

200300110332
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
10-23-2003 At 01:59 pm.
ORDINANCE 25.00

ORDINANCE NO. 67-9-03

AN ORDINANCE TO AMEND THE ZONING ORDINANCE,
A PART OF THE MASTER PLAN OF THE CITY OF
NOBLESVILLE, HAMILTON COUNTY, INDIANA

2500
⑨ 100 nonc

This is an Ordinance (the "PUD Ordinance") amending the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended (the "Zoning Ordinance"):

WHEREAS, the Plan Commission of the City of Noblesville (the "Commission") has conducted a public hearing as required by law in regard to application #03J-15-1511 for approval of a preliminary development plan and this PUD Ordinance filed by Precedent Residential Development, LLC for the real estate containing approximately 211.87 acres, legally described on Exhibit "A" hereto, and located in Noblesville Township, Noblesville, Indiana (the "Real Estate"); and

WHEREAS, the Commission has sent to the Common Council of the City of Noblesville, Indiana (the "Common Council") its unanimous favorable recommendation adopted on the 15th day of September, 2003.

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the Zoning Ordinance and the zone map (the "Zone Map") corresponding to the Zoning Ordinance are hereby amended as follows:

SECTION 1. OVERALL CLASSIFICATION. The Real Estate is classified a Planned Development ("PD") with a base zoning of R-1 under the Zoning Map.

SECTION 2. ADDITIONAL EXHIBITS.

- A. Attached hereto and incorporated herein by reference as Exhibit "B", is the approved preliminary development plans (collectively, the "Preliminary Plan").
- B. Attached hereto and incorporated herein by reference as Exhibit "C", are development standards matrix and lot guidelines.
- C. Attached hereto and incorporated herein by reference as Exhibit "D", are landscape buffer and mound details which control the planting and landscaping detail in the corresponding areas delineated on the Preliminary Plan.
- D. Attached hereto and incorporated herein by reference as Exhibit "E", are common area detail and illustrations which control the planting, landscaping and amenity detail in the corresponding areas delineated on the Preliminary Plan..
- E. Attached hereto and incorporated herein by reference as Exhibit "F", are density and open space calculations.
- F. Attached hereto and incorporated herein by reference as Exhibit "G", are entryway landscaping and detail illustrations and provisions which control the planting and landscaping detail in the corresponding areas delineated on the Preliminary Plan.

SECTION 3. ELEVATIONS. Elevations for the single family dwellings shall be as follows:

- G. Attached hereto and incorporated herein by reference as Exhibit "H" are (i) architectural guidelines which control the construction of the residences to be constructed in the area designated as "Slater Run" in the Preliminary Plan (the "Slater Run Homes") and (ii) sample elevations of the Slater Run Homes.
- H. Attached hereto and incorporated herein by reference as Exhibit "I" are (i)

architectural guidelines which control the construction of the residences to be constructed in the area designated as "Slater Ridge" in the Preliminary Plan (the "Slater Ridge Homes") and (ii) sample elevations of the Slater Ridge Homes;

- I. Attached hereto and incorporated herein by reference as Exhibit "J" are (i) architectural guidelines which control the construction of the residences to be constructed in the area designated as "Slater Woods" in the Preliminary Plan (the "Slater Woods Homes") and (ii) sample elevations of the Slater Woods Homes;
- J. Attached hereto and incorporated herein by reference as Exhibit "K" are sample elevations of Historical Style residences representative of the type to be constructed in Slater Run;
- K. Attached hereto and incorporated herein by reference as Exhibit "L" are sample elevations of Historical Style residences representative of the type to be constructed in Slater Ridge;
- L. Attached hereto and incorporated herein by reference as Exhibit "M" are sample elevations of Historical Style residences representative of the type to be constructed in Slater Woods;
- M. Attached hereto and incorporated herein by reference as Exhibit "N" are (i) architectural guidelines which control the construction of the pool and bathhouse in Slater Farms and (ii) sample elevations of the pool and bathhouse to be constructed in Slater Farms at the location delineated in the Preliminary Plan.

SECTION 4. MODEL HOMES. Model homes shall be permitted as follows:

- N. Model homes complying with the architectural guidelines which control the

construction of the Slater Run Homes may be constructed on Lots 19, 20, 21, and 22 in the area designated as “Slater Run” in the Preliminary Plan, and Lot 18 in the area designated as “Slater Run” in the Preliminary Plan may be used as an off-street parking lot.

O. Model homes complying with the architectural guidelines which control the construction of the Slater Ridge Homes may be constructed on Lots 39, 40, 41, and 42 in the area designated as “Slater Ridge” in the Preliminary Plan, and Lot 38 in the area designated as “Slater Ridge” in the Preliminary Plan may be used as an off-street parking lot.

P. Model homes complying with the architectural guidelines which control the construction of the Slater Woods Homes may be constructed on Lots 118, 119, 120, and 121 in the area designated as “Slater Woods” in the Preliminary Plan, and Lot 10 in the area designated as “Slater Woods” in the Preliminary Plan may be used as an off-street parking lot.

SECTION 5. PUD DEVELOPMENT STANDARDS. This PUD Ordinance and its exhibits permit variations from the development standards, specifications, guidelines, and/or requirements contained in the Zoning Ordinance, including provisions permitting (i) the perimeter buffer yard required under the Zoning Ordinance to be reduced from fifty (50) feet in width to twenty-five (25) feet; (ii) reduction of the minimum lot area to ten thousand (10,000) square feet; (iii) reduction of the minimum front yard setback to twenty-five (25) feet; (iv) reduction of the minimum side yard setback to five (5) feet [fifteen (15) feet in the aggregate]; (v) reduction of the minimum lot width to eighty (80) feet; and (vi) the construction of fences within the twenty-five (25) foot perimeter buffer as delineated in the Preliminary Plan (hereafter “Perimeter Buffer”) provided, however, that (a) any fence constructed within the Perimeter Buffer shall not exceed forty-eight (48) inches in height, unless the Lot upon which the fence is constructed adjoins (1) a public trail, (2) a public path or (3) the public baseball fields associated

with the Hazel Dell Elementary School, in which case a fence seventy-two (72) inches in height shall be allowed and (b) construction of structural improvements such as, but not limited to, pools, outbuildings and play equipment is prohibited in the Perimeter Buffer. The development standards, specifications, guidelines, and/or requirements established by and specified in this PUD Ordinance and/or its exhibits supersede the development standards, specifications, guidelines, and/or requirements of the Zoning Ordinance and the Subdivision Control Ordinance of the City of Noblesville, Indiana (the Subdivision Control Ordinance); provided, however, that unless a development standard, specification, guideline, and/or requirement contained in the Zoning Ordinance or Subdivision Control Ordinance is varied, altered, or modified by this PUD Ordinance and/or its exhibits, then such development standard, specification, guideline, and/or requirement as specified in the Zoning Ordinance or Subdivision Control Ordinance shall apply. Further, (i) all lighting and curbing shall be as required by the Zoning Ordinance, and (ii) all mail boxes will be as required by the U.S. Postmaster.

SECTION 6. PROCEDURES. The following procedures shall apply:

A. The Planning Department shall determine whether final plans including, without limitation, building elevations, site plans, and landscape plans, are in substantial conformance with what has been approved by the ARB and by the Common Council in this PUD Ordinance.

B. Any decision of the Planning Department can be appealed to the ARB. Any decision of the ARB can be appealed to the Common Council.

UPON MOTION DULY MADE AND SECONDED, THIS PUD ORDINANCE WAS FULLY PASSED BY THE MEMBERS OF THE COMMON COUNCIL THIS 14th DAY OF October, 2003.

COMMON COUNCIL, CITY OF NOBLESVILLE

BY:

AYE

NAY

James Snyder

James Snyder

Alan Hinds

Alan Hinds

Laurie Hurst

Laurie Hurst

Jack Martin

Jack Martin

Dale Snelling

Dale Snelling

Rex Dillinger

Rex Dillinger

Terry Busby

Terry Busby

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 14th day of October, 2003.

Dennis R. Redick

Dennis R. Redick, Mayor,
City of Noblesville, Indiana

ATTEST:

Janet S. Jaros

Janet S. Jaros, Clerk-Treasurer
City of Noblesville, Indiana

ALL EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE CLERK-TREASURER'S OFFICE.

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law
NELSON & FRANKENBERGER
3021 East 98th Street, Suite 220
Indianapolis, IN 46280

SLATER FARMS

Zoning Legal Description

A part of the North Half of the South Half of the Northwest Quarter of Section 4, Township 18 North, Range 4 East of the Second Principal Meridian in Noblesville Township, Hamilton County, Indiana and more particularly described as follows:

Commencing from the Southwest corner of the Northwest Quarter of said Section 4, thence North 00 degrees 08 minutes 01 seconds West (an assumed bearing) along the West line of said South Half 1027.61 feet to the Point of Beginning (said point also being the Northwest corner of a WARRANTY DEED to Stephan Schwartz & Lori M. Schwartz, recorded as Instrument Number 9550515, in the Office of the Recorder of Hamilton County, Indiana); thence North 00 degrees 08 minutes 01 seconds West continuing along said West line 301.61 feet to the Northwest corner of said South Half; thence South 89 degrees 49 minutes 32 seconds East along the North line of said South Half 2663.76 feet to the Northeast corner of said South Half; thence South 00 degrees 13 minutes 26 seconds West along the East line of said South Half 666.01 feet to the Southeast corner of the North Half of said South Half; thence North 89 degrees 47 minutes 43 seconds West along the south line of said North Half 2296.61 feet to the Southeast corner of said Warranty Deed (the following two calls are along the Easterly and Northerly lines of said Warranty Deed); 1) thence North 00 degrees 06 minutes 47 seconds West 363.57 feet to a 5/8 inch rebar found; 2) thence North 89 degrees 53 minutes 07 seconds West 363.13 feet to the Point of Beginning and containing 37.62 Acres more or less.

Also including:

The South Half of the South Half of the Northwest Quarter of Section 4, Township 18 North, Range 4 East of the Second Principal Meridian in Noblesville Township, Hamilton County, Indiana and more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of said Section 4, thence North 00 degrees 08 minutes 01 seconds West (an assumed bearing) along the West line of said South Half 664.61 feet to the North Line of the South Half of said South Half; thence South 89 degrees 47 minutes 43 seconds East along said North line 2659.61 feet to the Northeast corner of the South Half of said South Half; thence South 00 degrees 13 minutes 26 seconds West along the East line of said South Half 666.01 feet to the Southeast corner of said South Half; thence North 89 degrees 45 minutes 54 seconds West along the South line of said South Half 2655.47 feet to the Point of Beginning and containing 40.59 Acres more or less.

