

THE ROLE OF THE ARCHITECTURE

In the initial planning of Sunset Views Unit II, the subject of architecture received thoughtful consideration. It was recognized that the community would be one of custom homes built over a period of time as opposed to a few selected models built by one builder. It was further recognized that the setting is in a country atmosphere and that great variety may exist in the features of individual home sites. A decision was therefore made that no specific style of architecture would be chosen as the absolute standard for Sunset Views Unit II. Instead, it was felt that flexibility should be retained and that personal taste and the individual site should dictate the way in which architecture would best reflect nature's forms, colors, and textures. Design solutions foreign to and not consistent with natural surroundings should be avoided.

PLANNING YOUR HOME

The building of a home in Sunset Views Unit II should be an exciting and enjoyable experience. For many property owners it will represent one of the major investments made in their lifetime. Because every building site in Sunset Views Unit II presents a different and interesting opportunity, it is important to secure the advice and services of a competent professional. If it is not feasible for you to work with an architect, you should deal with a custom builder who has design capabilities and demonstrated record of success in the field.

ARCHITECTURAL REVIEW

In order to protect and enhance property values in Sunset Views Unit II, certain standards and requirements have been established with respect to building activity. A Declaration of Covenants, Conditions and Restrictions was recorded which contains a section specifying that all plans for new construction or subsequent alterations must be submitted and approved prior to the application for a building permit. The review and approval of these plans is the responsibility of the Architectural Review Committee appointed by the Board of Directors of the Homeowners' Association.

ARCHITECTURAL REVIEW COMMITTEE PROCEDURE

In order to discharge their responsibilities, the Committee requires that you submit, in advance of building, two (2) copies of your plans for review and approval. The house plans should be at scale and include floor plans as well as elevation drawings of all exterior sides. A complete description of all exterior surfaces specifying material, texture, and color shall be indicated on the drawings. Fences, screens and walls must also be depicted on the drawings and described in detail. A recap of the total number of square feet of livable interior heated/air, conditioned floor space should also be shown.

Also required is a detailed site plan and landscaping plan as well as brick and roof samples. This site plan must show the position of all proposed structures, including the residence, walls, fences, ect. It should show the location of easements, the proposed location of driveway and parking areas, and indicate any trees with a diameter at the base of (4") inches or greater which are proposed to be removed.

The Committee has a period of 90 days in which to review and take action on plans. Every effort will be made to expedite the review process in a shorter period of time. Plans and material samples shall be delivered to the Sunset Views Unit II registered office, with a check for a one-time review fee of \$200.00, payable to Sunset Views Homeowners' Association Unit II. The Sunset Views registered office information can be obtained from the Village of Lily Lake.

Upon receipt of the plans, the committee will make a preliminary review and then may call for an on-site meeting. Those in attendance should be the owner, architect, builder and Architectural Review Committee designate. The purpose of the meeting is to:

1. Review the site plan.
2. Review submitted plans for compliance with overall architectural guidelines.

Upon approval, the Architectural Review Committee will submit a written confirmation to you indicating their approval. In the event your plans are not initially approved, you may submit revisions at no additional charge. Written approval by the Committee is required to obtain a building permit from the Village of Lily Lake.

At least one additional on-site meeting may be subsequently held with the above people. The purpose of this meeting will be to review the site after the builder has "field-staked" the house and before any tree removal or excavation is started. This is the last opportunity to make any site adjustments.

Inspections may be periodically made by someone designated by the committee as work progresses. These procedures are not designated to substitute for inspections by you, your architect, or others. They are designated to insure compliance with approvals granted by the committee for the mutual protection of all.

ARCHITECTURAL CRITERIA

The criteria is outlined below reflect the exterior architectural elements which should be considered in the design and positioning of your home on the home site. The Architectural Review Committee uses these guidelines in the plan review process.

