square Footage:**
One-story home: 1800
Two-story home: 2000

- 3) **Side Yard Setbacks:**
5 ft. minimum
14 ft. minimum between residences

- 4) **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) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

- 6) **Roof Ridgeline:**
 - A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

- 7) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. The exterior corners of a covered porch, the

outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.

8) **Equipment Vents:**

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

9) **Foundations:**

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

10) **Windows:**

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

11) **Garages:**

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

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).
- C. Homes with a historical architectural style¹ that lends itself to the use of less masonry may have less than fifty percent (50%) masonry on the front facade.
- D. A minimum of seventy percent (70%) of the homes in Parcel A – Blue Grass Lots area shall have at least a masonry wainscot on the front façade of at least twenty-four inches (24”) in height excluding windows, doors, garage doors and other openings. This overall requirement does not relieve homes without a historical architectural style from compliance with sub-section B, above.

13) **Siding Requirements:**

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

14) **Landscaping:**

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

- 3) 1 to 4 shade trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

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

15) **Miscellaneous:**

- A. A not-for-profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- 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. One existing Viking Meadows homeowner shall be appointed to the NCC.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes consistent with the existing mailboxes in Meadowlands Section One shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior

elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.

- H. Dumpsters and or trash bins are required on all lots once framing begins and shall be removed prior to receiving a Certificate of Occupancy.

16) Façade Variety:

All homes shall comply with the provisions set forth in Exhibit J, the Viking Meadows Façade Variety Code.

¹ Historical architectural styles are styles such as those identified in Exhibit I, 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

(Replaces Exhibit 17 of the Viking Meadows PUD)

**ARCHITECTURAL STANDARDS
PARCEL A – MEADOWLANDS (UNPLATTED²) LOTS**

1) **Lot Width:**
Minimum of 80 ft. at front building line

2) **Minimum Square Footage:**
One-story home: 2000
Two-story home: 2200

3) **Side Yard Setbacks:**
5 ft. minimum
14 ft. minimum between residences

4) **Minimum Roof Pitch:**
Front to back: 6/12
Front gables: 8/12

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

5) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**

- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
- B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
- C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

- 7) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.
- 8) **Equipment Vents:**
All vents shall attach to the rear or side of the home to reduce visibility from the street.
- 9) **Foundations:**
Slabs and basements shall be permitted for one story homes. All two story homes shall have full basements. Crawl spaces shall be prohibited.
- 10) **Windows:**
A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
B. Each front and rear facade shall include a minimum of four (4) windows, and each side facade shall include at least one (1) window.
C. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.
- 11) **Garages:**
All homes shall have a minimum three-car attached garage with decorative garage doors. The width of the garage door for any one-story home with a front load garage shall be limited to a maximum of forty percent (40%) of the total lineal footage of the home's front façade.
- 12) **Masonry Requirements:**
A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).
C. Homes with a historical architectural style¹ that lends itself to the use of less masonry may have less than fifty percent (50%) masonry on the front facade.
D. A minimum of seventy percent (70%) of the homes in Parcel A –Meadowlands (Unplatted) area shall have at least a masonry wainscot on the front façade of at least twenty-four inches (24") in height excluding windows, doors, garage doors and other openings. This overall requirement does not relieve homes without a historical architectural style from compliance with sub-section B, above.
- 13) **Siding Requirements:**
No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.

14) **Landscaping:**

A. Front landscaping:

- 1) 20 shrubs (2 gallon planted)
- 2) 2 yard trees (one shade tree / one ornamental tree)
(2" minimum caliper outside planting bed)
- 3) 1 to 4 shade trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

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

15) **Miscellaneous:**

- A. A not-for-profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction. One existing Viking Meadows homeowner shall be appointed to the NCC.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes consistent with the existing mailboxes in Meadowlands Section One shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.

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

16) **Façade Variety:**

All homes shall comply with the provisions set forth in Exhibit J, the Viking Meadows Façade Variety Code.

