

Woodfield Architectural Building Guidelines

The Chateaux at Woodfield

A. Square Footage Requirement

One story- minimum 1400 square feet
Two story- minimum 1800 square feet

B. 2-Car Garage Requirement

All dwellings shall have a garage to accommodate a minimum of two (2) cars.

C. Exterior Masonry Requirement

Minimum of eighty percent (80%) masonry on front elevation excluding doors, windows, openings, gables and areas above any first story roof. One hundred percent (100%) masonry veneer is required on the first floor of the outside sidewall of the two-car garage. Up to fifteen percent (15%) of the dwellings may have the minimum masonry requirements modified at the discretion of the New Construction Committee/Developer (hereinafter the NCC). In all such cases the approved modified dwellings shall be separated from any other approved modified dwelling by a minimum of four (4) complying or non-modified dwellings. The first story of the exterior of any dwelling adjacent to an existing city or county road shall be a minimum of sixty percent (60%) masonry excluding doors, window openings and gables.

Note: The area from the left outside corner of the dwelling to the right outside corner of the dwelling, excluding all returns between the two corners, shall be included in calculating the required percentage of masonry veneer on the front elevation.

$$\text{Masonry Percentage} = \text{Numerator/Denominator}$$

Numerator = the total square footage of masonry used within the vertical walls of the front elevation.

Denominator = the actual square footage within the vertical walls of the front elevation that is capable of accommodating masonry (i.e., exclusive of the doors, windows, openings, gables, areas above any first story roof and returns).

D. Corner Breaks

The foundation of each home shall have a minimum of three (3) corner breaks on the front. Rear corner breaks may be required by NCC at their sole discretion. The exterior corners of a covered porch, the outermost corners of the home, and the exterior corners of any projection with a height of no less than six (6) feet shall count toward this requirement.

E. Roof Ridgeline

Homes shall have a minimum of three (3) ridgelines; provided, however, that only two (2) ridgelines are required if the exterior surface of the first floor of both the front and side elevations are masonry. Enclosed porches shall count as a Ridgeline. Unenclosed, covered porches shall not count as a Ridgeline unless the roof extends to the main roofline of the home. A Ridgeline shall be defined as the intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area.

F. Roof Pitch Requirement

Roof pitches shall be a minimum of seven (7) to twelve (12) except a four (4) to twelve (12) pitch shall be allowed on ancillary roofs such as porches. On homes with a deeper footprint, the NCC may allow a shallower front to back roof pitch. A lower roof pitch on ancillary roofs may be approved on a case by case basis at the NCC sole discretion.

G. Roof Overhang

Each home shall have a minimum twelve (12) inch framed overhang for all elevations. Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

H. Chimney Chases

All fireplace chimney chases must be box framed and sided. No exposed metal fireplace flues permitted. Direct vent termination cap is permitted

I. Exterior Colors

All exterior colors and brick choices must be approved by the NCC. A complete color exterior combination (including shutter and trim colors) shall be submitted by Builder for NCC approval prior to the commencement of residential construction. Prior to the completion of the home, any color changes or additions to the approved exterior color list must also be approved by the NCC. For your convenience, an exterior colors and material submittal sheet has been attached which must be submitted for approval. Please provide color samples or list the general color family of each building material. (i.e. tan, dark red, white, etc)

J. Roof Shingles

All roof shingles in the subdivision shall be brown, gray or black tones, which shall be approved by the NCC.

K. Exterior Siding and Windows

Wood, composite and/or vinyl siding and windows shall be permitted, however the colors shall be approved by the NCC.