1. Size of Home

The declaration of Covenants, Conditions and Restrictions ("Declaration") specifies that one-story homes must have a minimum enclosed ground floor area of at least 2,800 square feet. Multi-story homes must have a minimum living area of 3,200 square feet in

total, with a minimum of 1,700 square feet on the first floor. Minimum living area is defined as those areas that are heated and/or air conditioned, excluding in all events garages, basements, patios, decks and breezeways. Rooms lower than grade level are not considered living area. In addition, areas under sloping ceilings with less than seven (7) feet of head room are not considered floor space. All homes must have a basement covering at least fifty percent (50%) of the ground level area, excluding garage, subject to the provisions of Article V, Section 36 of the Declaration. The balance of the area below the ground floor area, excluding garage, shall be crawl space. No slab foundations are permitted.

2. Styling

As previously indicated, no one architectural style has been specified for Sunset Views Unit 2. However, care should be exercised in style selection so that it will blend with the country setting and with the surrounding environment, including neighborhood homes. Traditional and contemporary styles are considered quite appropriate. Care should be taken to avoid styles which do not have distinctive character. In all cases, care should be taken in following through on detailing to achieve authenticity.

3. Exterior Siding and Materials and Colors

The choice of exterior material and color is extremely important. The house style will, in most instances, dictate the appropriate range of material and color. Within the acceptable ranges will be sufficient latitude for personal preferences. Care should be taken to avoid the use of an excessive number of different materials (giving a cluttered feeling) and materials of colors with highly reflective characteristics will not be allowed. Only brick, stone and/or cedar/redwood or other approved material is permitted. Aluminum/vinyl siding is prohibited. At least seventy five (75%) percent of the exterior front must be natural stone or brick or other similar acceptable material, dryvit and stucco excluded.

Some settings in Sunset Views Unit 2 may lend themselves to the extensive use of glass in the form of large windows, sliding glass doors, ect. This is considered quite appropriate and permits the outside to become an integral part of the home. On some homes, shutters may add considerably to the overall appearance. Care should be taken to see that shutters are sized to fit window openings and mounted so as to give a functional appearance. Window mullions (either permanent or detachable) may also be used to accent styling and building authenticity. Because of the high visibility factor on many home sites, care should be taken to avoid blank walls or unbalanced placements.

4. Roofs cape

One of the most visible elements of any home is the roof. Its ultimate appearance in relation to the structure should be carefully considered. This includes the shape of the roof in relation to the architectural design, as well as to the color and texture of the roofing material. Roofs with a significant pitch are normally most desirable. Flat roofs

are not allowed. Mechanical equipment, vents, vent covers, ect., will be considered as integral part of the design and should be treated as such. Cedar shakes or cedar shingles are preferred roofing materials, however, other materials are acceptable, if texture and color are satisfactory. Roof peaks are limited to thirty (30) feet in height and roof overhangs must be at least (10) feet inside the property line. The roof pitch must be at least 9/12.

5. Garages

The garage should be designed as an integral part of the house. The garages should be oriented so that doors will be screened and not visible from the street. Garage doors should be of the overhead type. Separate doors will often give a better overall appearance and result in a minimum exposure of interior contents when a door is open. The garage must have a minimum capacity of two cars and a maximum capacity of four cars. Garages are to all be side loaded.

6. Driveways

Driveways should be carefully located for a practicality as well as overall aesthetic appearance. In some cases, it may be desirable to create a two or three car parking zone which can double as a turn-around area. Where driveway lengths are unusually long, gentle curves will enhance the overall appearance. Circular drives are not allowed.

7. Fences and Screens

Fences or screens must be used to screen air conditioning equipment, utility and garbage areas, patio and swimming pools. As with all elements, the fence should enhance, rather than detract from the overall appearance of the property. The Committee encourages the use of rough hewn woods, or natural plantings as fencing and screening materials. See also Article V, section 21 of the Declaration.

8. Landscaping

Proper landscaping adds the finish touch to your home. See Article V, Section 20 of the Declaration of Covenants. You will be responsible for planting any trees required by the Declaration or the Annexation Agreement, including parkway trees. We recommend that you obtain advice from a landscaper architect or experienced landscaper and have a master planting plan prepared. This will serve as a guideline for initial as well as subsequent landscaping. Site planning and clearing should be accomplished, insofar as is feasible, in a manner which respects and preserves the existing natural trees, vegetation and land contours.