Also including:

A part of the North Half of the Southwest Quarter of Section 4, Township 18 North, Range 4 East of the Second Principal Meridian in Noblesville Township, Hamilton County, Indiana and more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 4, thence South 89 degrees 45 minutes 54 seconds East along the North line of said North Half 1933.71 feet; thence South 00 degrees 04 minutes 37 seconds West 1300.71 feet to the North line of a WARRANTY DEED to Hamilton County, recorded as Instrument Number 200000063218, in the Office of the Recorder of Hamilton County, Indiana (the following two calls are along the Northerly and Westerly lines of said Warranty Deed); 1) thence South 83 degrees 48 minutes 28 seconds West 14.03 feet; 2) thence South 00 degrees 05 minutes 18 seconds East 15.05 feet to the South Line of said North Half; thence North 89 degrees 55 minutes 23 seconds West along the South line of said North Half 1142.04 feet to the Southeast corner of a TRUSTEE'S DEED to Jack Epp and Julia Epp, recorded as Instrument Number 8912300, in the Office of the Recorder of Hamilton County, Indiana (the following two calls are along the Northerly and Westerly lines of said Warranty Deed); 1) thence North 01 degrees 25 minutes 09 seconds East 294.78 feet; 2) thence North 89 degrees 52 minutes 32 seconds West 353.96 feet to the Northeast corner of a WARRANTY DEED to Jack L. Epp and Julia J. Epp, recorded as Instrument Number 8821960, in the Office of the Recorder of Hamilton County, Indiana (the following call is along the Northerly line of said Warranty Deed); 1) thence North 89 degrees 32 minutes 05 seconds West 429.00 feet to the West line of said North Half; thence North 00 degrees 01 minutes 09 seconds West along the West line of said North Half 1024.74 feet to the Point of Beginning and containing 53.27 Acres more or less.

Also including :

The Southeast Quarter of the Southwest Quarter of Section 4, Township 18 North, Range 4 East, of the Second Principal Meridian and the Northeast Quarter of the Northwest Quarter of Section 9, Township 18 North, Range 4 East, of the Second Principal Meridian in Noblesville Township, Hamilton County, Indiana and more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 4, thence South 00 degrees 10 minutes 19 seconds West (an assumed bearing) along the East line of said Southeast Quarter-Quarter 1323.32 feet to the Southeast Corner of the Southwest Quarter of said Section 4 (said point also being the Northeast Corner of the Northwest Quarter of said Section 9); thence South 00 degrees 08 minutes 30 seconds East along the East line of the Northeast Quarter of the Northwest Quarter of said Section 9 a distance of 1326.17 feet to the Southeast corner of said Northeast Quarter-Quarter; thence North 89 degrees 54 minutes 59 seconds West along the South line of said Northeast Quarter-Quarter 1331.43 feet to the Southwest corner of said Northeast Quarter-Quarter; thence North 00 degrees 12 minutes 48 seconds East along the West line of said Northeast Quarter-Quarter 1326.35 feet to the Northwest corner of said Northeast Quarter-Quarter (said point also being the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 4); thence North 00 degrees 04 minutes 43 seconds East along the West line of said Southeast Quarter-Quarter 1322.98 feet to the Northwest corner of said Southeast Quarter-Quarter; thence South 89 degrees 55 minutes 23 seconds East along the North line of said Southeast Quarter-Quarter 562.11 feet to the West line of a WARRANTY DEED to Hamilton County, recorded as Instrument Number 200100001703, in the Office of the Recorder of Hamilton County, Indiana (the following eleven (11) calls are along the southerly lines of said Warranty Deed); 1) thence South 00 degrees 05 minutes 18 seconds West 17.97 feet; 2) thence South 69 degrees 33 minutes 51 seconds East 32.03 feet; 3) thence North 89 degrees 54 minutes 42 seconds East 30.00 feet; 4) thence South 85 degrees 11 minutes 21 seconds East 70.26 feet; 5) thence North 89 degrees 54 minutes 42 seconds East 35.00 feet; 6) thence South 00 degrees 05 minutes 18 seconds East 7.00 feet; 7) thence North 89 degrees 54 minutes 42 seconds East 45.00 feet; 8) thence North 00 degrees 05

minutes 18 seconds West 7.00 feet; 9) thence North 89 degrees 54 minutes 42 seconds East 60.00 feet; 10) thence North 76 degrees 38 minutes 19 seconds East 71.92 feet; 11) thence North 00 degrees 05 minutes 18 seconds West 17.71 feet to the North line of said Southeast Quarter-Quarter; thence South 89 degrees 55 minutes 23 seconds East along said North line 423.25 feet to the Point of Beginning and containing 80.390 Acres more or less.

All Parcels included containing 211.87 Acres more or less.

Subject to all legal easements, rights of way and other servitudes.

CITY OF NOBLESVILLE, INDIANA

SLATER FARMS

**PUD ORDINANCE
NUMBER 67-9-03**

PUD ORDINANCE NUMBER 67-9-03

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II. EXHIBIT LIST

- Exhibit A - Legal Description
- Exhibit B - Preliminary Development Plans
- Exhibit C - Development Standards Matrix and Lot Guidelines
- Exhibit D - Landscape Buffer and Mound Details
- Exhibit E - Common Area Detail
- Exhibit F - Density and Open Space Calculations
- Exhibit G - Entryway Landscaping Detail
- Exhibit H - Architectural Guidelines and Sample Elevations for Slater Run
- Exhibit I - Architectural Guidelines and Sample Elevations for Slater Ridge
- Exhibit J - Architectural Guidelines and Sample Elevations for Slater Woods
- Exhibit K - Sample Historical Style Residences – Slater Run
- Exhibit L - Sample Historical Style Residences– Slater Ridge
- Exhibit M - Sample Historical Style Residences – Slater Woods
- Exhibit N - Architectural Guidelines and Sample Elevations for Bathhouse

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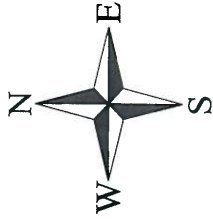
All Parcels included containing 211.87 Acres more or less.

Subject to all legal easements, rights of way and other servitudes.

SLATER FARMS



PRELIMINARY SITE PLAN SUBJECT TO CHANGE WITHOUT NOTICE

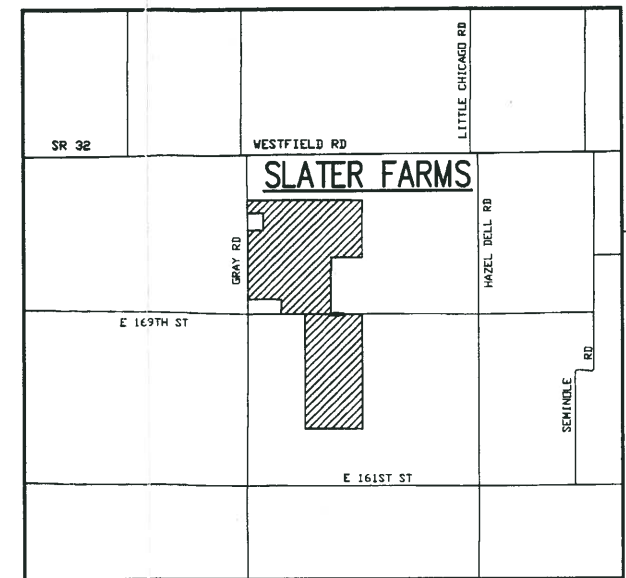


- MOUNDS
- EXISTING WOODLANDS
- PONDS
- OPEN SPACE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- WILLOW TREE
- PARK BENCH
- PICNIC TABLE

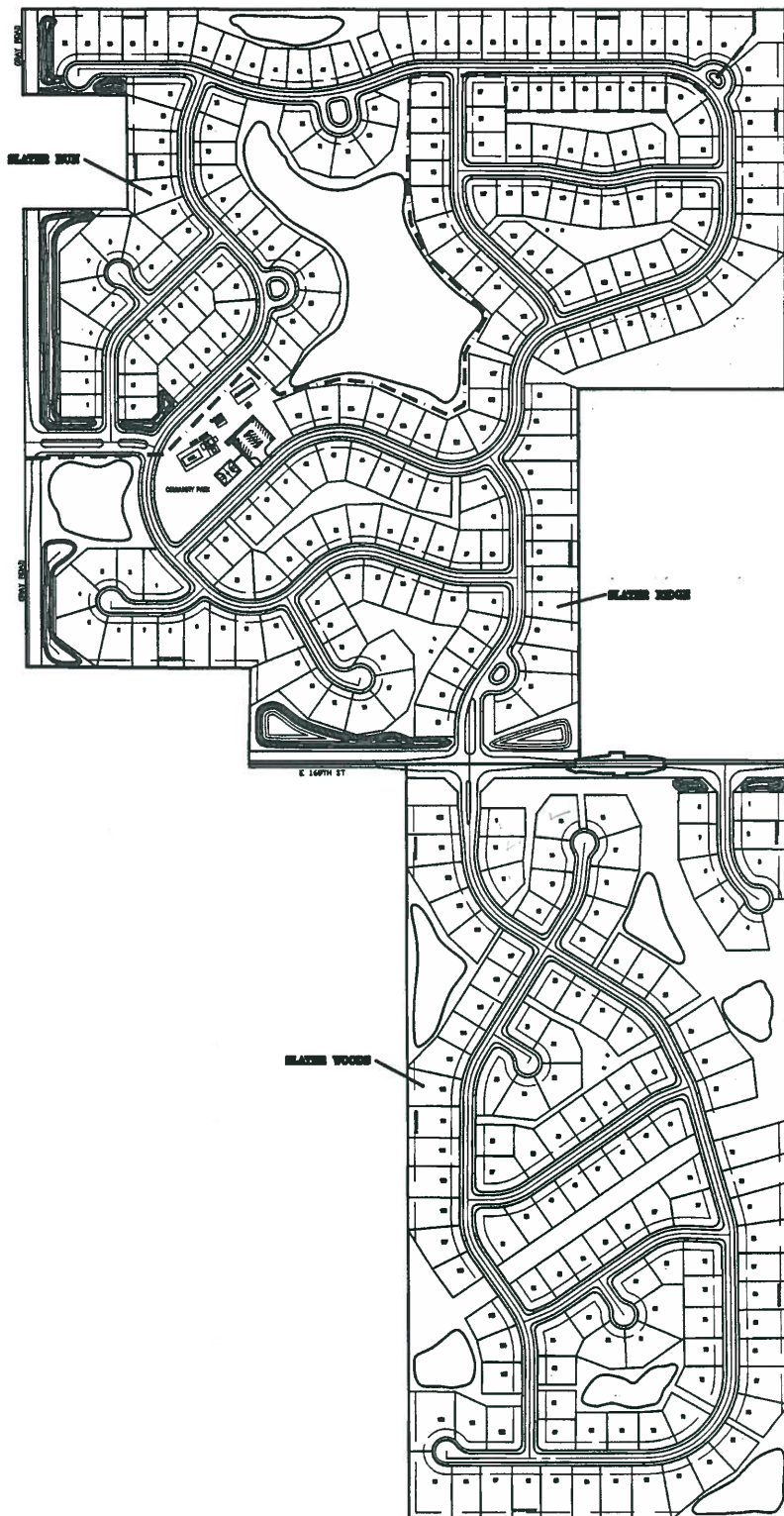
PRECEDENT
RESIDENTIAL DEVELOPMENT, LLC
317-805-1286

