

MARYKNOLL OF GLEN ELLYN

CONSTRUCTION STANDARDS

All residential lots within Maryknoll of Glen Ellyn are subject to certain Covenants, Conditions and Restrictions (CC&R's) which were established by the Developer for the purpose of enhancing and protecting the value, the desirability, and the attractiveness of all the property within the development. The CC&R's have been recorded in the Office of the Recorder of Deeds of DuPage County and copies are available at the Sales Office for inspection by any prospective lot purchaser. Article IX of the CC&R's provides for an Architectural Review Committee which shall have the right to review and approve all building plans. The Committee consists of three individuals appointed by the Developer. The Committee has established certain construction and building standards for the purposes of enhancing and protecting property values by maintaining harmonious architectural styles and controlling construction to minimize inconvenience and damage.

Prior to applying for a building permit, you must submit the following items to Arlingdale Development Corporation, 2200 Stonington Avenue, Suite 260, Hoffman Estates, Illinois 60195; Attention: Director of Marketing.

a. Three complete sets of architectural plans, bearing the original seal and signature of an architect licensed by the State of Illinois. One set will be returned to you along with the Committee's evaluation. The other two sets of plans will be retained by the Developer.

b. Examples of the exterior materials and color schemes (appropriately labeled). Photographs, brochures, or actual material samples are acceptable.

c. Three copies of the site plan showing the proposed finish grade lines (U. S. G. S. Datum is in one foot contours) and the locations of all buildings and set-back lines. The location and type of all driveways, fences, major trees and shrubs must be indicated on the site plan.

The Architectural Review Committee will review preliminary sketch plans prepared by your architect before you go to the trouble and expense of preparing and assembling the items required in subparagraphs a., b. and c. above and we suggest that you submit such preliminary sketch plans for review as soon as they are available.

To assist you with the design of your home, we have compiled a list of some of the more important architectural standards. These standards encompass the requirements of the CC&R's and Architectural Review Committee.

THE VILLAGE OF GLEN ELLYN HAS A SEPARATE PLAN REVIEW PROCEDURE FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THE PLAN REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE DOES NOT SUBSTITUTE FOR, AND IS NOT RELATED TO, THE PLAN REVIEW BY THE VILLAGE.

Architectural Styles

Maryknoll of Glen Ellyn will be a community of homes that will have a theme of predominantly European and traditional American architectural styling, as evidenced by the Developer's plans and the existing homes and plans which have been previously approved. Architectural styles commonly known as "French Countryside", "English Tudor", "English Cotswold", "French Provincial", "Colonial", "Georgian", "Federal" and "Williamsburg" will be prevalent throughout the community.

Contemporary housing styles that retain some traditional influence such as detailing around the windows, doors and rooflines may be compatible with the overall development theme of Maryknoll of Glen Ellyn. Due to the rolling terrain throughout Maryknoll of Glen Ellyn, many lots have substantial grade differentials. These lots are best suited for split level housing designs. Our sales staff will identify these lots for you. We recommend that you carefully consider the grading requirements on each lot prior to purchasing a lot and designing your home.

Most "modernistic" and radically contemporary architectural styles will not be harmonious with the general architectural characteristics of the community and may, therefore, be rejected by the Architectural Review Committee. Housing styles such as the "A-Frame" or those that are characteristic of ocean front or mountain environments should be avoided. No house, except those constructed by the Developer, may have an architectural treatment that is identical to one which has been built or for which plans have been approved.

WE ENCOURAGE YOUR ARCHITECT TO DISCUSS MATTERS OF STYLING WITH THE SALES STAFF PRIOR TO THE PREPARATION OF WORKING DRAWINGS. WE WILL BE PLEASED TO REVIEW YOUR ARCHITECT'S PRELIMINARY SKETCH TO PROVIDE GUIDANCE ON THE COMPATIBILITY OF THE PROPOSED ARCHITECTURAL STYLE OF YOUR HOUSE.

Minimum Living Area

The gross interior living space of any two-story or raised ranch home must have a minimum area of 2,400 square feet; the gross interior living space of any single-story home must have a minimum area of 2,000 square feet. Basements, other unfinished areas and portions of the home which are substantially below the finished grade elevation of the home considering the topography of the lot will not be included in the minimum living area calculation. The determination by the Architectural Review Committee of what portions of the home contain living space for purposes of calculating the gross interior living space shall be controlling.

Garages

Only garages which are attached to the home as an integral part thereof may be constructed. All garages shall accommodate no less than two nor more than three standard size vehicles, and shall be architecturally compatible with the home. Side loading garages are preferred on corner lots. Detached garages are prohibited.

Exterior Materials

The exterior wall areas must be constructed of stone, brick, other masonry materials, wooden or aluminum siding. Imitation brick, exposed concrete and exposed cinder block are not acceptable. Pre-fabricated plywood or masonite panels such as stucco board should be used only when compatible with the overall architectural style of the home. Exterior colors on the home and garage should compliment the environment of the project.

Roofs

All roofs must be sloping or pitched. Roofs may be constructed of wood, asphalt, slate or similar materials. Metallic roofing materials are not acceptable.

Exterior Lighting

Each house should have some type of exterior identification lighting (such as coach lights). Spot lights must be shielded or louvered to prevent side glare. Each house should have sufficient lighting for safety and convenience.

