

# EXHIBIT I



Grande Park  
~ Life is Grande ~

## **Architectural Standards for Tall Pines (NH 12).**

### **Two Family Dwellings**

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## **Introduction**

### **Architectural Standards Overview**

All Dwellings proposed for construction in Grande Park are subject to the review and approval of the Architectural Review Committee (ARC). The ARC will review and approve all aspects of new construction (and later modifications) of the Dwelling including, patios and decks, fences, accessory buildings, play structures and other exterior construction.

Architectural Standards are established to ensure and implement consistent and high quality design standards. They will serve as a framework for design concepts, and provide performance and quality standards that will guide the design and construction of the variety of housing types in Grande Park.

No Dwelling may be started without the written final approval from the ARC of the building plans and specifications. The specifications must include a scalable site plan developed by a professional engineer showing the Dwelling and driveway location, building elevations, a complete list of exterior siding, trim and roofing materials and colors, and a complete set of working drawings of the Dwelling.

The Declarant, reserves the right to revise and update the design criteria as well as the performance and quality standards at any time in order to respond to future community requirements.

These Architectural Standards apply to specific Neighborhoods and Lots within Grande Park. Please review Exhibit 1 of these guidelines to verify that these are the correct specifications for your Lot.

## **SECTION ONE: REVIEW PROCESS**

### **Architectural Review Committee**

The Architectural Review Committee (ARC) shall consist of persons appointed by the Declarant until all new Dwellings within the project have been completed or the Declarant elects to assign its ARC responsibilities to others.

### **Functions of the Committee**

1. The ARC will evaluate each of the Dwellings proposed for construction to assure conformity with the design criteria, performance and quality standards set forth in the Architectural Standards as well as compatibility with the adjoining sites and common spaces.

2. If conflicts arise between the submitted application and the Architectural Standards, the ARC shall have the sole discretion to interpret the standards and render a decision.
3. The ARC has the right to grant variances from the Architectural Standards in accordance with the Declaration of Covenants, Conditions and Restrictions (CCRs).
4. The ARC has the right to monitor and oversee the design and construction process to insure conformance with the approved plans and the standards set forth in the Architectural Standards.
5. The ARC shall review and respond to each submittal within thirty (30) days. Unapproved submissions shall be returned to submitter for revision and resubmittal. All approvals will be in writing.

### **Architectural Review Submittal Requirements**

A complete design submittal to the Architectural Review Committee shall include the following:

1. A scalable survey of the Lot at a minimum scale of 1"=20'. Base data pertaining to Lot lines, topography, easements, existing significant vegetation etc., including all existing trees, are to be shown on the survey.
2. Site plan at a minimum scale of 1"=20' showing property lines, building location and footprint, driveway and easements for Lot utilities.
3. Building floor plans, sections and all elevations at a scale not less than 1/8"=1'.
4. Exterior building materials and color scheme including exterior brick, dryvit or siding type and color, roof type and color, trim color and accent colors.

The appropriate page(s) of the "Architectural Review Committee Submittal Form" must accompany all submissions. (Form found in Exhibit 2). The ARC reserves the right to take as many as 30 days to approve or disapprove any submissions.

### **Modifications Committee**

The Modifications Committee (MC) shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Dwellings in accordance with the Declarations. All modification requests must be submitted using the "Modifications Committee Submittal Form" found in Exhibit 3. The MC and ARC may consist of the same individuals, at the Declarant's discretion.

### **Ordinance and Standards**

Architectural Review Committee or Modifications Committee approval does not substitute for, or insure, compliance with the requirements of all public agencies having jurisdiction over the project, including but not limited to the Village of Plainfield. Each Developer, builder and Owner must comply with all zoning regulations, agreements and ordinances established by the Village of Plainfield and applicable at the time of purchase and development.

Any changes required to comply with applicable municipal codes that are subsequent to the ARC's final approval must be resubmitted to the ARC for its approval. The ARC may request a meeting to discuss modifications of the drawings or the specifications.

### **Liability and Responsibility**

Neither the Declarant, the Association, nor the Architectural Review Committee, nor any member thereof, shall be liable for any damage, loss or prejudice suffered or claimed by any Owner or contractor who submits such plans and other materials required by Exhibits 2 or 3 on account of (a) any defects in any plans or specifications submitted revised or approved in accordance with the foregoing provisions; (b) any structural or other defects in any work done according to such plans and specifications; (c) the approval or disapproval of any plans, drawings and specifications, whether or not defective; (d) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications, and (e) the development of any real estate within the Development. Any person submitting plans to the Architectural Review Committee or Modifications Committee shall hold the Declarant, the Association, the Architectural Review Committee and Modifications Committee, and any member thereof, harmless from all damage, loss or prejudice suffered or claimed by any third party, including attorney's fees incurred.