PRELIMINARY DEVELOPMENT PLAN for SLATER FARMS

NOBLESVILLE, INDIANA
R1PD ZONING



AREA MAP
SCALE: 1" = 200'



DEVELOPER:
PRECEDENT RESIDENTIAL DEVELOPMENT, LLC
9339 PRIORITY WAY WEST DRIVE, SUITE 100
INDIANAPOLIS, IN 46240
317-805-1180
FAX: 317-805-1179

OWNER:
PRECEDENT RESIDENTIAL DEVELOPMENT, LLC
9339 PRIORITY WAY WEST DRIVE, SUITE 100
INDIANAPOLIS, IN 46240
317-805-1180
FAX: 317-805-1179

SHEET No.	INDEX DESCRIPTION
101	OVERALL PRELIMINARY DEVELOPMENT PLAN
102-105	PRELIMINARY DEVELOPMENT PLAN



ASSUMED NORTH
SCALE: 1" = 300'

LOT SUMMARY		
AREA	NUMBER OF LOTS	*MIN. WIDTH
SLATER RUN	86	80'
SLATER RIDGE	136	90'
SLATER WOODS	74	100'
	48	110'
TOTAL	344	*AT SETBACK LINE

PROJECT SUMMARY	
TOTAL LOTS = 344	
GROSS LOT DENSITY = 1.62 Lots per Acre±	
NET LOT DENSITY = 1.76 Lots per Acre±	
NET AREA = TOTAL AREA - EX. R/W - PONDS = 195.63 Acres±	
POND AREA = 14.58 Acres±	
EXISTING RIGHT OF WAY AREA = 1.66 Acres±	
TOTAL COMMON OPEN SPACE AREA = 52.23 Acres±	
OPEN SPACE = 24.65%	
TOTAL AREAS = 211.87 Acres±	

UTILITIES - NOBLESVILLE

- | | |
|--|--|
| <p>Gas
Indiana Gas Company
15900 Allisonville Road
Noblesville, Indiana 46060
(317)776-5534</p> <p>Water
Indianapolis Water Co.
1220 Waterway Blvd.
Indianapolis, Indiana 46250</p> <p>Telephone
Amertech
5858 North College
Indianapolis, Indiana 46220
1-800-382-5544</p> <p>Cable Television
Insight Communications Co.
15229 Stony Creek Way
Noblesville, Indiana 46060
(317) 776-4487 ext 240</p> | <p>Electric
Cinergy (P&S)
100 South Mill Creek Road
Noblesville, Indiana 46060
(317) 776-5327</p> <p>Storm Sewer
City of Noblesville
Dept. of Engineering
14701 Cumberland Rd. (Suite 300)
Noblesville, Indiana 46060
(317)776-6330</p> <p>Streets
City of Noblesville
Dept. of Engineering
14701 Cumberland Rd. (Suite 300)
Noblesville, Indiana 46060
(317)776-6330</p> |
|--|--|

Utility Meters within Indiana 1-800-382-5544 outside Indiana 1-800-438-5200

Note:
The nature, size and location of utilities are per plans and locations provided by the respective utility companies. The above list constitutes a summary of the utility companies which may provide service in the area of, and adjacent to, the subject project, based upon the information available through such plans and locations, and any incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.



Dawn T. Pittman

DATE: 7/21/03
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Schneider

THE SCHNEIDER CORPORATION
Historic Fort Harrison
8901 Olive Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7300
www.schneidercorp.com

Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS * US
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

SLATER FARMS
 HAMILTON COUNTY, NOBLESVILLE, INDIANA
 PRECEDENT RESIDENTIAL DEVELOPMENT, LLC
 9339 PRIORITY WAY WEST DR., (Suite 100), INDIANAPOLIS, INDIANA 46250

DATE: 07/24/2003	PROJECT NO.:
DRAWN BY: TSC	CHECKED BY:
SHEET TITLE: OVERALL PRELIMINARY DEVELOPMENT PLAN	
DRAWING FILE: P:\SLATER\101	

SHEET NO.:
101

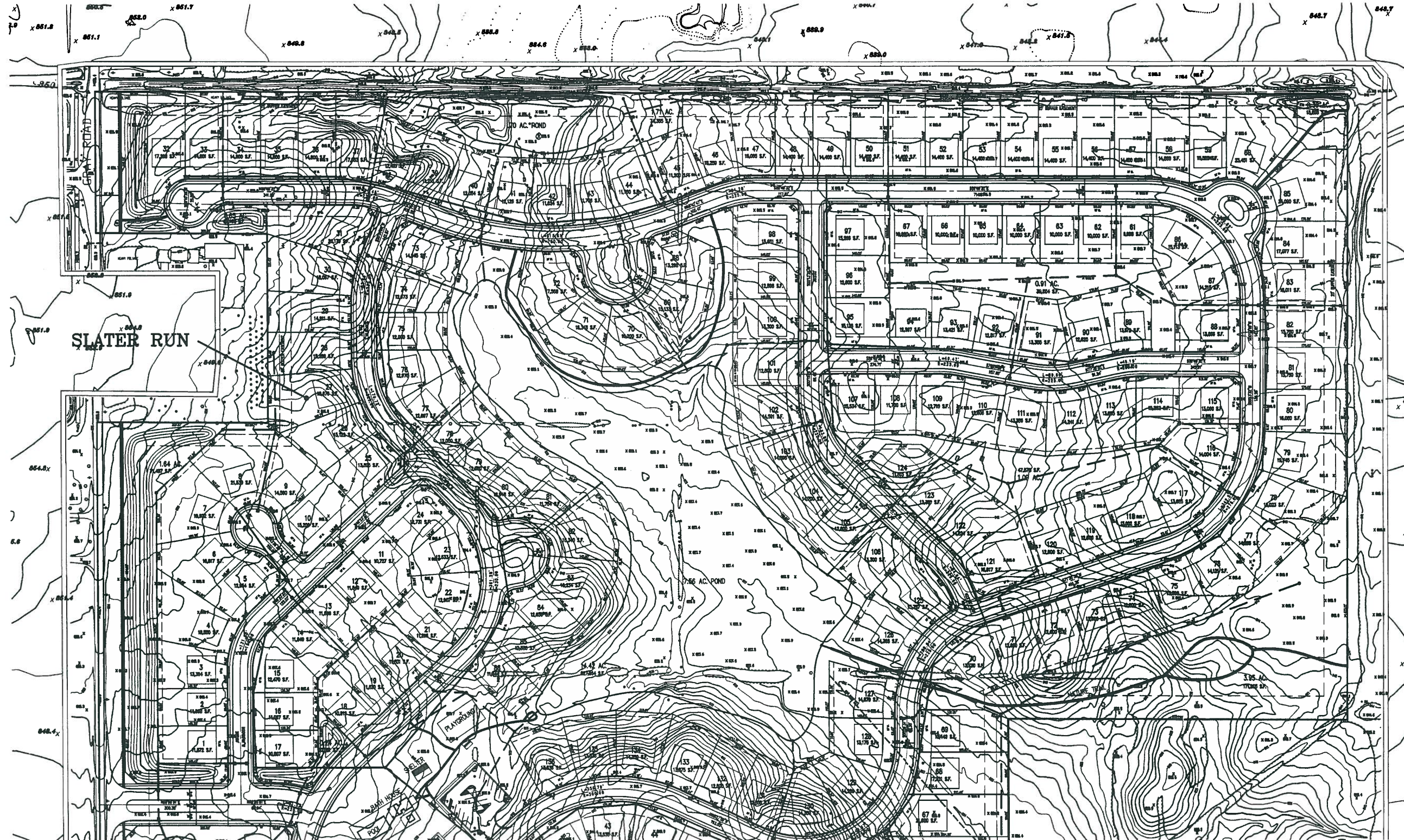


DEVELOPER:
 PRECEDENT RESIDENTIAL DEVELOPMENT, LLC
 9339 PRIORITY WAY WEST DRIVE, SUITE 100
 INDIANAPOLIS, IN 46240
 317-805-1180
 FAX: 317-805-1179

OWNER:
 PRECEDENT RESIDENTIAL DEVELOPMENT, LLC
 9339 PRIORITY WAY WEST DRIVE, SUITE 100
 INDIANAPOLIS, IN 46240
 317-805-1180
 FAX: 317-805-1179

PRELIMINARY
 DEVELOPMENT PLAN
 for
SLATER FARMS
 NOBLESVILLE, INDIANA
 R1PD ZONING

ASSUMED NORTH
 SCALE: 1"=100'



REVISIONS:



Doreen T. Pittman

DATE:
 THIS DRAWING AND THE IDEAS, DESIGN AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF THE SCHNEIDER CORPORATION, AND ARE NOT TO BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE SCHNEIDER CORPORATION.
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Schneider
 THE SCHNEIDER CORPORATION
 Historic Fort Harrison
 8901 Otis Avenue
 Indianapolis, IN 46216-1037
 Telephone: 317.826.7100
 Fax: 317.826.7300
 www.schneidercorp.com

Architecture
 Civil Engineering
 Environmental Engineering
 Geotechnical Services
 GS + LIS
 Home Builder Services
 Interior Design
 Land Surveying
 Landscape Architecture
 Transportation Engineering

SLATER FARMS
 HAMILTON COUNTY, NOBLESVILLE, INDIANA
 PRECEDENT RESIDENTIAL DEVELOPMENT, LLC
 9339 PRIORITY WAY WEST DR., (Suite 100), INDIANAPOLIS, INDIANA 46250

DATE: 07/24/2003	PROJECT NO.:
DRAWN BY: TSC	CHECKED BY:
SHEET TITLE: OVERALL PRELIMINARY DEVELOPMENT PLAN	
DRAWING FILE: File: R-SLATOR\02-106	