L. Garages

All side load and courtyard garages must have a minimum of two windows on the street side elevation

M. Additional Architectural Requirements

All homes shall have a minimum of three (3) of the following architectural features on the exterior of the home:

1. Side load or courtyard garage with two windows on front elevation
2. 3 car garage
3. Decorative garage doors
4. Full first floor masonry veneer on front and side elevations
5. Dimensional or dimensional shaded shingles
6. Screened porch or sun room on rear elevation
7. Decorative exterior trim package to include a combination of the following architectural elements: shutters, brick rowlock around windows, brick soldier with stone keystone over garage door, stone/brick coins on front corners, address block, gutter returns, birds nest or other architectural detail in gables (i.e. vent or fypon element), alternative decorative siding element (i.e. board & batten or shakes), corbels, porch railing, decorative porch columns or other architectural elements. The number of elements needed to satisfy this item is at the sole discretion of the NCC.

8. A 36" six-panel insulated entry door with two sidelights. If a sidelight will not fit due to floor plan design, one sidelight can be substituted with a transom window above the door. Grids are optional.
9. Deluxe Landscaping Package (in addition to requirements in paragraph S below) to include: a combination of two (2) additional trees (2" caliper shade, 1 1/2" caliper ornamental or 6' height evergreen) located anywhere in the yard, four (4) additional shrubs in the front yard planting beds and eight (8) additional shrubs (four per side) on the side yard planting beds wrapping the front corners. Shrubs to be 15" spread or two (2) gallon size container.
10. A full masonry fireplace chimney chase on the exterior elevation of the home.
11. Three corner breaks on the rear elevation of the home.

N. Side/Front/Rear Yard Setbacks

Front Building Setback – twenty-five feet (25') or per plat.

Side-yard Setback - ten feet (10') minimum and twenty feet (20') aggregate.

Rear-yard Setback – twenty feet (20').

O. Yard Lights

Uniform variable dusk to dawn yard light or coach lights shall be installed at each home.

P. Driveways

All driveways are to be concrete. No stamping or color changes shall be made to the concrete without NCC approval.

Q. Mailboxes

All mailboxes shall be uniform in type and style as determined by the NCC.

Supplier: Estes Designs and Manufacturing, 470 S. Mitthoeffer Road, Indianapolis IN 46229.
Phone: 317-889-2203

Ordering Instructions: Contact Estes Designs at least two weeks prior to desired installation.

Payment may be required by Estes Designs prior to installation.

Cost: \$279.99 (including installation and sales tax) These prices are subject to change.

Specifications: Chesapeake Model – Painted Tan T2 Mailbox mounted on 6x6 special top post. Includes full vinyl address.

R. House Foundations

Slab, crawl space and basement foundations are allowed in the subdivision.

S. Landscaping Requirements

All landscaping plans, plant materials and installations are subject to the NCC approval. Below are the minimum requirements.



1. **Sod/Seeding** - Each home shall have sod in the front yard and ten (10) feet past the front corners along the side yards with the remaining yard seeded. Each home on a corner lot shall also have the side yard between the home and street sodded back to the rear of the home.
2. **Shrubs and Trees** - Twelve (12) shrubs equal to or greater than 15" spread or two (2) gallon size as well as one (1) shade, evergreen or ornamental tree within the front landscape beds or front yard are required. Additionally, one two (2) inch shade street tree shall be planted between the sidewalk and curb on all lots, except three (3) street trees are

required on all corner lots. If the City of Greenwood does not allow trees in the Right of Way, this additional tree or trees shall be placed in the front yard and side yard.

T. Construction Deposit

All new home plans must be submitted to and approved by the New Construction Committee prior to obtaining a building permit. A construction deposit of \$500 payable to the Woodfield Partners, LLC (Developer) must be submitted along with the plans to be reviewed. If the plans are denied, this deposit shall be immediately refunded. If the plans are approved this deposit shall be held until the home is 100% completed. These funds may be used by the Developer to install, repair, replace, and/or clean up any issues related to the construction of the home. The Developer shall provide the Buyer and/or Builder two weeks notice prior to expending any of these funds. Any expenses in excess of \$500 paid by Developer shall be reimbursed by the Buyer/Builder. This construction deposit does not relieve the Buyer/Builder from their obligations under the Purchase Agreement. Upon 100% completion of the home the Buyer/Builder may request a refund of the construction deposit, at which time the Developer will inspect the home and notify Buyer/Builder of any deficiencies or refund any unused construction deposit within two weeks of the inspection.