We encourage the use of natural plant materials whenever possible and suggest that exotic horticultural varieties be limited to courtyards or other secluded areas. No trees may be planted that violate existing Village Subdivision Regulations.

Mulch, such as paygro, peat moss, or bark is a good investment to supplement plantings.

Such features as statues and chain link or wire fencing which are not harmonious with the natural setting will not be permitted. Grounds lighting fixtures should be carefully selected for compatibility. Such lighting should be subdued so as not to be objectionable to adjacent property owners.

Other Matters

1. Elevation

The top of the foundation is a decision which should be carefully evaluated by experienced personnel. The topographic characteristics of the home site, elevation levels of neighboring homes, and the level of the crown of the street in front of the house are all factors which should be considered. The objective is to achieve positive drainage, display the home to maximum benefit, capture the best views from the interior and take advantage of any opportunities for effectively utilizing basement areas. Please be advised that there is a set of subdivision plans for Sunset Views Unit 2 showing the approved grading plan for each individual lot. There is a set on file with the Village of Lily Lake or a set can be purchased from the HOA.

2. Permits

Before construction begins, it will be necessary to obtain permits from the Village of Lily Lake, and other governmental authorities. **No permits can be obtained unless you have first obtained written approval of the Architectural Review Committee.** The Village also requires the builder to obtain a bond in the event any damage occurs to the streets. It also will be necessary to make appropriate arrangements for connection of various utilities. These tasks are most frequently handled by your builder who is acquainted with the requirements. We recommend that you reach an understanding on this matter before signing a contract with your builder.

3. Maintenance of Construction Site

The general contractor is responsible for seeing that the construction site is continually maintained in a clear condition. However, owners are equally responsible under Village Ordinances for such maintenance. We fully recognize the problems inherent in policing the clean-up of construction waste and its ultimate disposal. However, if the proper attention is regularly given to this matter, we will avoid the problems of unsightly conditions and refuse blowing on to other properties in the residential area.

4. Signage

The general contractor may erect a sign with his name (and the owner's name, if desired) in accordance with Village ordinances. This sign must be removed immediately after completion of construction.

5. Protection of Trees

No trees should be removed if at all possible, and cannot be removed until you have received a building permit from the Village. Great care should be taken to protect existing trees.

6. Employee Parking

Contractors' employees should park on the construction site whenever possible. If it is necessary to park on the roadways, please request that all vehicles be parked on the lane nearest the lot in a single line so as not to obstruct traffic for the property owners and cause any damage to the ditches. Any damage caused must be replaced by the general contractor to the original condition.

7. Plan Alteration

The Committee realizes that during construction it may be advantageous to make minor adjustments to approved plans; however, before any changes are made, it is the responsibility of the property owner to present any alterations to the Architectural Review Committee for approval.

8. Guidelines Incorporated in Covenants

It is intended that these Architectural Guidelines be incorporated in the Declaration of Covenants, Conditions and Restrictions as if fully set forth. In the event of any conflict between the Declaration and these Guidelines, the provisions in the Declaration shall control.

SUMMARY OF POINTS FOR CONSIDERATION

1. The concept of architectural control and review is designated to benefit the owner and his neighbors by helping to protect and enhance property values.
2. The function of the Committee is one of control yet an important part of their objective is to be as helpful to you as possible.
3. Feel free to discuss the contents of this pamphlet with the committee at any time, preferably in advance of final decisions on your part if any questions exist.

4. You will be rewarded with future satisfaction by paying careful attention to details in the initial planning of your home. Professional assistance, if used, will be a small percentage of overall costs yet can yields good dividends.
5. Reserve adequate funds in your budget to appropriately landscape the house.
6. Your lot layout shall conform to the comprehensive plan on file at the Village of Lily Lake.