

At Nielson Development we take pride in our developments and the homes that are built there. In order to ensure all homes within your development are appropriate for your neighborhood, Nielson Development has developed Architectural Guidelines that the lot owner and builder will be required to adhere to during their home design. Prior to construction, Nielson Development will review the proposed plans and ensure they conform with the requirements below.

1. Plan Approval (including site plan)

All plans showing structure layouts with dimensions, elevations, exterior finishes, mechanical locations along with the lot site plan shall be submitted to the Developer for approval. Additional information may be requested as necessary to complete the review and confirm compliance with development requirements. Home to be completed within 24 months from lot closing.

2. General Setback Requirements for Zoning

Zoning Form RS-60:

- Front Yard Setbacks = 30 foot
- Side Yard Setbacks = 5 foot
- Rear Yard Setbacks = 15 foot
- Corner lots will require 25-foot setbacks on the front and on the side yards

Zoning Form RS-90:

- Front Yard Setbacks = 30 foot
- Side Yard Setbacks = 7.5 foot
- Rear Yard Setbacks = 15 foot
- Corner lots will require 25-foot setbacks on the front and on the side yards

3. Minimum Surface Level Square Footage

900 Sq. Ft. Minimum – (RS-60 Zoning) – Lots included:

- Block 2 – Lots 18-27
- Block 3 – Lots 1-10
- Block 4 – Lots 1-10
- Block 5 – Lots 1-4 & Lots 7-11

1100 Sq. Ft. Minimum – (RS-90 Zoning) – Lots included:

- Block 1 – Lots 1
- Block 2 – Lots 1-17 & 28
- Block 5 – Lots 5

For purposes of these guidelines, the surface level of the structure shall be the first floor that is entirely upon or above the surface of the earth. Any floor level that is in whole or in part below the surface of and/or surrounded by the earth shall not be considered a surface level. Garages and open porches are excluded in calculating the above areas.

4. Roof Pitch:

4/12 or greater with a minimum of two distinct and separate roof lines.

5. Garage:

Minimum of two car attached. No detached garages unless authorized by the developer. Garages larger than 3 car will require approval by the Developer.

6. Driveway:

Must be concrete and provide adequate space for two automobiles and the driveway approaches.

7. Street Parking:

No **street parking** of motor homes, campers, fifth wheel trailers, race cars, boats, or work vehicles for more than 24 hours to load and unload. Additionally, there may be City Ordinances which further restrict the parking of certain vehicles and trailers.

8. Outbuildings / Exterior Structures

All outbuildings/exterior structures, small lawn sheds must be approved by Developer. The structures must conform to the same exterior appearance, design, and color to the principal structure on the lot.

No modification or alteration of original lot drainage will be allowed for the construction of outbuildings or exterior structures.

9. Shingles:

Architectural asphalt shingles will be required.

Certain Teed or comparable, approved: Landmark 25, Horizon, and Independence

No 3-Tab shingles will be allowed.

10. Allowed Exterior Siding finishes:

Vinyl siding

Hard board siding (maximum of 8" lap)

Cedar or Redwood, approved (maximum of 8" lap)

11. Exterior Brick or Stone Finishes

Brick or Stone shall be required at the rate of 15 square foot of brick/stone per 900 square foot of surface level area with the minimum amount of brick/stone allowed on all homes being 15 square foot.

12. Mailbox

Mailbox locations and groupings will be as required by the United States Postal Service, City Ordinance, and the Developer's discretion.

13. Fences

Height, style, material, color, and location must be shown on plans.

Fences may be erected in required yards, provided they meet or exceed the following requirements:

- A. No barbed wire, chain link or metal fence shall be erected or maintained.
- B. No fence shall be erected or maintained in such manner as to unreasonably obstruct the view of others or their access to light or air.
- C. Fences not more than six (6) feet in height may be erected on any part of a lot other than in the required front yard. Fences not more than four (4) feet in height may be located on any part of the lot.
- D. The poles supporting the fence must be on the inside of the fence or along the center line of the fence.
- E. Wood, approved – All boards must be on outside of fence for solid style fence
- F. Coated chain link, color approved by Developer and match the wood on the front of house to face street.
- G. Vinyl must be approved by Developer

14. Sump Line

All sump pump lines shall be required to drain to the rear or side of the lot. Approval of front draining sump lines may be given by the Developer for lots that drain from the rear yard to the front yard.

15. Livestock and Poultry

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

16. Dog Kennels

Location approved by Developer and must be screened from the front view of house.

17. Landscaping

Grass seeding or sodding to be complete within 12 months of occupancy.

18. Exterior Colors

All colors must be natural colors and be approved by Developer.

19. Nuisances

No noxious or offensive trade or activity, as defined by law, shall be carried on upon any lot in said subdivision, nor shall anything be done which may be or become an annoyance or nuisance, as defined by law, to the neighborhood, or public is invited shall not be permitted.

20. Signs

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising a residence for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

21. Vacant Lots

Owners of vacant lots must keep them neat and clean in appearance and must maintain them by mowing any vegetation to a maximum height of 10". Upon failure to do this, and after three-day notice is given, the Developer may perform such maintenance as necessary, and bill the lot owner for the expense incurred.

22. Site Conditions

Contractor/ Buyer is responsible to maintain a rubble-free site including removing any excess dirt placed, spilled, or otherwise left in or on the street or gutters. All concrete wash out will be on your lot and your responsibility. If site, or sites, around your lot are not left in the same condition as prior to your project, clean up and/or **repairs will be done at the Buyer/Owner's expense.**

23. Soil Removal/Drainage Plan:

Developer / Seller is not responsible for furnishing black dirt to the Contractor/Buyer. No soil, resulting from excavation, may be removed from the development. The purchaser of a lot hereby acknowledges the existence of a drainage plan that has been prepared by Developer and is on file at KN Construction office at 27297 Wetland Rd Harrisburg, SD 57032. Prior to construction on said lot, Developer, or Developer's contractor, shall review said drainage plan and shall comply with all soil elevation requirements indicated thereon. If any Owner does not comply with said drainage plan, said Owner shall be personally responsible for any costs associated with bringing said lot into compliance with the drainage plan and shall indemnify Developer, therefore.

Purchaser/Contractor

Black Dirt is not included in the lot purchase.

Black dirt may be available, please contact Developer for location and cost.