U. Woodfield Homeowners Association (HOA)

2010 HOA dues are \$365 annually including pool. The HOA dues will be reviewed annually. (Subject to change)

At the closing of the first purchase of a lot for occupation from Builder or Developer, each such Purchaser shall contribute to the capital funds of the Association in an amount equal to \$100.00 (a "Capital Contribution"). This Capital Contribution shall be dispersed at the Closing to the Association for capital purposes. When this Capital Contribution is dispersed to the Association, the Association shall place it in a reserve account for the purpose of repairing or replacing capital assets (i.e., signage, street lights, pool and bathhouse, etc.)

Developer, its assignee or assigns and any Builder shall not be considered a purchaser and subject to any Capital Contributions. The Capital Contribution may be adjusted by the Association and included within and distributed with the applicable budget and notices of assessments as provided herein.

Note: These guidelines are intended to ensure a specific character and quality of home that can be clearly differentiated between the homes in the The Trails at Woodfield. With that in mind the NCC, in their sole discretion, may deny any floor plans submitted or may require additional improvements or changes to a home that does not have the desired character and quality. Furthermore these guidelines are subject to change without notice at the NCC sole discretion.

Woodfield Architectural Building Guidelines

The Trails at Woodfield

A. Square Footage Requirement

- One story- minimum 1200 square feet
- Two story- minimum 1600 square feet

B. Exterior Masonry Requirement

Minimum of eighty percent (80%) masonry on front elevation excluding doors, windows, openings, gables and areas above any first story roof. Up to fifteen percent (15%) of the dwellings may have the minimum masonry requirements modified at the discretion of the New Construction Committee/Developer. In all such cases the approved modified dwellings shall be separated from any other approved modified dwelling by a minimum of four (4) complying or non-modified dwellings.

Note: The area from the left outside corner of the dwelling to the right outside corner of the dwelling, excluding all returns between the two corners, shall be included in calculating the required percentage of masonry veneer on the front elevation.

$$\text{Masonry Percentage} = \text{Numerator/Denominator}$$

Numerator = the total square footage of masonry used within the vertical walls of the front elevation.

Denominator = the actual square footage within the vertical walls of the front elevation that is capable of accommodating masonry (i.e., exclusive of the doors, windows, openings, gables, areas above any first story roof and returns).

C. Roof Pitch Requirement

Roof pitches shall be a minimum of seven (7) to twelve (12) except a five (5) to twelve (12) pitch shall be allowed on ancillary roofs such as porches.

D. Exterior Colors

All exterior colors and brick choices must be approved by the New Construction Committee. A complete color exterior combination (including shutter and trim colors) shall be submitted by Builder for Committee's approval prior to the commencement of residential construction. Any future color changes or additions to the approved exterior color list must also be approved by the Committee. For your convenience, an exterior colors and material submittal sheet has been attached which must be submitted for approval. Please provide color samples or list the general color family of each building material. (i.e. tan, dark red, white, etc)

E. Roof Shingles

One roof shingle color and type shall be used throughout each area of the subdivision which shall be approved by the Committee.

F. Exterior Siding and Windows

Wood or composite and vinyl siding and windows shall be permitted, however, the colors shall be approved by the Committee.

G. Side/Front/Rear Yard Setbacks

Front Building Setback – twenty-five feet (25') or per plat.

Side-yard Setback - eight feet (8') minimum and sixteen feet (16') aggregate.

Rear-yard Setback – twenty feet (20').

H. Coachlights

Uniform dusk to dawn photocell coachlights attached to the garage are required to be installed on every home.