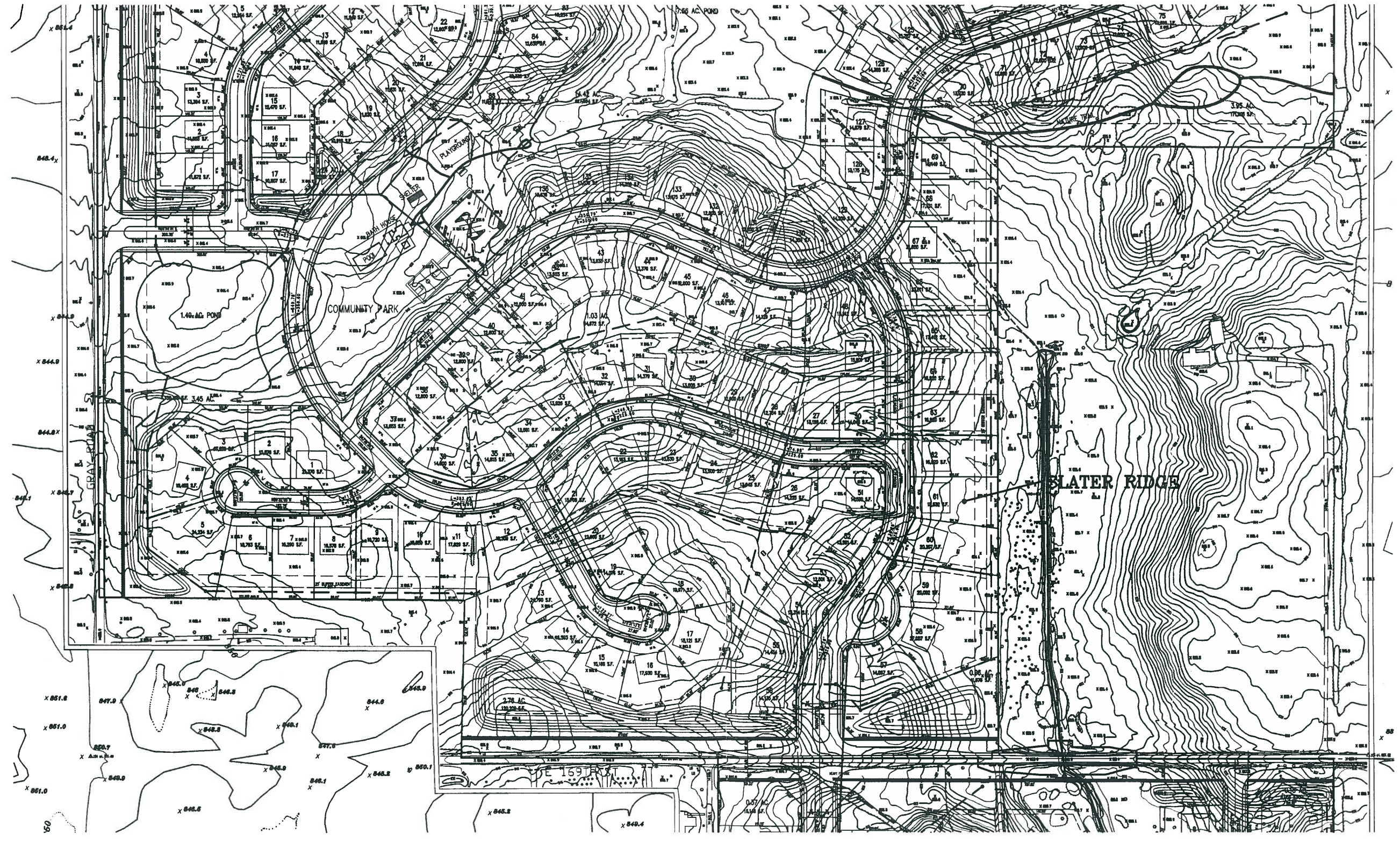


ASSUMED NORTH
SCALE: 1"=100'

DEVELOPER:
PRECEDENT RESIDENTIAL DEVELOPMENT, LLC
9339 PRIORITY WAY WEST DRIVE, SUITE 100
INDIANAPOLIS, IN 46240
317-805-1180
FAX: 317-805-1179

OWNER:
PRECEDENT RESIDENTIAL DEVELOPMENT, LLC
9339 PRIORITY WAY WEST DRIVE, SUITE 100
INDIANAPOLIS, IN 46240
317-805-1180
FAX: 317-805-1179

PRELIMINARY DEVELOPMENT PLAN for SLATER FARMS NOBLESVILLE, INDIANA R1PD ZONING



REVISIONS



Dawn T. Pittman

DATE: _____
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DATE: 07/24/2003	PROJECT NO.:
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DRAWING FILE: File: R-SLATER\102-108	

SHEET NO.:



ASSUMED NORTH
SCALE: 1"=100'

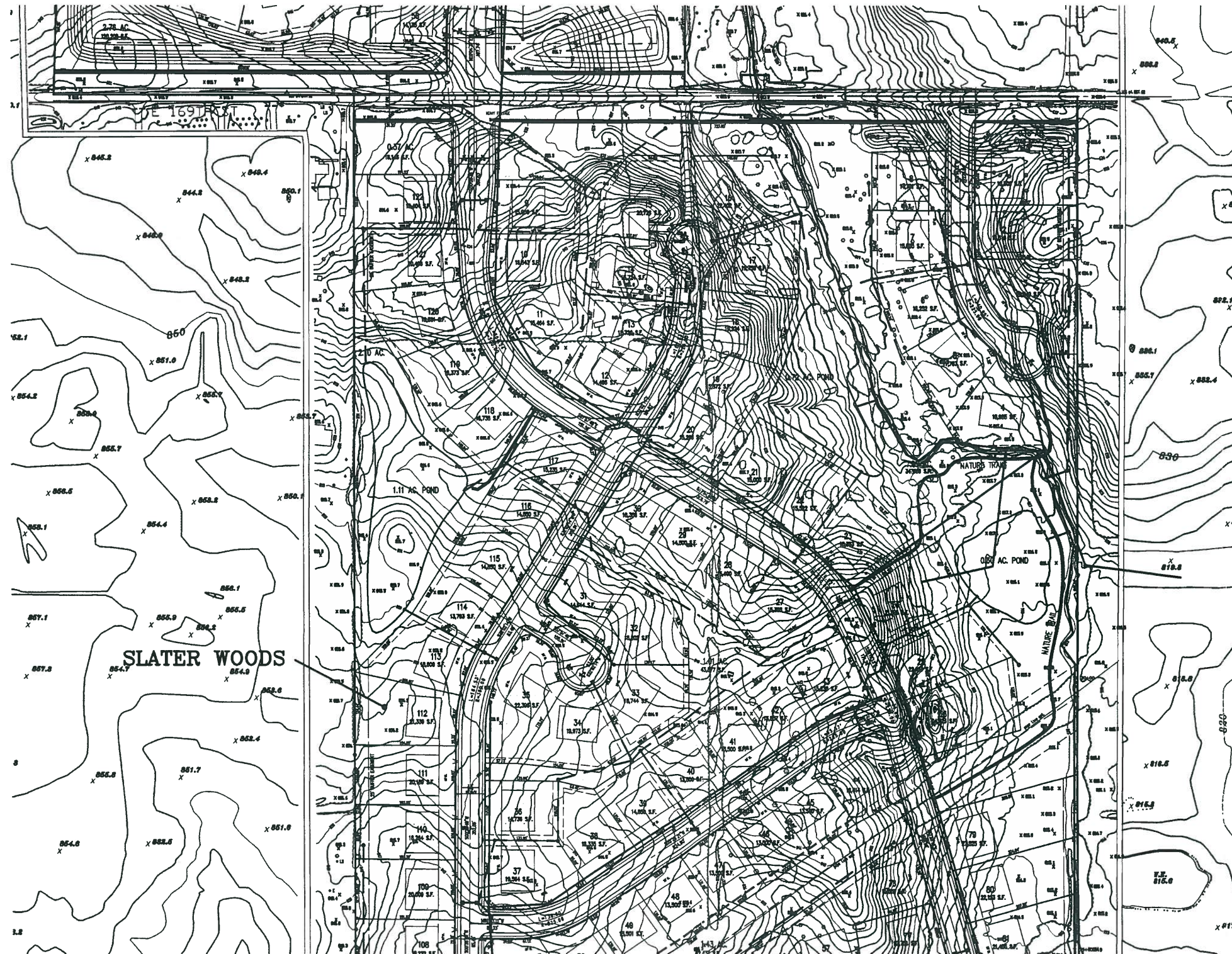
DEVELOPER:

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PRELIMINARY
DEVELOPMENT PLAN
for
SLATER FARMS
NOBLESVILLE, INDIANA
R1PD ZONING



REVISIONS:



Doreen T. Pittman

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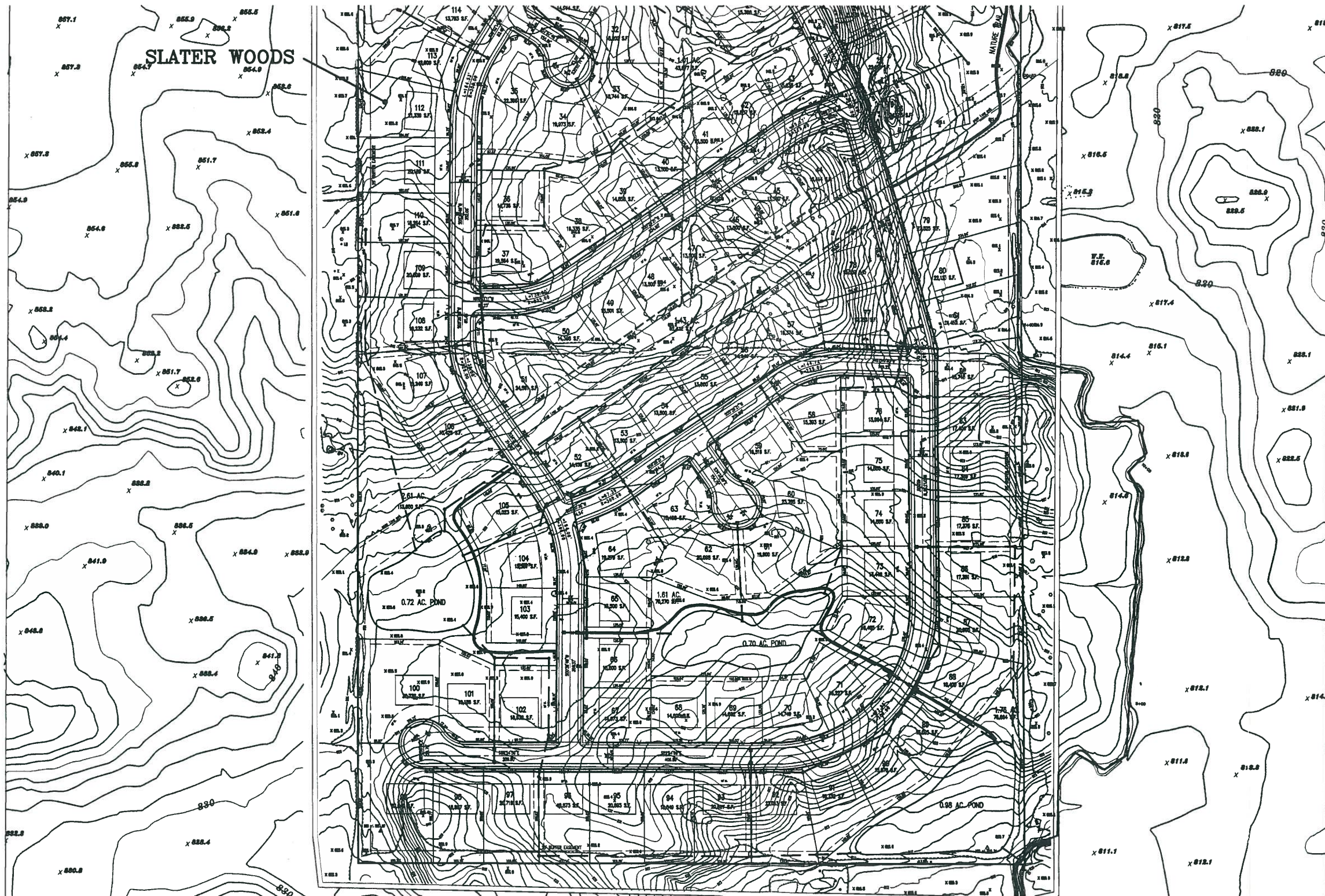
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PRELIMINARY DEVELOPMENT PLAN for SLATER FARMS

NOBLESVILLE, INDIANA
R1PD ZONING



REVISIONS:



Doreen T. Pittman

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DRAWING FILE:
FILE: R-SLATER\102-108

SHEET NO.:
105

Residential Development Standards Matrix

Slater Farms

Development Standards

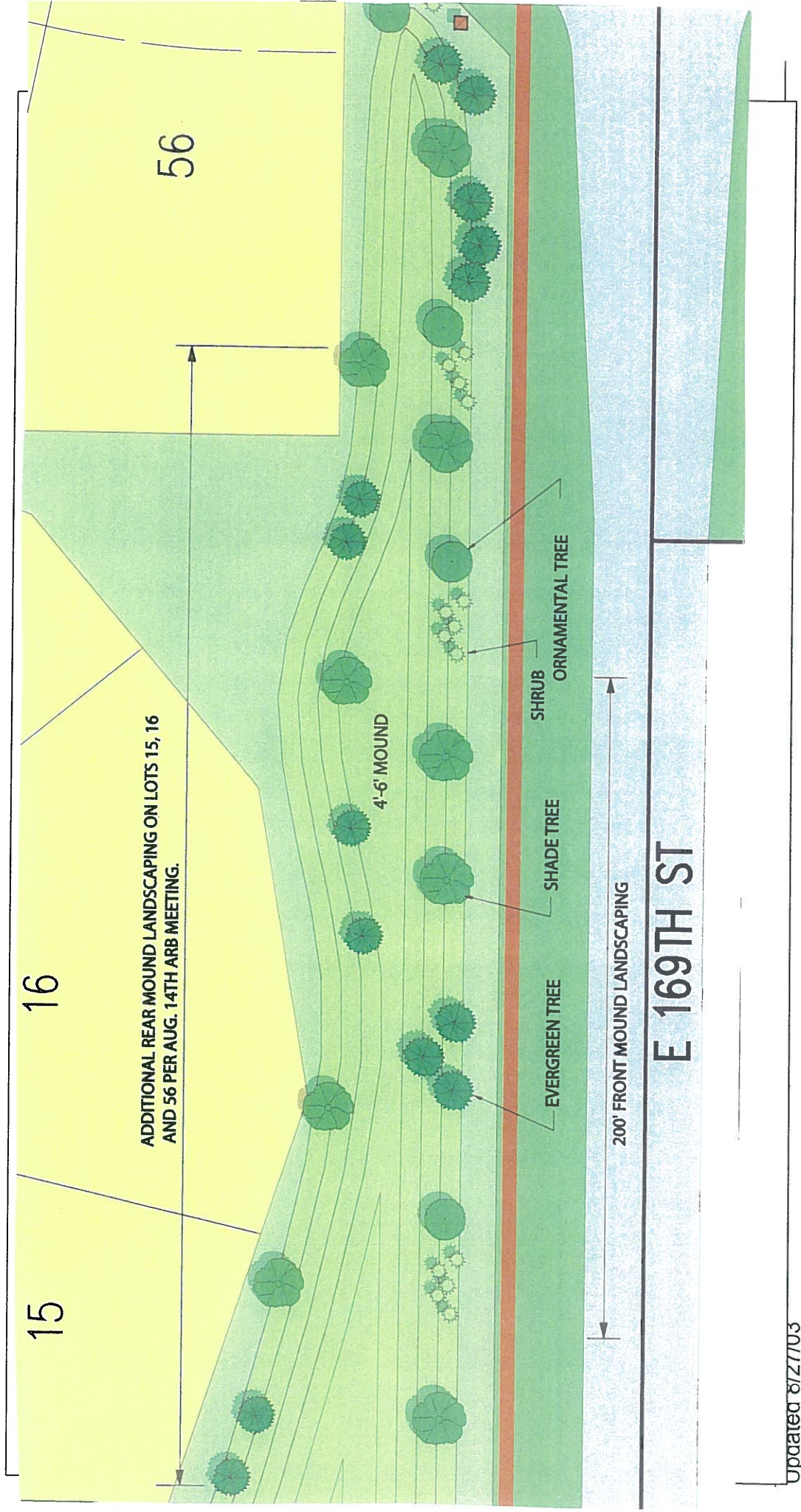
Development Standards Matrix, Slater Farms Planned Development									
	Number of Units	Minimum Lot Width at Setback Line	Minimum Lot Area (sq. ft.)	Maximum Building Height	Minimum Setbacks			Minimum Home Size One Story	Minimum Home Size Two Story
					Front	Side	Rear		
Slater Run	86	80'	10,000	35 ft	25'	5' min. 15' Aggregate Side Yard Between Structures	25'	1,800 sq ft	2,200 sq ft
Slater Ridge	136	90'	11,700	35 ft	25'	5' min. 15' Aggregate Side Yard Between Structures	25'	2,000 sq ft	2,400 sq ft
Slater Woods	122	100'	13,500	35 ft	25'	5' min. 15' Aggregate Side Yard Between Structures	25'	2,200 sq ft	2,600 sq ft

Slater Farms

Development Standards

Landscape Buffer/Mound Detail 2: Slater Ridge 169th Street and Slater Woods

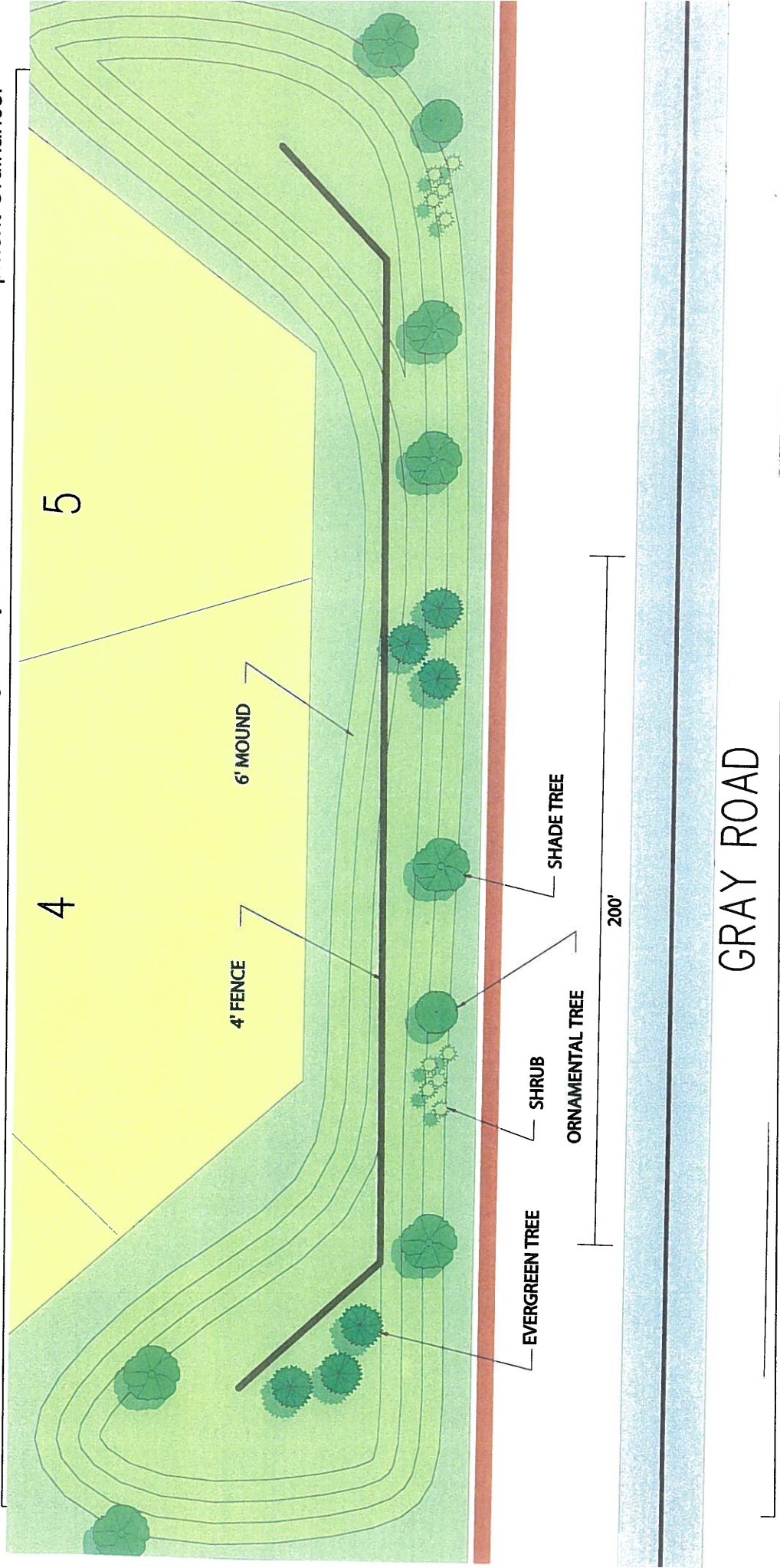
NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance.