## **SECTION TWO: HOUSING STANDARDS**

### **SITE STANDARDS**

The Declarant has provided a master grading plan in addition to other planning and implementation guidelines and procedures, in an effort to minimize alteration to the land and impact to the ecosystems. Care shall be taken to preserve vegetation, topography and the natural grades and drainage systems. This philosophy must be followed at all levels of development.

All Lot grading and top of foundation elevations must be planned and constructed in accordance with the Final Engineering Plans approved by the Village of Plainfield. The ARC must approve any deviations from the master grading plans, for any Lot, in writing.

Builders must submit as-built final site grading plans for all Lots in Grande Park for review prior to the installation of landscaping. These plans must be approved final subdivision engineering plans.

### **RESIDENTIAL CONTROLS**

All structures in the Tall Pines are regulated by controlling building elevations and site plans that were established by Pasquinelli Homes and approved in their entirety by the ARC prior to construction. These controlling documents were approved to address: monotony controls, front elevations and color schemes, housing styles, square footage of dwelling units, construction materials, roof specifications, locations of skylights, site utilities, landscaping and types and locations of garages and driveways.

During initial construction, no changes (unless specified below) can be made to the site plan, building elevations, building footprints, or building materials without the written approval of both the builder of the individual neighborhood and the ARC. After build-out of an individual neighborhood occurs, the above described changes will only require the approval of the ARC.

The following accessory structures shall be permitted in both Cotswolds and Tall Pines upon the review and approval of the ARC:

#### **Mailboxes**

A detailed drawing of the required mailbox is located in Exhibit 4, along with a recommended vendor. If an Owner desires to purchase the mailbox from a different vendor, the specifications of the mailbox detailed in the exhibit must be followed exactly. As this is a two-family neighborhood, mailboxes must adhere to approved design, but can be clustered throughout the neighborhood.

**Deck and Patio Installation Specifications**

All proposed deck/patio installations must be submitted to and approved by the Architectural Review Committee or Modifications Committee prior to installation. (Forms found in Exhibits 2 and 3).

The following information must be included with each submittal:

1. A plat of survey with the Dwelling footprint indicating the exact location, size, and distance from side and rear property lines of the proposed deck/patio installation. Hand drawn sketches of Lot boundaries are not acceptable.
2. The complete dimensioned construction details of the deck/patio including: size, type and dimensions of lumber and other materials, finish, style, height from ground to baseboard, and vertical elevation details of all railings, seats, privacy walls and stairs.

No deck/patio construction can extend into an easement or side-required setback. No deck shall be constructed within 15 feet of a rear Lot line. Decks more than 18" above grade must have latticed screening under the deck unless the deck is located above a walkout basement. for which lattice is not required.

**Fence Specifications**

All proposed fence installations must be submitted to and approved by the ARC/MC prior to installation. (Forms found in Exhibits 2 and 3). Only the following type of fencing is approved:

Material	Smooth finished cedar. (Rounded, rough finished, stockade type pickets and chain-link fences are not allowed.)
Maximum Height	4 ½ feet (Measured from ground to highest point of fence not including posts.)
Minimum Vertical Board Width	4 inches – Milled lumber. (Actual measurement = approx.. 3 ½” to 3 ¾”
Spacing between Vertical Board	Not more than 2 ½ inches between boards.
Fence Styles	Spaced picket, board on board, solid board, or traditional.
Top Styles	Arched, scalloped (concave), dog-eared, straight or French Gothic picket
Post Styles	French Gothic, Gothic, traditional cap, or acorn.

Finish

Left natural, stained natural, or painted white.