¹ Historical architectural styles are styles such as those identified in Exhibit I, 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.

² Applies to those areas of Meadowlands that are not platted as of the date of the adoption of this Ordinance.

EXHIBIT F

ARCHITECTURAL STANDARDS PARCEL A - MEADOWLANDS SECTION ONE LOTS

- 1) **Lot Width:**
Minimum of 85 ft. at front building line

- 2) **Minimum Square Footage:**
One-story home: 2000
Two-story home: 2200

Note: Two-story homes on Lots 4, 6, 16, 17, 21, 25, 30, 45 and 49 of Meadowlands Section One (the "Adjacent Lots") shall be a minimum of 2500 square feet. If a one-story home is constructed on an Adjacent Lot, then the home shall be required to have a full basement.

- 3) **Side Yard Setbacks:**
5 ft. minimum
14 ft. minimum between residences

- 4) **Minimum Roof Pitch:**
Front to back: 6/12
Front gables: 8/12

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

- 5) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

- 6) **Roof Ridgeline:**
- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

- 7) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.
- 8) **Equipment Vents:**
All vents shall attach to the rear or side of the home to reduce visibility from the street.
- 9) **Foundations:**
Slabs and basements shall be permitted for one story homes. All two story homes shall have full basements. Crawl spaces shall be prohibited.
- 10) **Windows:**
A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
B. Each front and rear facade shall include a minimum of four (4) windows, and each side facade shall include at least one (1) window.
C. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.
- 11) **Garages:**
All homes shall have a minimum three-car attached garage. All garages shall either be (i) side load; or (ii) front load with decorative garage doors. Garages for two-story homes shall be side load. The width of the garage door for any one-story home with a front load garage shall be limited to a maximum of forty percent (40%) of the total lineal footage of the home's front façade.
- 12) **Masonry Requirements:**
A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).
C. Homes with a historical architectural style¹ that lends itself to the use of less masonry may have less than fifty (50%) masonry on the front facade.
D. A minimum of seventy percent (70%) of the homes in Meadowlands Section One shall have at least a masonry wainscot on the front façade of at least twenty-four inches (24") in height excluding windows, doors, garage doors and other openings. This overall requirement does not relieve homes without a historical architectural style from compliance with sub-section B, above.

13) **Siding Requirements:**

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

14) **Landscaping:**

A. Front landscaping:

- 1) 20 shrubs (2 gallon planted)
- 2) 2 yard trees (one shade tree / one ornamental tree)
(2" minimum caliper outside planting bed)
- 3) 1 to 4 shade trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

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

15) **Miscellaneous:**

- A. A not-for-profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction. One existing Viking Meadows homeowner shall be appointed to the NCC.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.

- E. Uniform mailboxes consistent with the existing mailboxes in Meadowlands Section One.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins and shall be removed prior to receiving a Certificate of Occupancy.

16) **Façade Variety:**

All homes shall comply with the provisions set forth in Exhibit J, the Viking Meadows Façade Variety Code.

17) **Model Homes:**

The Developer anticipates model homes will be constructed within Meadowlands Section One and that said model homes will be representative of those homes available within both Parcels A and B. As a result, if a model home is constructed within Meadowlands Section One, then the model home(s) shall be restricted to Lots 10 through 14 of Meadowlands Section One (the "Model Home Lots"). The initial model homes constructed in Meadowlands Section One shall be constructed on Lots 12, 13 and 14. Notwithstanding any other requirements to the contrary set forth herein, a model home constructed on a Model Home Lot shall only be required to meet the architectural specifications of either Exhibit D, Exhibit E, Exhibit F or Exhibit G. A model home in Meadowlands Section One that is constructed to the architectural specifications of Exhibit D and marketed as available within Parcel A – Blue Grass Lots area may only be constructed on Lot 14. If a model home is constructed on Lot 10, then such model home shall be required to have a side load garage.