Landscape Mound/Fence Detail 3: Slater Ridge - Gray Road and Slater Run

Slater Farms Development Standards

NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance.



Residential Common Area/Open Space

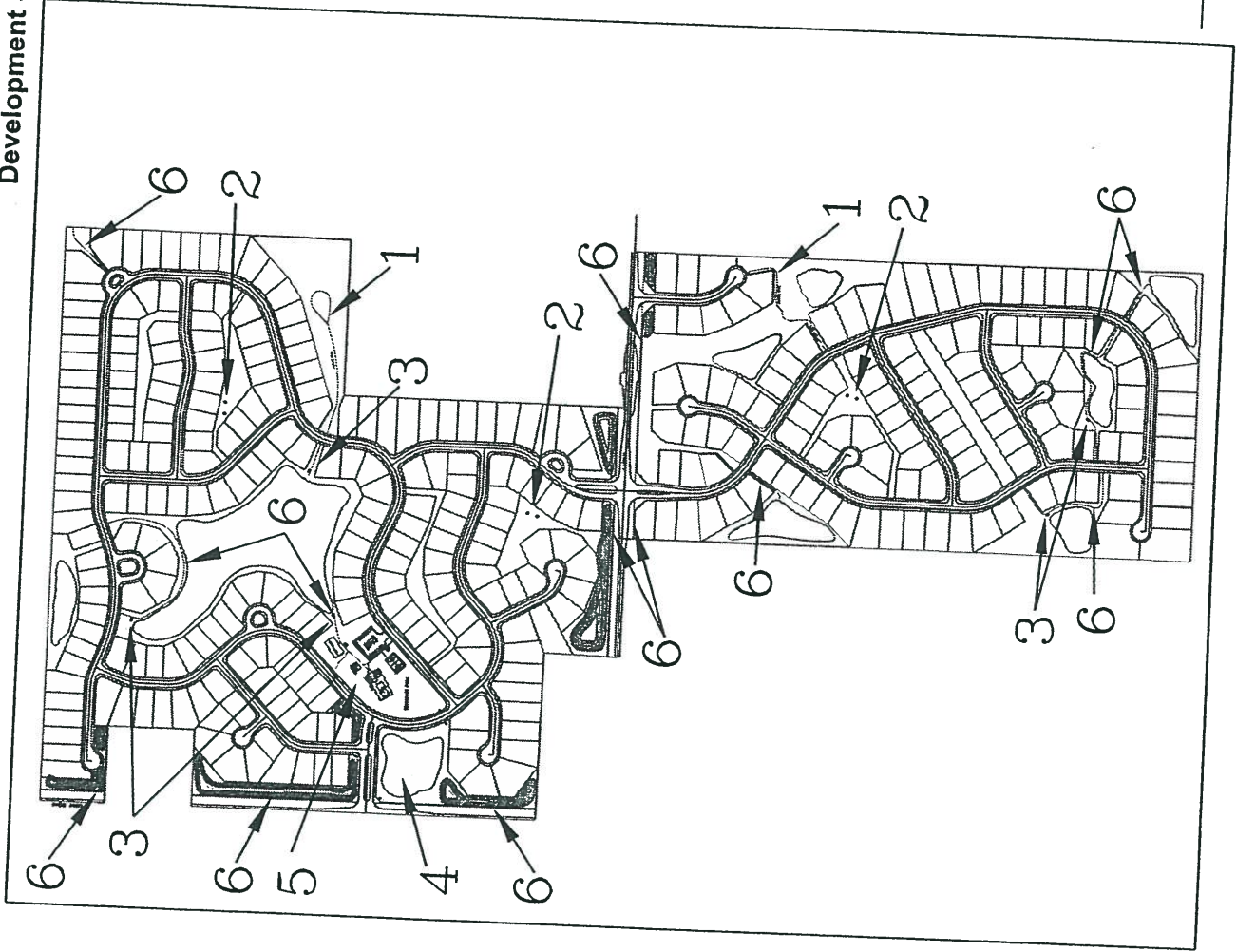
Common Area/Open Space

With the addition of the fountain, benches, picnic tables and landscaping that are incorporated with the common areas of Slater Farms, the acreage of the common areas are part of the usable open space for this Planned Development.