Driveways

All driveways must have a permanent hard surface such as concrete, asphalt or brick. Gravel driveways are not permitted. Driveways must be fully completed within six months from the start of construction of the home, (weather permitting).

Grading Plans

The Village of Glen Ellyn will require a building permit survey that shows the existing and proposed grade lines for your lot (U. S. G. S. Datum in one foot contour lines). Your finish grading plan must conform to the master plan established for the subdivision. Copies of the master plan requirements for each lot are available from Arlingdale Development Corporation. Each lot grading plan shall, at a minimum, conform to the following criteria:

- a. Compliance with the master grading plan elevations including lot corners and building lines.
- b. One percent (1%) drainage grades (1/8 inch per foot).
- c. Compatibility with adjacent foundation elevations (actual foundation elevations of homes should be shown on your site plan).

Retaining Walls

Retaininng walls, other than those constructed by the Developer, shall be constructed at Buyer's expense where necessary. Retaining walls, where constructed, must be of a natural style and material and are subject to approval of the Architectural Review Committee with respect to uniformity with similar structures through the project.

Landscaping Plans

Due to the styling or location of certain homes, the Architectural Review Committee will require comprehensive landscaping plans and reserves the right to approve or disapprove of the same. Landscaping plans need not be approved prior to the commencement of construction of the home but must be approved prior to the commencement of landscaping work. Landscaping must be consistent with the landscaping on the common areas of the development.

Erosion Control

Each lot must be fully seeded and mulched, or sodded within six months after completion of the home, (weather permitting). For the purpose of determining completion of the home, the issuance of a Certificate of Occupancy shall be conclusively deemed to establish the completion date.

Accessory Buildings

Accessory Buildings are governed by the CC&R's.

Tennis Courts and Swimming Pools

Both of these structures are subject to the requirements of the Village of Glen Ellyn. Additionally, they may not be located within any side yard set-back, but may be located in a rear yard set-back area.

Fences

Fences are not permitted except:

- a. fencing required by law or ordinance around swimming pools;
- b. appropriate fencing around tennis courts;
- c. fencing enclosing any patio adjacent to the home.

All permitted fences are subject to approval by the Architectural Review Committee. No walls other than walls which are an integral architectural feature of the home will be permitted, subject to approval by the Architectural Review Committee.

Construction Procedures

The following procedures must be adhered to in conjunction with the construction of your house.

- a. All construction activities except utility connections must be confined to your lot. You will not be allowed to enter upon, stockpile materials on or dump construction materials or debris on any adjacent lots or the common areas of the development.
- b. Dumpsters or similar refuse containers must be placed only on your lot and not on adjacent lots, the common areas of the development or in the street.
- c. The common areas of the development and adjacent lots are not to be used for access to your lot during construction except for utility connections.

d. You will be responsible for the removal of all construction debris from your lot and for street cleanup made necessary by the construction of your home.

e. You will be responsible for all damage to B-boxes, curbs, sidewalks, streets, utilities and the common areas of the development, including but not limited to the restoration of all landscaping made necessary as a result of the construction of your home.

BE CERTAIN THAT YOUR CONTRACTOR IS AWARE OF THE FOREGOING REQUIREMENTS SINCE YOU AS THE LOT OWNER WILL BE RESPONSIBLE FOR COMPLIANCE WITH THEM.

Miscellaneous

1. Air conditioning condensers and other mechanical equipment are not permitted in the front yard and must be located at least 12 feet from the rear of or side property lines.

2. Trees, shrubs and other vegetation may not be planted on corner lots in a manner which will obstruct the vision of a vehicle approaching within 30 feet of the intersection.

3. Swimming pools, tennis courts, terraces, patios and outdoor fireplaces may only be located in the rear yard and must not encroach onto the side yard set-backs.

4. Awnings or canopies may not project more than three feet from the building.

5. Open air laundry facilities are prohibited.

6. Exterior television and radio antennae are prohibited.

7. Sump pumps and roof drains must be connected directly to the storm sewer line on or immediately adjacent to your lot if available. If a storm sewer line is not available to accept the discharge from sump pumps and roof drains, the same may be discharged onto the surface of your lot but may not be discharged onto adjacent lots.

You may not deviate from the approved plans without the written permission of the Architectural Review Committee and Arlingdale Development Corporation. Plans for fences, additions and other significant construction or alterations are subject to review and approval by the Architectural Review Committee.

Adopted this _____ day of _____, 1980, by
ARLINGDALE DEVELOPMENT CORPORATION.

YOU SHOULD NOTE THAT THE VILLAGE OF GLEN ELLYN HAS A ZONING ORDINANCE AND CERTAIN OTHER BUILDING REGULATIONS WHICH MAY IMPOSE ADDITIONAL REQUIREMENTS ON YOUR BUILDING PLANS. YOU SHOULD CONSULT WITH YOUR ARCHITECT OR THE VILLAGE OF GLEN ELLYN TO DETERMINE WHICH ADDITIONAL REQUIREMENTS MAY APPLY. YOU SHOULD NOTE THAT COMPLIANCE WITH THE FOREGOING CONSTRUCTION STANDARDS DOES NOT ASSURE COMPLIANCE WITH THE ORDINANCES AND REQUIREMENTS OF THE VILLAGE OF GLEN ELLYN.