18) **Additional Standards:**

Pursuant to Section 5.2 of this Ordinance, the following lots in Meadowlands Section One shall also comply with the standards set forth in Exhibit G (except for Sections 1 and 3 thereof) for Parcel B – Two Gaits Lots: Lot 23, Lot 29, Lot 34 and Lot 48. If a standard in Exhibit G is more restrictive than a standard set forth above, then the more restrictive standard shall apply to these lots. In addition, the Developer shall offer as available to be constructed on lots in Meadowlands Section One those homes which are offered and marketed to be constructed on lots in Parcel B – Two Gaits Lots.

¹ Historical architectural styles are styles such as those identified in Exhibit I, 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 G

(Replaces Exhibit 18 of the Viking Meadows PUD)

**ARCHITECTURAL STANDARDS
PARCEL B - TWO GAITS LOTS**

- 1) **Lot Width:**
Minimum of 95 ft. at front building line

- 2) **Minimum Square Footage:**
One-story home: 2400
Two-story home: 2600

Note: Homes on Lots 15, 16, 17, 18 and 19 of Two Gaits Section One (collectively, the "Cul-de-Sac Lots") shall be a minimum of 3200 square feet exclusive of basements. Homes on Lots 14, 20, 35, 36, 37, 38, 39, 44 and 57, as shown on the Two Gaits Primary Plat approved by the Westfield Plan Commission on April 25, 2005, shall be a minimum of 2800 square feet exclusive of basements (collectively, the "Additional Lots"). Homes on both the Cul-de-Sac Lots and the Additional Lots shall have a full basement.

- 3) **Side Yard Setbacks:**
5 ft. minimum
18 ft. minimum between residences

- 4) **Minimum Roof Pitch:**
Front to back: 8/12
Front gables: 9/12

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

- 5) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

- 6) **Roof Ridgeline:**
- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required.
 - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required.
 - C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

7) **Corner Breaks:**

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

8) **Equipment Vents:**

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

9) **Foundations:**

No slab foundations shall be permitted. All home foundations shall be on a basement or crawl space.

10) **Windows:**

- A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
- B. Each front and rear facade shall include a minimum of six (6) windows, and each side façade shall include at least one (1) window.
- C. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

Note: Homes on both the Cul-de-Sac Lots and the Additional Lots shall include a minimum of eight (8) windows on the front and rear facades.

11) **Garages:**

All homes shall have a minimum three-car attached side load garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. Except as provided in sub-section C, below, all homes shall have masonry on the first floor, front, sides and rear (exclusive of windows, doors and garage doors).
- C. Homes with a historical architectural style¹ that lends itself to the use of less masonry may have less masonry.
- E. A minimum of seventy percent (70%) of the homes in Parcel B -Two Gaits area shall have at least a masonry wainscot on the front façade of at least twenty-four inches (24") in height excluding windows, doors, garage doors and other openings. This overall requirement does not relieve homes without a historical architectural style from compliance with sub-section B, above.

13) **Siding Requirements:**

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

14) **Landscaping:**

A. Front landscaping:

- 1) 30 shrubs (2 gallon planted)
- 2) 3 yard trees (two shade trees / one ornamental tree)
(2" minimum caliper outside planting bed)
- 3) 1 to 4 shade trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

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

15) **Miscellaneous:**

- A. A not-for-profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction. One existing Viking Meadows homeowner shall be appointed to the NCC.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.

- E. Uniform mailboxes consistent with the existing mailboxes in Two Gaits Section One shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins and shall be removed prior to receiving a Certificate of Occupancy.

16) Façade Variety:

All homes shall comply with the provisions set forth in Exhibit J, the Viking Meadows Façade Variety Code.

¹ Historical architectural styles are styles such as those identified in Exhibit I, 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 H

CLUBHOUSE AMENITIES

Existing Amenity Improvements.