I. Driveways

All driveways are to be concrete. No stamping or color changes shall be made to the concrete.

J. Mailboxes

All mailboxes shall be uniform in type and style as determined by the Committee.

Supplier: Estes Designs and Manufacturing, 470 S. Mitthoeffer Road, Indianapolis IN 46229.

Phone: 317-889-2203

Ordering Instructions: Contact Estes Designs at least two weeks prior to desired installation.

Payment may be required by Estes Designs prior to installation.

Cost: \$199.99 (including installation and sales tax) These prices are subject to change.

Specifications: Hampshire Model – Painted Tan T2 Mailbox mounted on 4x4 special top post.

Includes full vinyl address.

K. Homes

Homes on adjoining lots, as well as the one house most directly across the street shall not be constructed with the same front elevation or color.

L. House Foundations

Slab, crawl space and basement foundations are allowed in the subdivision.

M. Landscaping Requirements

All landscaping, plant materials and installations are subject to the Committee's approval. Below are the minimum requirements.

1. Sod/Seeding - Each home shall have sod in the front yard and ten (10) feet past the front corners along the sideyards with the remaining yard seeded. Each home on a corner lot shall also have the side yard between the home and street sodded back to the rear of the home.

2. Bushes and Trees - Eight (8) bushes and shrubs equal to or greater than 15" spread or two (2) gallon size as well as one (1) shade, evergreen or ornamental trees within the front landscape beds or front yard are required. Additionally, one two (2) inch shade street tree shall be planted between the sidewalk and curb on all lots with three (3) street trees required on all corner lots. All street trees will be of uniform type as determined by the Committee. If the City of Greenwood does not allow trees in the Right of Way, this additional tree or trees shall be placed in the front yard.

N. Construction Deposit

All new home plans must be submitted to and approved by the New Construction Committee prior to obtaining a building permit. A construction deposit of \$500 payable to the Developer must be submitted along with the plans to be reviewed. If the plans are denied, this deposit shall

be immediately refunded. If the plans are approved this deposit shall be held until the home is 100% completed. These funds may be used by the developer to install, repair, replace, and/or clean up any issues related to the construction of the home. The Developer shall provide the Buyer and/or Builder with two weeks notice prior to expending any of these funds. This construction deposit does not relieve the Buyer/Builder from their obligations under the Purchase Agreement. Any expenses in excess of \$500 shall be the responsibility of the Buyer/Builder. Upon 100% completion of the home the Buyer/Builder may request a refund of the construction deposit at which time the Developer will inspect the home and notify Buyer/Builder of any deficiencies or refund any unused construction deposit within two weeks of the inspection.

O. Woodfield Homeowners Association (HOA)

 The HOA dues will be reviewed annually.
(Subject to change)

At the closing of the first purchase of a lot for occupation from Builder or Developer, each such Purchaser shall contribute to the capital funds of the Association in an amount equal to \$100.00 (a "Capital Contribution"). This Capital Contribution shall be dispersed at the Closing to the Association for capital purposes. When this Capital Contribution is dispersed to the Association, the Association shall place it in a reserve account for the purpose of repairing or replacing capital assets (i.e., signage, street lights, pool and bathhouse, etc.)

Developer, its assignee or assigns and any Builder shall not be considered a purchaser and subject to any Capital Contributions. The Capital Contribution may be adjusted by the Association and included within and distributed with the applicable budget and notices of assessments as provided herein.

WOODFIELD

ARCHITECTURAL STANDARDS, GUIDELINES & PROCEDURES

PREPARED 8/6/04

Revised 10/6/04

As set out in the Declaration of Covenants, Conditions and Restrictions for Woodfield (recorded on August 6, 2004 as Instrument Number 2004-023150), the Woodfield New Construction Committee (NCC) and the Architectural Standards Committee (ASC), with approval of the Board of Directors, has established the following Standards, Guidelines and Procedures. In order to establish and preserve a harmonious and aesthetically pleasing design for the community and to protect and promote the value of the Property, all owners by acceptance of a deed, shall be bound by these Standards and Guidelines as well as all provisions of the Declaration of Covenants, Conditions and Restrictions.