### **Rules for Fence Installation**

1. Fences are allowed only in the rear yard and from the rear corners of the Dwelling forward to the front corners of the Dwelling. Except for approved small decorative fences, the front yard areas forward of the front corners of the Dwelling may not be fenced.
2. Fences cannot be placed on landscape easements. Fences may extend into utility easements at the Owner's risk.
3. Fence locations on corner Lots may be further restricted due to side yard visibility constraints, side yard set back restrictions, and the location of Dwellings on adjoining property. Corner Lots will be handled on a case-by-case basis. You may request specific information on corner Lot setbacks prior to submittal of a plan.
4. The decorative side of the fence should face out to the public. Fences must be placed so the outside face of the fence is inside the property line. All fencing must be installed with the horizontal railings on the interior, Lot side of the fence.
5. Fence requirements in Grande Park may vary from those contained in the Village of Plainfield fence ordinance.
6. **Fences adjacent to the Common Areas, backing to the public spaces, parks or roads shall all have one style of fence, which is shown and described in detail in Exhibit 5.**

### **Recreational Items**

Play equipment other than basketball standards shall be allowed but are restricted to rear yards. All play equipment must be submitted and be approved by the ARC/MC prior to installation.

### **Basketball Standard Installation Specifications**

All proposed basketball standard installations must be submitted to and approved by ARC prior to installation. (See submittal form in Exhibit 3). The only type of basketball standard approved in Grande Park includes a backboard made of clear acrylic in a rectangular or fan shape. Backboards may not contain team or advertising logos, bright colors or any type of advertising, other than the manufacturer's company identification logo. Portable basketball assemblies are permitted within the guidelines described herein. **Backboards above the garage door are prohibited.** Only black metal poles are allowed and must be installed in a location based on one of the following: 1) at a minimum of 15 feet from the Lot side of the public sidewalk and along the outside edge of your



driveway, or 2) as part of a portable model, or 3) rear yard installations may be approved on a case-by-case basis. No other front yard and no side yard locations will be allowed.

Note: Clear backboards and black poles tend to blend into their surroundings and are less noticeable, providing a neat, uniform appearance throughout the entire community.

### **Information Needed with Submittal**

A plat of survey must be submitted with your Dwelling footprint indicating the exact location of the proposed basketball standard on your Lot. Also identify any nearby flowers or bushes on neighboring Lots which could be impacted by your installation and identify how you will protect them.

Submit the complete details of your proposed basketball standard including photographs or catalog cut sheets of the exact make and model you propose to install. Please use submittal form found in Exhibit 3.

### **Flags**

Flags may be displayed on poles mounted on the fronts of Dwellings. Flags may not exceed 3' x 5' in size. Freestanding flagpoles are not allowed.

### **Lighting**

Decorative wrought iron coach lights, not exceeding 6' in height, are allowed.

Any exterior Dwelling lighting, for security or aesthetic purposes, shall be kept close to the Dwelling. Lighting fixtures shall be carefully oriented to avoid directing unwanted light towards adjacent property and the street.

No color light sources shall be allowed unless seasonal or temporary in nature.

### **Solar Panels**

Solar panels shall be designed to be an integral part of the architecture.

### **Garbage Containers**

Storage of garbage containers while in use shall be in the garage or shall be screened from view, and are only permitted in the front yard on collection day.

### **Antennas and Satellite Dishes**

It is suggested that, prior to installation, Owners submit detailed plans to the ARC/MC for all proposed satellite dish installations, properly scaled and dimensioned, for review and approval. The ARC approval shall be consistent with FCC rules implementing Section 207 of the Telecommunications Act. The requirements in Exhibit 6 will guide the ARC/MC and Owners in planning and reviewing the siting of all satellite dish and all transmitting and receiving antenna installations, and are established to assure the safest possible location and

operation of satellite dishes while preserving and enhancing reasonable and consistent aesthetic standards.

**Pools and Hot Tubs**

In-ground pools are permitted within the Property pursuant to the Village of Plainfield code. The installation of an above-ground swimming pool is prohibited. The foregoing does not apply to outdoor Jacuzzi's and hot tubs included within a deck or patio and which are screened from view from neighboring Units and installed with the prior approval of the ARC if installed as part of the initial construction or the MC if installed thereafter.

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Exhibit 1

Page 2 of 3

Applicable Lot Information  
Tall Pines  
Neighborhood 12

**These regulations apply to all lots in Neighborhood 12, legally described as:**

Lots 1 through 50, both inclusive, in Grande Park -Neighborhood Twelve, being a subdivision of part of the Northwest  $\frac{3}{4}$  of Section 36, Township 37 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded October 21,2005 as Document 200500032457, in Kendall County, Illinois.

**Exhibit 2**

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**Architectural Review Committee Submittal Form**  
(The top section of each page must be filled out for every submittal.)