1. Nature Trail
2. Picnic Tables
3. Trails and benches
4. Fountain
5. Community Park
6. Fitness Walking Trail

Slater Farms

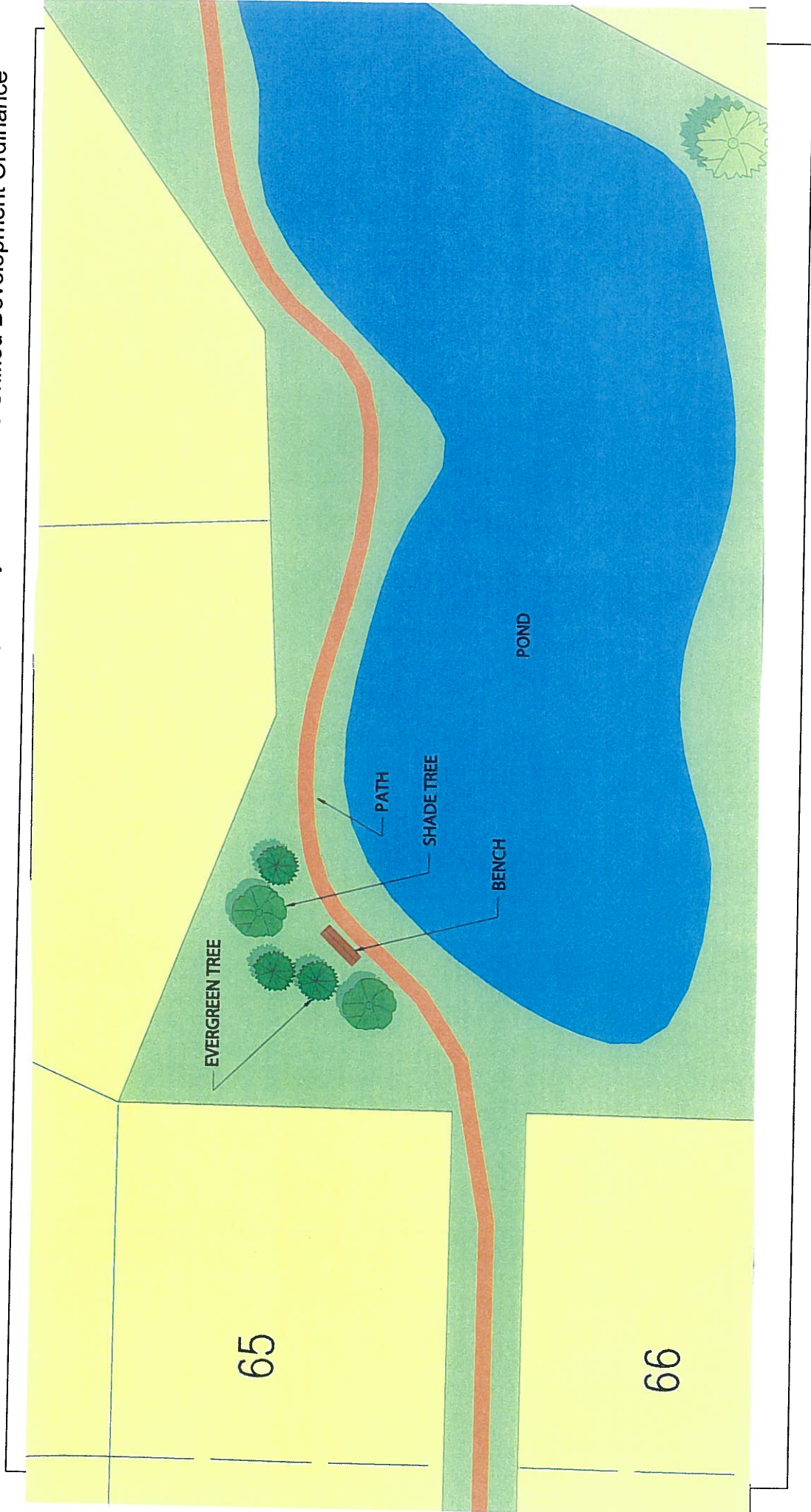
Development Standards



Landscape Common Area Detail 5: Common Area with Trails and Bench

Slater Farms Development Standards

NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance

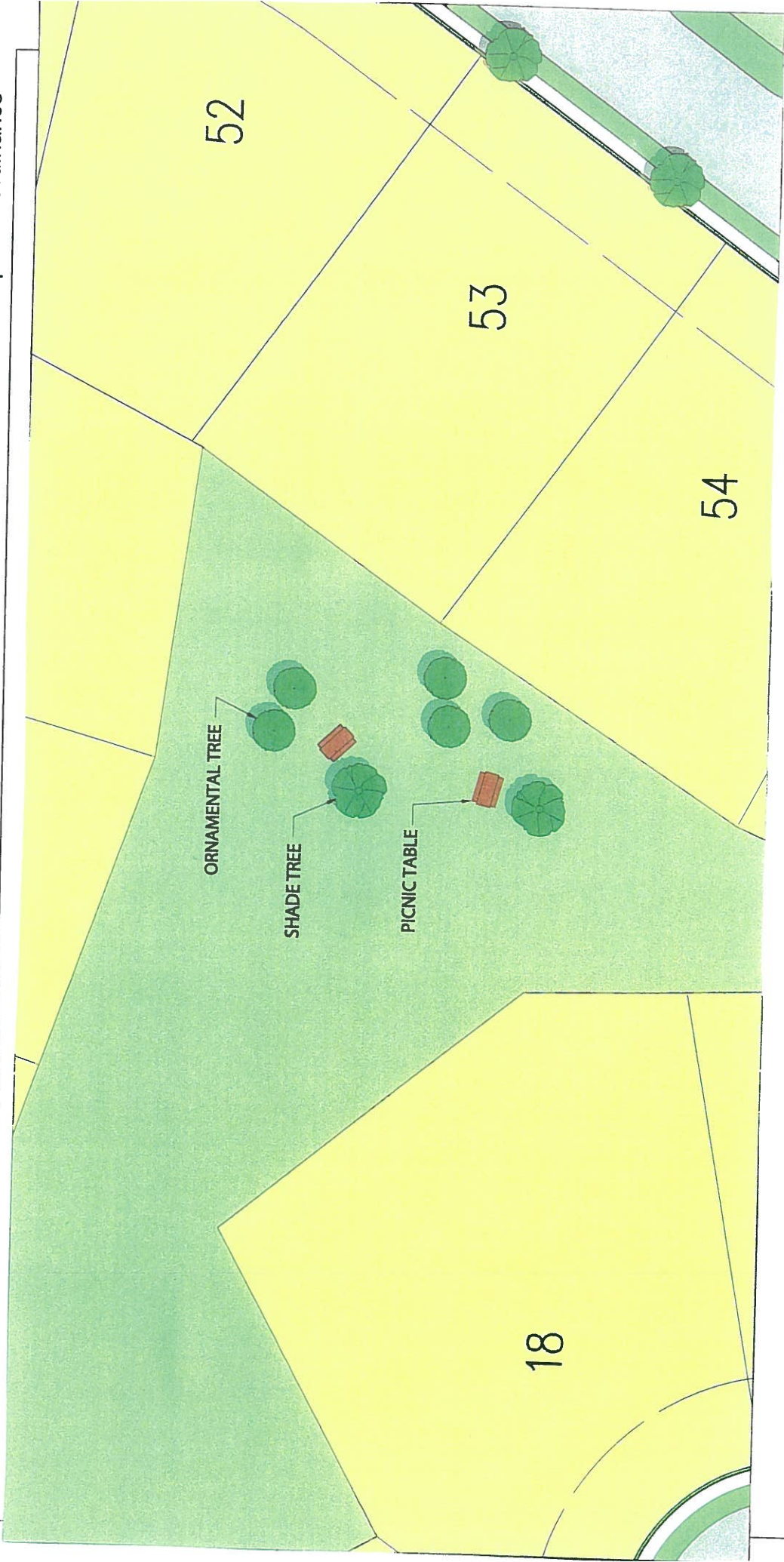


Updated 8/27/03

Landscape Common Area Detail 4: Common Area with Picnic Tables

Slater Farms Development Standards

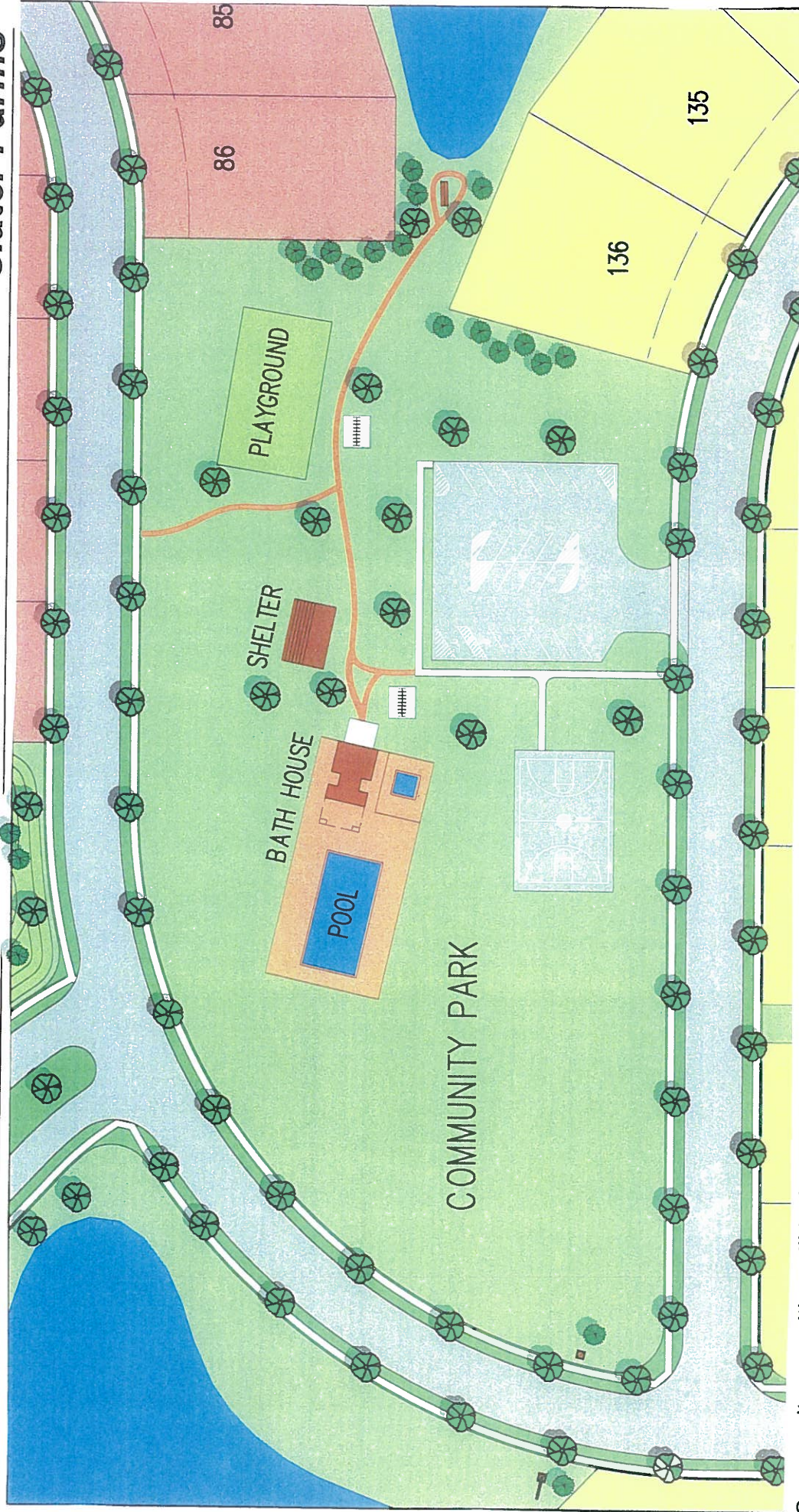
NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance



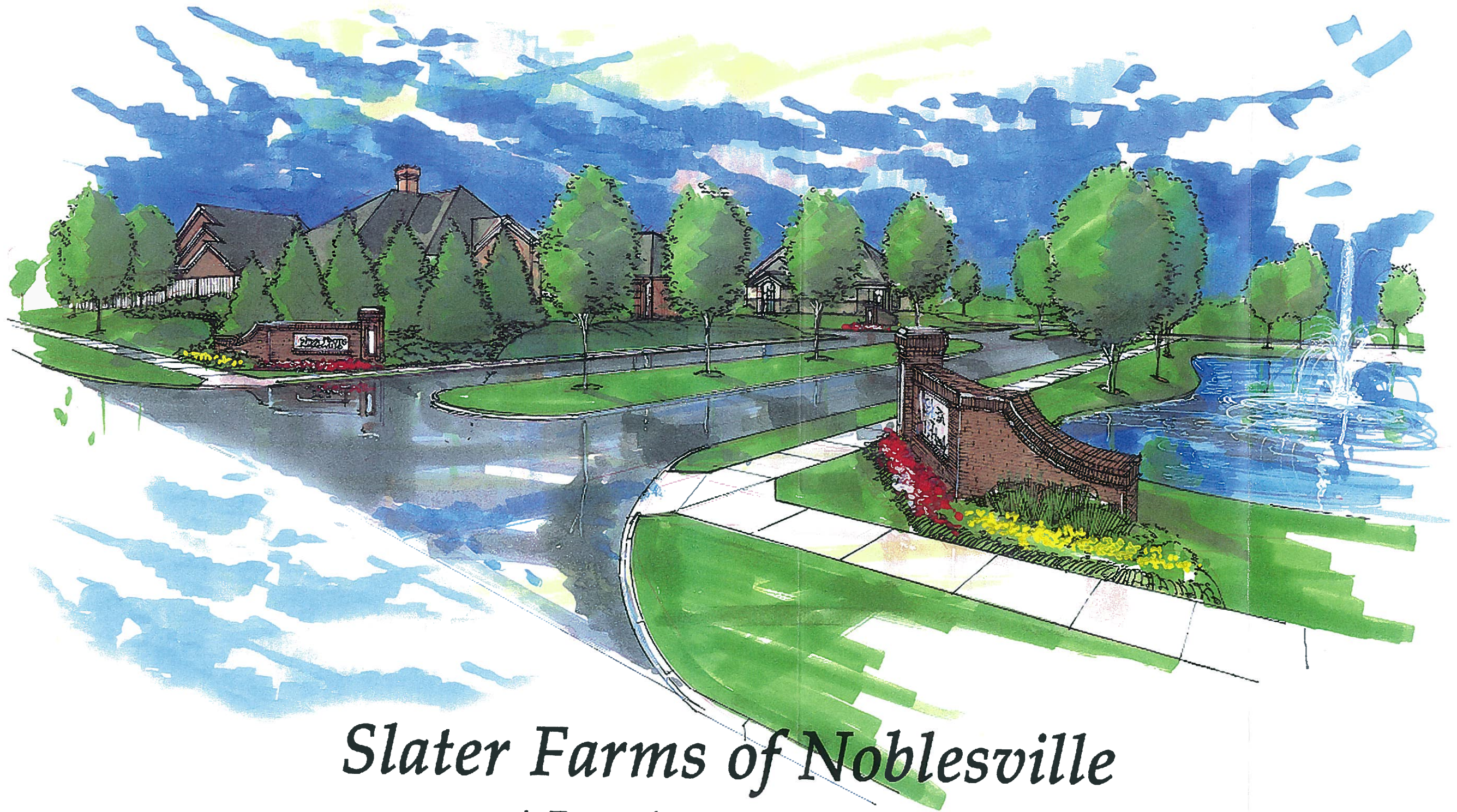
Updated 8/27/03

Community Park/Amenity Area

Slater Farms



Community amenities will include: picnic shelter with tables, hard surface basketball court, multi-use commercial playground, integrated community bike and jogging trail, a gated pool house with changing rooms, fenced swimming pool with concrete deck area and children's wading pool and parking area.



Slater Farms of Noblesville

A Precedent Development

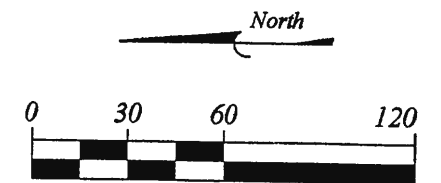
Slater Farms of Noblesville

*A Precedent
Development*

Legend

-  Shade Tree - Typical
Autumn Purple Ash,
Sugar Maple, Red Maple, etc.
-  Evergreen - Typical
Colorado Spruce,
Norway Spruce
White Pine, etc.
-  Ornamental Tree - Typical
Snowdrift Crabapple,
Bradford Pear, etc.