The ASC shall have exclusive jurisdiction over any improvement, addition or alteration made on or to existing lots or structures on lots. Prior written approval of the ASC for any improvement, addition or alteration must be obtained by all property owners within the Community.

OBTAINING APPROVAL FROM THE ASC.

Fully complete and submit the attached Architectural Approval form along with two (2) plot plans which show the exact location and dimensions of any improvement, additions or alterations proposed. A drawing or brochure of the proposed improvement shall also be attached to each plot plan. Submit all required information to:

~~Precedent Residential Development, LLC (ASC)~~
~~9229 Priority Way West Drive~~
~~Indianapolis, Indiana 46240~~

Every attempt shall be made to provide approval or disapproval within thirty (30) days from date of receipt by the ASC. It is the obligation of the owner to verify by registered mail if they have not received approval in 30 days. An additional ten days must be given for a response from the ASC. In no event shall the lack of a response relieve the Homeowner of the obligation to comply with all Architectural Standards and Guidelines.

ARCHITECTURAL STANDARDS AND GUIDELINES

1. Pools- In ground pools may be approved; above ground pools shall not be allowed. State law or local ordinance may require specific fencing. Hot tubs are permitted subject to ASC approved location. Screening (fencing) may be required by the ASC.

2. **Landscaping** – Additional landscaping may not negatively impact another owner's view of a pond or common area or block traffic sight lines. Foundation plants within five feet of a home need no approval. Perimeter or corner landscaping does require ASC approval.
3. **Playground Equipment** – must be made of treated wood, cedar, redwood or plastic material and the location must be approved by the ASC. Height restrictions and maintenance requirements may be imposed. Trampolines are allowed, but do require ASC approval in regard to location prior to installation. Screening/fencing may be required by the ASC.
4. **Fences** – Vinyl clad chain link fences are allowed. Cedar, treated wood or vinyl shadow box or picket style shall be the community standard. **Fence styles other than shadow box or picket will be considered on an individual basis.** Any color other than natural wood is subject to ASC approval. A four-foot maximum height is allowed except for privacy screening up close to the home. Fencing shall not extend forward of a line parallel to the rear wall of the home. Fencing shall extend from the rear of the home back toward the rear property lines unless otherwise approved for special circumstances. Fencing may be installed in front of the back plane of the house to accommodate a garage service door. All picket or one-sided fencing and privacy screens must be installed so that the rail side faces your property not your neighbors. Privacy screening is permitted to be six feet in height from the ground (not from the deck). Privacy screen is defined as providing privacy screening around a patio or deck area. The screening must be maintained within five feet of the deck/patio, but the screening may never extend beyond the foundation of a home to the property line. All privacy screening height is measured from the ground to the top of screening.
5. **Outbuildings** – Mini barns shall not be allowed.
6. **Prohibited Vehicles & Parking** – Vehicles shall be parked only in the garages and on driveways. Continuous on-street parking is highly discouraged. Owners shall not repair or restore vehicles in the driveway or street. Commercial vehicles, RV's campers, boats, trailers, and stored or inoperable vehicles shall be kept inside enclosed garages without exception. No overnight parking of trucks one (1) ton or a larger is allowed. Exception: With prior approval of placement and length of stay by the ASC, visiting RV's may be allowed. Without approval, RV's are not permissible. A resident of Woodfield will not be allowed to park their personal RV in the Community.
7. **Satellite Dishes** – Thirty-nine inches in diameter is the maximum size allowed. Where possible, the location shall not be on the front of any house. Screening may be required by the ASC if installed on the ground.
8. **Garbage Cans** – shall be stored and maintained inside the residence or garage except on trash pickup days.