Submitted By (Builder): \_\_\_\_\_

Lot# \_\_\_\_\_

Spec Home: \_\_\_\_\_, or Pre-Sold \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Lot Address \_\_\_\_\_

Estimated Price: \$. \_\_\_\_\_

All packages may be submitted singly or batched together but each package must include all items listed. Incomplete packages will be returned without review. All packages must be received before final Design Review approval can be granted.

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PLANS PACKAGE:

\_\_ Site Plan (Must be scalable and fully dimensioned.)

\_\_ Elevations (All four sides.)

\_\_ Floor Plans

\_\_ Square Footage \_\_\_\_

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DECK, PATIO, OR FENCE INSTALLATION PACKAGE:

\_\_ Site Plan (Must be scalable and fully dimensioned.)

\_\_ Detailed Construction Drawings

(Decks: Rail and stair elevations.)

(Fences: Vertical board width, spacing of pickets, height, gate locations, etc.)

\_\_ Style (Fences include a picture or drawing of fence and post style)

\_\_ Type of Material

\_\_ Deck/Patio/Fence: Finish/Color

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(Please submit Color Selection Package on Page 2 of this form.)

**Architectural Review Committee Submittal Form**

Submittal Form for Color Selection Package  
 (The top section of this page must be filled out for every submittal.)

Submitted By (Builder): \_\_\_\_\_ Lot# \_\_\_\_\_

Spec Home: \_\_\_\_\_, or Pre-Sold \_\_\_\_\_ Date Submitted: \_\_\_\_\_

The following Color Selection Package must include all applicable items listed when submitted. Incomplete packages will be returned without review. Color Selection Packages cannot be accepted prior to the Plans Package being submitted. You will be notified if color samples are required for the review.

**COLOR SELECTION PACKAGE**

Item Being Submitted	Material	Manufacturer's Color Name	Manufacturer's Color Number	Manufacturer
Exterior Brick or Stone				
<b>Exterior Siding:</b> Dryvit				
Cedar				
Vinyl				
Trim: Dryvit				
Cedar				
Vinyl				
<b>Roofing:</b> Cedar, Asphalt, Fiberglass				
<b>Front Door:</b> Steel, Wood, Fiberglass				
<b>Garage Door:</b> Steel, Wood, Fiberglass				
Gutters and/or Down Spouts				
<b>Windows</b>				
<b>Shutters:</b> Louvered or Panel				

Comments:

\_\_\_\_\_

**Exhibit 3**

Lot# \_\_\_\_\_

**Modifications Committee Submittal Form**

Name: (Please Print) \_\_\_\_\_

Address: \_\_\_\_\_

Phone: Home # \_\_\_\_\_ Work # \_\_\_\_\_

Modification(s) Requested: To Exterior of Home or Lot

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

Additional Comments or Information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All modifications or additions to the exterior of a home or Lot in Grande Park must be reviewed and approved prior to construction by the Modifications Committee. Please include all information needed to fully describe the type of modification you are requesting. (Examples: Most submittals will require a Plat of Survey of your home and lot indicating the location of the addition or modification and the distances to all property lines. Complete construction details are required for decks, patios, gazebos, fences, room additions, etc. Landscaping modifications should indicate location and type of plants. Changes of exterior colors will require a color sample.)

Some types of additions or modifications may require a building permit from the Village of Plainfield. Please check with them before beginning your installation.

Modifications Committee meetings are held on a regular basis and review results are generally available within thirty (30) days. A written report will be mailed to you stating the review results.

## Exhibit 4

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### Mailbox Specifications

**Style Name:** Keystone in Metallic Bronze with Verde Brass, address plaque on a Deluxe Post

Virtually maintenance free aluminum mailbox and post will never rust.

Includes:

Mailbox with Verde Brass Accents  
Deluxe Post  
All Assembly Hardware

Availability:

Allow 48 hours for address plaque preparation.

Size:

Mailbox 12 1/4"H x 10 3/8"W x 20 1/8"L  
Post 77 1/2"H x 22 3/4"W x 4"L

Item Numbers:

Box: G-KS-14A;  
Post: G-KDX-BRO;  
Address Plaque: G-KSAP-BRO

Weight:

401bs.

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Mailbox and Post Colors:

Must use metallic bronze with verde brass.

Address:

Use the standard font of "Bodoni Italic".

Price:

\$374.00 for the mailbox, post and address plaque. Prices subject to change.

