

ADDENDUM TO DESIGN GUIDELINES
EXHIBIT A
Lots 1 through 24, Block 1 – 5th Addition
Bellerive North

Based on the approved Design Guidelines, adopted on February 12, 2015, the following allowances and variances have been accepted and approved for the design/construction for Bellerive North only. The goal is to keep the theme of Bellerive North designs consistent.

1. STREET WALL - The board formed concrete wall is to be installed as it is currently designed and installed. If the wall is to have the railing on top, all walls must have the same railing. (see attachment)
2. FENCES - Fences approved by the Association are to be installed and use the same manufacture, style and black. Fences between lots must be the Alumi Guard Ascot Flat Top.
3. ARCHITECTURE STYLES- The overall "feel" of the architecture to remain very similar to the constructed homes on Lot 1 & 2 approved by the Design Review Committee and Board of Directors. Floor plans can be changed but the similar character to remain.
4. SQUARE FOOTAGE – Minimum sq. ft. is 1600
5. NEIGHBORING STYLES - No two home design exterior facades can be built next to each other. I.e. contemporary elevation next to a contemporary elevation etc. (see attachment)
6. LANDSCAPING – Landscaping is to be similar to the approved landscape plan including the street side and private driveway trees. (see attachment)
7. STREET SIDE TREES to match as shown in the Design Guidelines (page 8).
8. SATELLITE DISH – must be a minimum of 10 feet from the face of the house towards the rear (preferably not mounted to the deck)

VARIANCES

1. Reliefs in the sides of the elevation are eliminated on the home build due to the size and overall master planning of the Bellerive North project.
2. The "Ameristar" Montage style 5'-0" black fence approved to be put between property lines and up to the house and detached garages as shown on the approved landscape plans.
3. The house could be sided completely with a cemetitous product with all other materials to remain per the guidelines of "real r.s. wood".
4. PRIVATE DRIVEWAYS will be alley loaded garages rather than street loaded garages.
5. The side wall setback was eliminated but an offset of part of the house must be done. Similar to Lots 1 and 2 where the garage separation provides an offset. See page 18
6. 12'-0" setback from the rear asphalt drive if off street parking was provided.
7. Mixture of Pavers and Concrete for the rear drives, similar to what is in the Design Guidelines. See page 8
8. VINYL WINDOWS are NOT permitted.
9. SYNTHETIC MATERIALS may only be used for corner trim and body, but wood on the timber or accent woods is required as outlined in the Design Guidelines (page 17).
10. ENGINEERED COMPOSITE WOOD - Garage doors MAY be acceptable at the discretion of the Design Review Committee. (Refer to Design Guidelines page 23).



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