9. **Garage lights** – dusk-to-dawn garage coach lights shall be installed and maintained in operable condition on all homes.
10. **Pets** - No animals, livestock or poultry of any kind shall be raised, bred or kept in any Dwelling Unit or on any Lot or any of the Common Area, except that pet dogs, cats or customary household pets may be kept in a Dwelling Unit, provided that such pet is not kept, bred or maintained for any commercial purpose, and does not create a nuisance. Pets shall be taken outdoors only under leash or other restraint and while attended by its owner. The Association shall not be liable for any injury or damage to persons or property, including the Common Area, caused by any pet. The Board may adopt such other rules and regulations regarding pets as it may deem necessary from time to time, including, without limitation, a restriction on the number of pets, the prohibition of particular species or breeds, and the prohibition of pets in a particular area of the community.
11. **Basketball Goals** – all basketball goal backboards must be made of transparent material (or other material approved by the ASC). Basketball goals may not be attached to the home. The location of all basketball goals must be approved by the ASC prior to installation. Portable goals are allowed. However, they may not be placed next to the street and must be kept in the garage when not in use.
12. **Driveways** – shall be constructed of concrete material; no asphalt is allowed. All driveway extensions must be approved prior to installation by the ASC. Driveways shall always be maintained in the same appearance and finish as originally constructed by the Builder.
13. **Mailboxes** – shall be of uniform style and color by neighborhood as determined by the ASC.
14. **Yard lights** – If a yard light is installed, the post shall be black in color; top fixture is homeowner's choice.
15. **Exterior Appearance** – The exterior of dwellings shall be kept in a neat and orderly manner. The exterior design and exterior color of any painting improvement must be in conformity with the surrounding dwellings. It is required that all paint color changes be approved by the ASC. The ASC and/or Board may require repainting of a home or trim if the color is found not to conform.
16. **Room Additions** - to include screened or covered porches. All room additions must have the prior approval of the ASC. The roof shingles, siding and windows must be identical to the existing home. A roof pitch of five (5) in twelve (12) is preferred in all communities of Woodfield. Variances may be granted due to construction necessities.

17. **Dog Houses** - Doghouses are allowed inside a fenced in yard, (including invisible fences) at Woodfield to provide protection to the dog during inclement weather. We do not, however, allow dogs to live in a doghouse on a permanent basis or be leashed to the doghouse. Landscape screening may be required.

EXHIBIT C

MINIMUM BUILDING STANDARDS

The Chateaux at Woodfield

A. Square Footage Requirement

One story- minimum 1400 square feet

Two story- minimum 1800 square feet

B. 2-Car Garage Requirement

All dwellings shall have a garage to accommodate a minimum of two (2) cars.

C. Exterior Masonry Requirement

Minimum of eighty percent (80%) masonry on front elevation excluding doors, windows, openings, gables and areas above any first story roof. One hundred percent (100%) masonry veneer is required on the first floor of the outside sidewall of the two-car garage. Up to fifteen percent (15%) of the dwellings may have the minimum masonry requirements modified at the discretion of the New Construction Committee/Developer. In all such cases the approved modified dwellings shall be separated from any other approved modified dwelling by a minimum of four (4) complying or non-modified dwellings. The first story of the exterior of any dwelling adjacent to an existing city or county road shall be a minimum of sixty percent (60%) masonry excluding doors, window openings and gables.

Note: The area from the left outside corner of the dwelling to the right outside corner of the dwelling, excluding all returns between the two corners, shall be included in calculating the required percentage of masonry veneer on the front elevation.

$$\text{Masonry Percentage} = \text{Numerator/Denominator}$$

Numerator = the total square footage of masonry used within the vertical walls of the front elevation.

Denominator = the actual square footage within the vertical walls of the front elevation that is capable of accommodating masonry (i.e., exclusive of the doors, windows, openings, gables, areas above any first story roof and returns).