Cost for (optional) installation:

\$78.00

Vendor Information:

The MailboxWorks  
Naperville Showroom  
1743 Quincy Avenue, Suite 151  
Naperville, IL 60540  
Phone: (630) 355-9989  
Fax: (630) 355-9619  
Website: [www.mailboxworks.com](http://www.mailboxworks.com)



## Exhibit 5

### Required Fence Style for Specific Lots

Fences adjacent to the Common Areas, backing to the public spaces, parks or roads shall all have one style of fence. A picture detailing the required fence is shown below along with a recommended vendor. Please contact the ARC for specifications.

Vendor Name: Cedar Rustic  
Vendor Address: 99 Republic Avenue, Joliet, IL 60435  
Vendor Phone: (815) 741-1635  
Vendor Fax: (815) 741-7059  
Vendor Website: [www.cedarrustic.com](http://www.cedarrustic.com)

Fence Style: Cedar Rustic 42" Shadow Box with Hampton Topper/Caps



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**Antenna and Satellite Dish  
Installation Guidelines**

The following provisions will control the installation of all satellite dish and microwave antenna in Grande Park. To avoid confusion, it is suggested that Owners submit plans prior to installation for all proposed satellite dish installations for review.

**SITING:**

- No more than one dish shall be installed on any Lot; all transmitting and receiving antenna shall be installed within the structure.
- The maximum dish diameter shall be one meter or less with a maximum of 18" being the preferred size.
- If a home is situated so that signals cannot be received by a dish placed in one of the preferred locations described below, the ARC will consider suggestions from the Owner for alternate locations.

**Preferred Installation Locations:**

1. Dishes should be installed only in rear or side yard areas.
2. Dishes should not be located within a front yard on any Lot, nor mounted to the front wall of any home, nor located within landscape easements on any Lot.
3. Dishes should not be mounted on the roof or second story of any Dwelling.
4. Dishes should be located so as not to be visible from the front street and, on the corner lots, from the side street.
5. Dishes should be mounted only as follows:
  - 5.1 On the rear wall of the Dwelling at or below the top line of the tallest first floor window but in no event more than ten feet above grade, measured from the top of the dish. (Dishes over 18" must be no more than four (4) ft. above grade.), or
  - 5.2 On the side of the Dwelling, no more than four (4) ft. above grade as measured from top of dish to grade no more than 2 ft. from the house and be screened from all adjacent properties and streets, or
  - 5.3 On a deck or patio located in a rear or side yard not more than four feet above the deck or patio floor but in no event more than 10' above grade (measured from the top of the dish).



**Antenna and Satellite Dish  
Installation Guidelines**

6. Dishes may be free standing in the rear yard but should not be more than four feet above grade (measured from top of dish to grade).

Color: To minimize visibility, dishes should be a color that closely matches the field color of the residence located on the Lot. Neutral colors such as gray, beige or off white are preferred.

**SUBMISSION PACKAGE SHOULD INCLUDE:**

1. If possible, please submit a fully dimensioned and drawn to scale layout of the contemplated installation on a plat of survey of the Lot, which also shows:
  - 1.1 Distances between the dish and all property lines.
  - 1.2 If mounted on a deck or patio, dimensions of the deck or patio indicating the exact dish location, height above grade and distances to the edge of deck or patio.
  - 1.3 If freestanding, the location of the dish and screening specifying the total height of the installation from grade to top of dish and distance to the residence and any other structures located on the Lot.
2. Elevation drawings for the dish as it will be installed showing the diameter and total maximum height of the proposed dish and its mounting standard on home, on deck or patio, or if freestanding its distance above grade.
3. If mounted on rear or side of the residence, the elevation of residence should be shown indicating the location of the dish installation including the height above grade and distances to the corners of the house.
4. Your submittal should be accompanied by the completed Modifications Committee Submittal Form (Found in Exhibit 2). You will receive a written notification of the ARC's review comments within thirty (30) days.

Note: The foregoing requirements are established to assure the safest possible location and operation of satellite dishes while preserving and enhancing reasonable and consistent aesthetic standards. To the extent that any of the foregoing requirements and guidelines are found to be invalid or unenforceable, pursuant to current or future Federal Communications Commission (FCC) laws or regulations such finding shall not affect the other provisions hereof and these regulations and guidelines shall be construed as if such invalid or unenforceable provisions had never been contained herein.