As of the date of the adoption of this Ordinance, the following improvements existed on Block E of the Meadowlands Section One (the "Existing Improvements"):

- Partially completed clubhouse/pool house (the "Clubhouse")(pursuant to Section 16.3 of the Viking Meadows PUD);
- Outdoor basketball court (pursuant to Section 16.4 of the Viking Meadows PUD);
- Playground (pursuant to Section 16.5 of the Viking Meadows PUD);
- Landscaping (pursuant to Section 16.6 of the Viking Meadows PUD);
- Parking areas; and
- Outdoor tennis court.

New Amenity Improvements.

In addition to those Existing Improvements, the following improvements shall be installed and completed pursuant to Section 7 of this Ordinance:

Phase 1 (outdoor improvements):

- One (1) swimming pool of approximately one thousand nine hundred fifty (1950) square feet
- One (1) wading pool of approximately one hundred forty (140) square feet
- Lounge chairs (20)
- Tables (5)
- Umbrellas (5)
- Gazebo
- Picnic tables (3)
- Outdoor drinking fountain
- Bathrooms (within the Clubhouse)

Phase 2 (improvements to finish out the Clubhouse):

- Indoor Half-Court Basketball Court (north area of Clubhouse)
- Fitness Center (north area of Clubhouse) to include the following equipment: universal-type weight machine, dumbbell set, 3 treadmills, 2 exercise bikes, 3 elliptical trainers, 2 stair climbers and exercise balls

Phase 3 (improvements to finish out the Clubhouse):

- Game Room (north area of Clubhouse)
- Hearth Room (center area of Clubhouse)
- South Area Improvements. The improvements for this area of the Clubhouse will be determined by the Developer with input from the Viking Meadows Homeowners Association advisory board.

EXHIBIT I (cont.)

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

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

STYLE ELEMENTS

- Gable Elements: Gable ends with brackets above
- Window Treatment: Brick Soldier w/ panel shutters
- Corner Condition: Closed effit with stepped trim lines
- Front Entry: Low one story gable entrance w/ stone and brick accents
- Bay / Pan Window: Bay window

ADDITIONAL STYLE ELEMENTS

- Iron railing occasionally used
- Hip dormer
- Exposed lumber at door entry

EURO COUNTRY STYLE
RESIDENTIAL CONCEPT ELEVATION

EXHIBIT I (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 IN MASSING, FUNCTIONAL AESTHETICS, NATURAL - LOCAL MATERIALS AND A GREATER DISCREET OF CRAFTSMANSHIP ALSO EMPHATICALLY REINFORCE THIS HOME - BIRTH RELATIONSHIP. ARTS & CRAFTS PROponents BELIEVED TO BE MISSING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PERIOD

Exterior materials are based on local, horizontal lap siding, shales, brick, stone, or stucco are all common; they frequently occur in combination (demographic areas determine what materials are used usually). Exterior chimneys they are always brick or stone

Broad spreading eaves supported by projecting beams and brackets

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 garage doors reflect the architectural style of the home

Stone or brick waistcoat sections the house to the ground plane

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

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

Decorative (fake) beams or trusses under gables give the illustration of handcrafted craftsmanship

Extended roof / or elaborated rafter cuts which emphasized handcraftedness instead mass reproduction

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

Open rafter cuts to give the illusion of handcraftedness

Decorative handrail reflects the architectural style of the house

Porchails 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 handcraftedness

STYLE ELEMENTS

Corner Condition	Window Treatment	Gable Elements	Front Entry	Bay / Box Window	Trellised capital
Hip roof with surco and stone veneer waistcoat	Front glass doors	Louver	Stepped pier (top)	Single roof	Examples of other elements with window below
	Craftsman pullman window	Two-pane triangle Louver	Box bay cantilevered (no foundation)	Box bay cantilevered (no foundation)	

ADDITIONAL STYLE ELEMENTS

Cable trim which as the appearance of being handcrafted	Example of gable element

CRAFTSMAN STYLE

RESIDENTIAL CONCEPT ELEVATION

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.