D. Roof Pitch Requirement

Roof pitches shall be a minimum of seven (7) to twelve (12) except a five (5) to twelve (12) pitch shall be allowed on ancillary roofs such as porches. On homes with a deeper footprint, the Developer may allow a shallower front to back roof pitch.

E. Exterior Colors

All exterior colors and brick choices must be approved by the New Construction Committee. A complete color exterior combination (including shutter and trim colors) shall be submitted by Builder for Committee's approval prior to the commencement of residential construction. Any future color changes or additions to the approved exterior color list must also be approved by the Committee.

F. Roof Shingles

All roof shingles in the subdivision shall be brown, gray or black tones, which shall be approved by the Committee.

G. Exterior Siding and Windows

Wood or composite and vinyl siding and windows shall be permitted, however, the colors shall be approved by the Committee.

H. Side/Front/Rear Yard Setbacks

All setbacks shall be determined as per the recorded plat.

I. Yardlights

Uniform black posts with a variable dusk to dawn yardlight is required to be installed six (6) feet from the public sidewalk and six (6) feet from the driveway.

J. Driveways

All driveways are to be concrete. No stamping or color changes shall be made to the concrete.

K. Mailboxes

All mailboxes shall be uniform in type and style as determined by the Committee.

L. House Foundations

Slab, crawl space and basement foundations are allowed in the subdivision.

M. Landscaping Requirements

All landscaping plans, plant materials and installations are subject to the Committee's approval. Below are the minimum requirements.

1. Sod/Seeding - Each home shall have sod in the front yard and ten (10) feet past the front corners along the sideyards with the remaining yard seeded. Each home on a corner lot shall also have the side yard between the home and street sodded back to the rear of the home.

2. Bushes and Trees - Twelve (12) bushes and shrubs equal to or greater than 15" spread or two (2) gallon size as well as one (1) shade, evergreen or ornamental trees within the front landscape beds or front yard are required. Additionally, one two (2) inch shade street tree shall be planted between the sidewalk and curb on all lots with three (3) street trees required on all corner lots. All street trees will be of uniform type as determined by the Committee. If the City of Greenwood does not allow trees in the Right of Way, this additional tree or trees shall be placed in the front yard.

The Estates at Woodfield

MINIMUM BUILDING STANDARDS

Note: All new home plans must be submitted and approved by the Woodfield Architectural Standards Committee prior to the start of construction.

A. **Square Footage Requirement**

One Story – minimum 1700 square feet

Two Story – minimum 2200 square feet

B. **2-Car Garage Requirement**

All dwellings shall have a garage to accommodate a minimum of two (2) cars.

C. **Exterior Masonry Requirement**

Minimum of one hundred (100%) masonry on first floor, all four sides excluding doors, windows, openings and gables.

D. **Roof Pitch Requirement**

Roof pitches shall be a minimum of seven (7) to twelve (12) except a five (5) to twelve (12) pitch shall be allowed on ancillary roofs such as porches. On homes with a deeper footprint, the Developer may allow a shallower front to back roof pitch.

E. **Exterior Colors**

All exterior colors and brick choices must be approved by the New Construction Committee. A complete color exterior combination (including shutter and trim colors) shall be submitted by Builder for Committee's approval prior to the commencement of residential construction. Any future color changes or additions to the approved exterior color list must also be approved by the Committee. For your convenience, an exterior colors and material submittal sheet has been attached which must be submitted for approval. Please provide color samples or list the general color family of each building material. (i.e. tan, dark red, white, etc)

F. **Roof Shingles**

All roof shingles in the subdivision shall be brown, gray or black tones, which shall be approved by the Committee.

G. **Exterior Siding and Windows**

Wood, composite and vinyl materials shall be permitted for siding and windows; however, the colors shall be approved by the Committee.

H. **Front/Rear/Side Yard Setbacks**

Front setbacks shall be determined as per the recorded plat.

