

DONNELLS CREEK FARM SUBDIVISION
ARCHITECTURAL REQUIREMENTS as of August 10, 2005

All single family homes constructed within the Donnels Creek Farm Subdivision shall conform to the following architectural requirements in addition to the covenants of the recorded plat. Enforcement and interpretation of the requirements are at the sole discretion of the developer herein and are subject to change without prior notice.

1. All plans are to be reviewed by the developer. The appropriate questions, required changes or approval are to be communicated, in writing by the developer, and returned within 2 weeks.
2. All homes shall have a minimum of 1,500 sq. ft. for a one-story, 1150 sq. ft. on the main floor of a one and a half-story, and 850 sq. ft. on the main floor of a two-story house, exclusive of open porches, basements and garages. All homes must have an attached garage for not less than two cars.
3. All single story and one and a half-story homes will have masonry fronts. All two story homes will have 35% masonry coverage on the front. Homes void of masonry requirements, yet demonstrating high architectural character, will be considered.
4. Color scheme of homes must be of neutral tones or in keeping with the architectural design of the proposed home.
5. All driveways must be concrete. Driveways, along with final grade and seeding, must be completed prior to occupancy of the dwelling.
6. All roofs must have dimensional shingles. No 3 tabs are permitted.
7. Any vinyl siding should have a minimum thickness of .044”.
8. Any outbuildings constructed must have the same architecture as the main dwelling.
9. All fencing must start no closer to the road than the back corner of the house and must be submitted for approval. No chain linked fences.
10. No above ground swimming pools.
11. The roadside ditches shall not be disturbed, altered, or re-graded except for the installation of the drive inlet & driveway. A drive inlet shall be installed upstream of every driveway in accordance with the detail shown on the construction drawings. All major drainage ways across lots shall not be disturbed, altered, or re-graded except for fine grading if reseeding is deemed necessary.