

RESOLUTION: WHITETAIL RIDGE ARCHITECTURAL REVIEW MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION

Below items are in accordance with Whitetail Ridge Declaration of Protective Covenants to maintain the conformity and harmony in the neighborhood:

- **Complete in its entirety and comply to all requirements included in the Whitetail Ridge ARC Application as revised 10/19.**
- **Comply to items/process included in the Whitetail Ridge ARC Checklist as revised 10/19.**

Additional Site Requirements:

At a minimum the following square footage of finished living quarters, (exclusive of basement, garage, or patio areas):




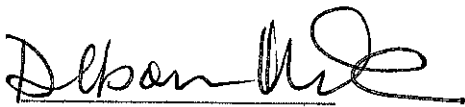
- One story dwelling units – 2,500 sq ft
- Two story dwelling units – 2,800 sq ft.
- Minimum attached 2 car garage, detached garages are not allowed
- At minimum and subject to review, no two houses alike side by side or across the street from one another.
- No exterior aluminum or vinyl siding permitted. Only Cedar, Fibercement/LP composite wood siding is permitted
- Front facade of home must include 10% Brick or stone
- Soffit/Fascia: Aluminum soffit is permitted; aluminum fascia is permitted under horizontal gutter line only
- Masonry- Fireplace chases including direct vent must be masonry exterior – (front facade must include a minimum of 10% brick or stone)
- Minimum \$3,500 Live plant materials (including parkway trees) exclusive of sod/seed & hardscaping is required and must be installed within 6 months of final occupancy. Corner lots require additional landscaping on all roadway facing exterior elevations as approved by ARC committee. Front yard must be sod to front corner of home. See below list of approved trees, one tree per 40' of frontage. All parkway tree trunks must be 3" in diameter.

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|-------------------------------|----------------------------|-----------------------|
| 1. Autumn Blaze Maple | 6. Hackberry | 11. American Linden |
| 2. Deborah Norway Maple | 7. Ginkgo | 12. Littleleaf Linden |
| 3. Emerald Queen Norway Maple | 8. Shademaster Honeylocust | 13. Homestead Elm |
| 4. Bonfire Sugar Maple | 9. True Shade Honeylocust | |
| 5. Green Mountain Sugar Maple | 10. Red Oak | |

- Gutters must be buried
- The homeowners association is responsible for the perimeter drain tile maintenance. As a result filter Baskets must be installed in the catch basins down stream of the build and must be cleaned out once a week until sod is laid
- No above ground swimming pool permitted
- Driveway may be asphalt, concrete, or brick or paver block, sidewalk is required and must be concrete,
- Mailbox (if not masonry to match the home) Must use pre-approved Mailbox or submit personal selection for approval.
- Fencing must be Black metal and a minimum of 48" high as approved by the ARC Committee., temporary fencing is not allowed.
- Playhouses are not permitted

END OF TEXT OF RESOLUTION

Thereupon, on motion duly made and seconded, the above determinations, objectives, goals, and resolutions were adopted and acknowledged this 14 day of November, 2019, at Yorkville, Illinois, by the following roll call vote:

<u>Ayes</u>	<u>Nays</u>	<u>Abstaining</u>	<u>Votes</u>	<u>Directors Voting</u>
X				
X				
X				
X				
X				<hr/>