Rear setback is 20 ft. minimum

Side yard setback is 12 ft. minimum

I. **Yard Lights**

Uniform black posts with a variable dusk to dawn yard light is required to be installed six (6) feet from the public sidewalk and six (6) feet from the driveway.

J. Driveways

All driveways are to be concrete. No stamping or color changes shall be made to the concrete. Driveways off Curry Road require a culvert pipe (approved by the City of Greenwood) to be installed under the drive in the drainage swale.

K. Mailboxes

All mailboxes shall be uniform in type and style as determined by the Committee.

Supplier: Estes Designs and Manufacturing, 470 S. Mitthoeffer Road, Indianapolis IN 46229.
Phone: 317-889-2203

Ordering Instructions: Contact Estes Designs at least two weeks prior to desired installation. Payment may be required by Estes Designs prior to installation.

Cost: \$279.99 (including installation and sales tax) These prices are subject to change.

Specifications: Chesapeake Model – Painted Tan T2 Mailbox mounted on 6x6 special top post. Includes full vinyl address.

L. House Foundations

Slab, crawl space and basement foundations are allowed in the subdivision.

M. Landscaping Requirements

All landscaping plans, plant materials and installations are subject to the Committee's approval. Below are the minimum requirements.

1. Sodding/Seeding – Each home shall have sod in the front yard and ten (10) feet past the front corners along the side yards with the remaining yard seeded. Each home on a corner lot shall also have the side yard between the home and street sodded back to the rear of the home.

2. Shrubs and Trees - Twelve (12) shrubs equal to or greater than 15" spread or two (2) gallon size as well as one (1) shade, evergreen or ornamental tree within the front landscape beds or front yard are required. Additionally, one two (2) inch caliper shade tree shall be planted in the front yard. ***On all corner lots:** One (1) shade, evergreen or ornamental tree within the front landscape beds or front yard are required. Additionally, one (1) two (2) inch caliper shade tree shall be planted in the front yard. As well as, two (2) additional, two (2) inch caliper shade or ornamental tree or six (6) ft height evergreen in the side yard with street frontage.

N. Construction Deposit

All new home plans must be submitted to and approved by the New Construction Committee prior to obtaining a building permit. A construction deposit of \$500 payable to the Woodfield Partners, LLC (Developer) must be submitted along with the plans to be reviewed. If the plans are denied, this deposit shall be immediately refunded. If the plans are approved this deposit shall be held until the home is 100% completed. These funds may be used by the Developer to install, repair, replace, and/or clean up any issues related to the construction of the home. The Developer shall provide the Buyer and/or Builder two weeks notice prior to expending any of these funds. Any expenses in excess of \$500 paid by Developer shall be reimbursed by the Buyer/Builder. This construction deposit does not relieve the Buyer/Builder from their obligations under the Purchase Agreement. Upon 100% completion of the home the Buyer/Builder may request a refund of the construction deposit, at which time the Developer will inspect the home and notify

Buyer/Builder of any deficiencies or refund any unused construction deposit within two weeks of the inspection.

O. Woodfield Homeowners Association (HOA)

~~_____~~ The HOA dues will be reviewed annually.
(Subject to change)

At the closing of the first purchase of a lot for occupation from Builder or Developer, each such Purchaser shall contribute to the capital funds of the Association in an amount equal to \$100.00 (a "Capital Contribution"). This Capital Contribution shall be dispersed at the Closing to the Association for capital purposes. When this Capital Contribution is dispersed to the Association, the Association shall place it in a reserve account for the purpose of repairing or replacing capital assets (i.e., signage, street lights, pool and bathhouse, etc.)

Developer, its assignee or assigns and any Builder shall not be considered a purchaser and subject to any Capital Contributions. The Capital Contribution may be adjusted by the Association and included within and distributed with the applicable budget and notices of assessments as provided herein.