EXHIBIT I (cont.)

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

Callouts:

- Classical Style roof materials are shingle, flat tile and some metal accents roofs
- Moderately pitched main body gables (6-8) occasionally hipped
- Flash rakes with Queen Ann returns.
- Flash rakes with Queen Ann returns.
- Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum
- Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum
- Accent rakes slopes should be moderated (8-9 pitch)
- Classical Styles windows are aligned horizontally and vertically in symmetrical rows
- Louvers gable elements wrapped with 1x - trim or stucco
- Windows with single / double hung sashes, typically with nine or twelve small panes per sashes; windows very rarely grouped together
- Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum
- Classical shutters are usually panel or louver
- Exteriors materials are siding, brick and stucco
- Classical Style panel garage door
- Carved ornate entry was usually the only decoration (except for the cornice) on the exterior. Covered porch - 5'-0" deep (minimum)
- Brick sill cap functions as a transitional element between the brick wainscot and siding / stucco upper facade
- Classical Style garage and front doors are normally paneled

STYLE ELEMENTS

<p>Cornice Condition</p> <p>Open rake gable with stepped trim</p>	<p>Window Treatment</p> <p>Palladian window with brick surround</p>	<p>Gable Elements</p> <p>Examples of gable elements with brick surround</p>	<p>Front Entry</p> <p>Rectangular windows with door below</p>	<p>Bay / Box Window</p> <p>60 or 45 degree bay cantilevered (no foundation)</p>	<p>ADDITIONAL STYLE ELEMENTS</p> <p>Brick veneer Quoins or Zipper Quoins at corners</p> <p>Classical entrance with fixed glass above door</p> <p>Window Pediments</p> <p>Stone key</p> <p>Without Stone key</p> <p>Examples of other elements with windows below</p>		
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CLASSICAL STYLE
RESIDENTIAL CONCEPT ELEVATION

EXHIBIT I (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.

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 ARCHITECTURES WITH USE OF ELEMENTS FROM BOTH STYLES TO COMPLETE THE EXTERIOR MAKEUP.

Labels for the main drawing include: 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 around windows, Round 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, Roof materials are shingles with metal accents, Occasionally dormers are used in this style, Vertical louver, Use of concrete bounts, Veneer - Siding, Keystone accents are used in style, Articulated molding around at garage, Standard 12 panel garage door, Exterior materials are siding, small elements of stone and brick.

ADDITIONAL STYLE ELEMENTS

Labels for additional elements include: Decorative corbels, Tapered square post w/ decorative base, Decorative railing system with cross bar, 60 or 45 degree cantilevered bay, Door crosshead trim, Gable Pediments or Vents, Typical window w/ paneled header and pediment, Closed rake gable with stepped trim brace.

HEARTLAND STYLE

RESIDENTIAL CONCEPT ELEVATION

EXHIBIT I (cont.)

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Smooth flat shingle roof reinforces the Prairie image

70% horizontal masonry, 30% vertical masonry

Exterior plaster wall chinking

6" Stucco trim

Standard 32 paneled garage door

Contrasting windowsill 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

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 Cast) on square base (brick or stone) full lit 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)

Decorative porch - 4"

Functional porch - 6"

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.

STYLE ELEMENTS

- Window Treatment**
Examples of a common wood crown or capital
- Corner Corbeling**
18" Eave over frame w/ 1x6 Frieze board
- Gable Elements**
Dormer through - cornice
- Front Entry**
Built-up square column on brick or stone base
- Bay / Box Window**
Window w/ planter box

ADDITIONAL STYLE ELEMENTS

- Projected balcony further than lower planter box**
the lower floor only
- Diagonal Pane Placement ribbon windows**
Steept-back gable w/ wood beam side

PRAIRIE STYLE

RESIDENTIAL CONCEPT ELEVATION

EXHIBIT I (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.

LOWCOUNTRY ARCHITECTURE ORIGINATED IN LOUISIANA AND SPREAD INTO SOUTH CAROLINA, VIRGINIA AND MARYLAND. SOUTHERN CLIMATE CONDITIONS HAVE HAD A DRAMATIC IMPACT UPON LOWCOUNTRY ARCHITECTURE. LOCAL UNDERSTANDING OF NATURAL ENVIRONMENTAL FORCES ENABLE SOUTHENERS TO BUILD IN WAYS THAT BUFFERED US AGAINST OUR HARSH CLIMATE CONDITIONS. LONG, DEEP PORCHES WITH SOUTHERN PORCHES, 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.

Roof materials are shingles, flat tin, metal accents

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

Flash rakes with Queen-Anne returns.

Fascia trim with 1 x 6 trim board (maximum)

Ascent rakes 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, shingles, stone and brick

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

Brick veneer anchors the home to the ground plane

Lowcountry garage and front doors are normally paneled

Full length gossamer front porches are common which provide protection and shade from the weather

1x4 - trim overboard

Moderately to steep pitched main body gables (8/12 - 10/12) occasionally hipped with 4/12 pitch terraces

Flash rakes with Queen-Anne returns.

Roof dormer with shed or gable end roof

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

Shutters are lowered or paneled

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

Corner Condition
Closest main gable with stepped eave fringe

Window Treatment
Typical window with shutters and stepped trim

Dormer
Roof dormer with standard trim

Front Entry
Rectangular windows with door below

Bay / Ben. Window
Single or multi bay 60 or 45 degree bay cantilevered (no foundation)

Additional Style Elements
Decorative panel
Examples of other railing systems
Decorative box columns at front porch
Dropped porch beam with stepped trim

STYLE ELEMENTS

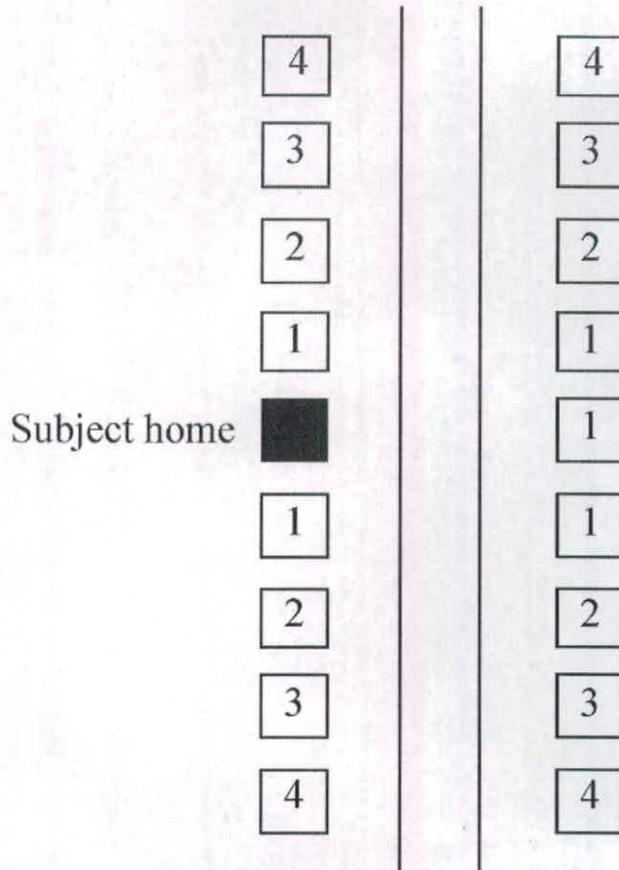
RAISED FOUNDATION FOR BETTER AIR MOVEMENT

LOWCOUNTRY STYLE

RESIDENTIAL CONCEPT ELEVATION

EXHIBIT J

VIKING MEADOWS FAÇADE VARIETY CODE



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