All Plant Material to be from
City of Noblesville's
Approved Plant List



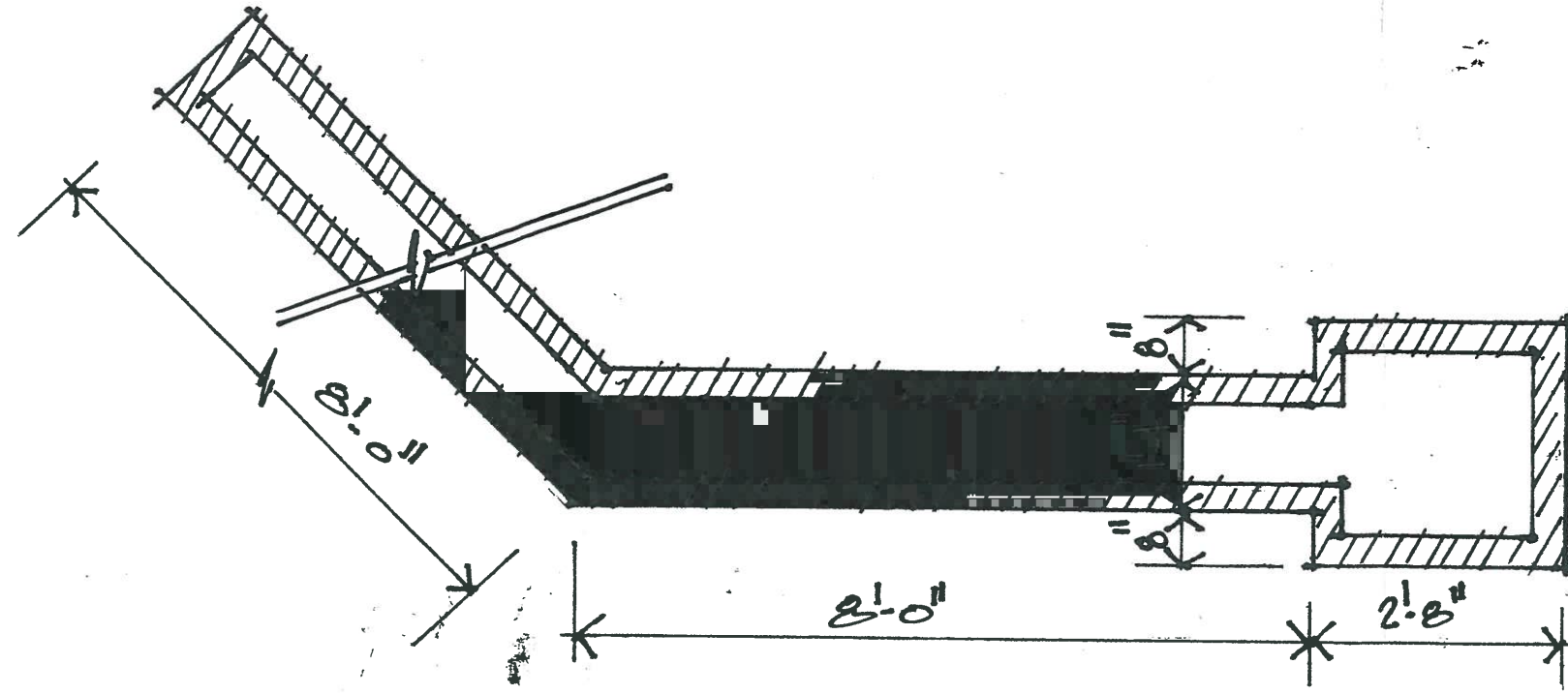
Scale: 1 inch = 60 ft.



SLATER FARMS

MASONRY ENTRANCE WALL

7-16-02



PLAN VIEW

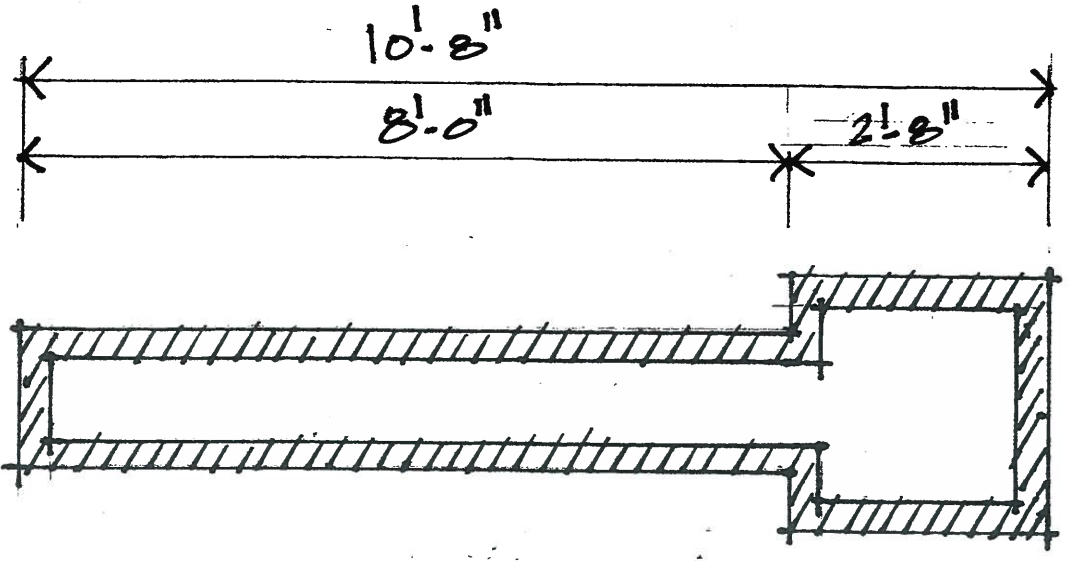
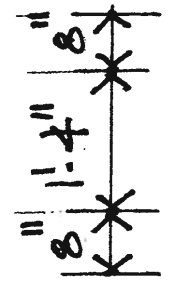


ELEVATION
SCALE 1/2" = 1'-0"

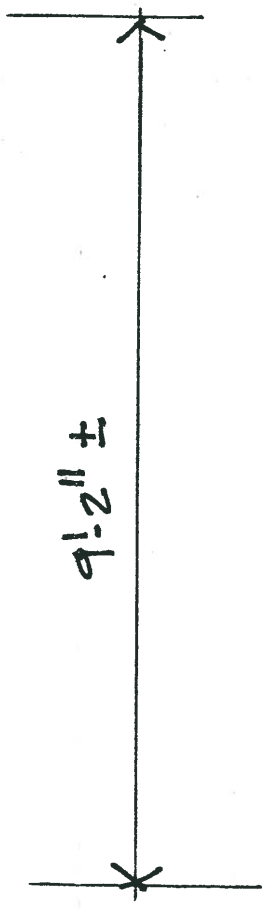
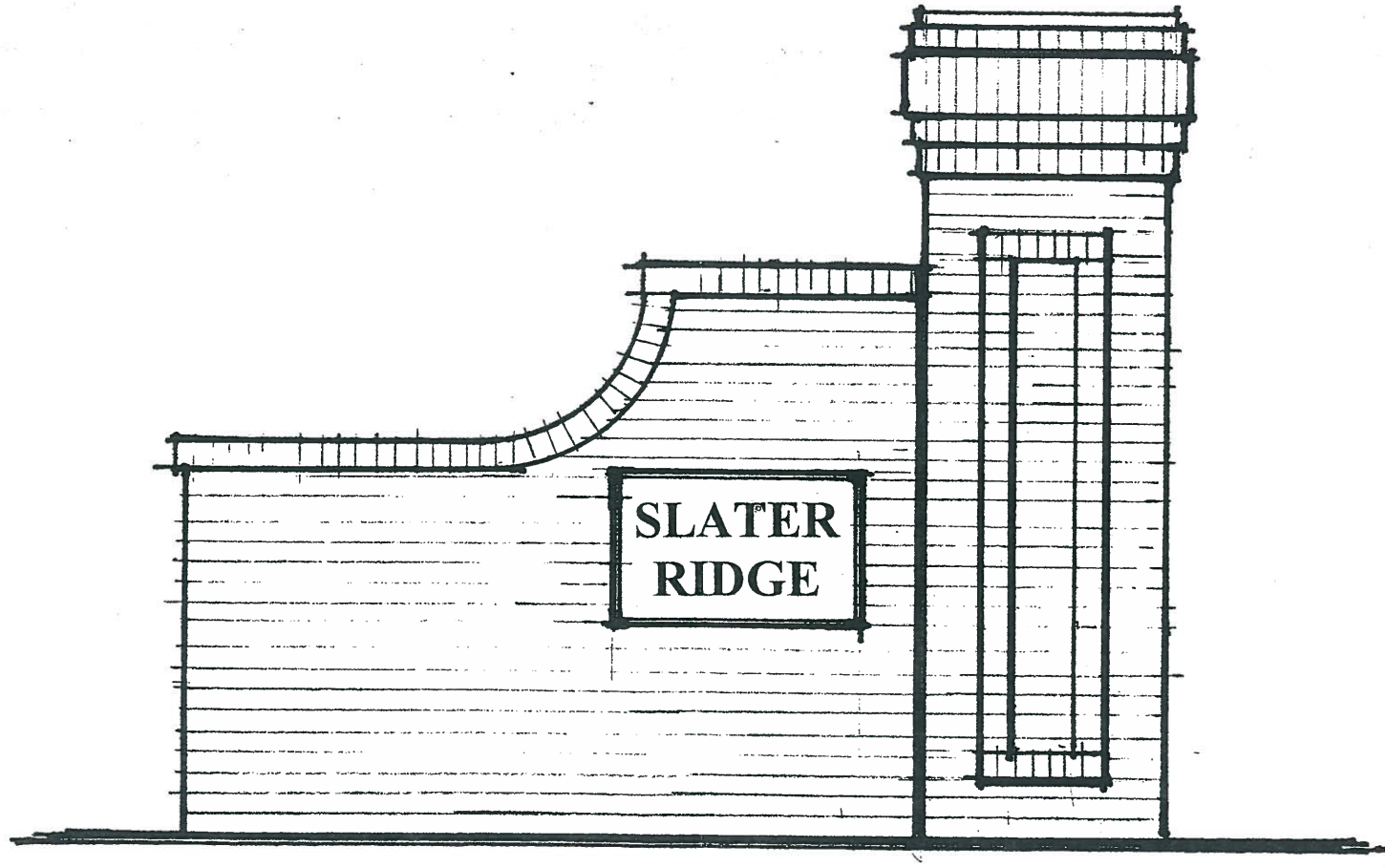
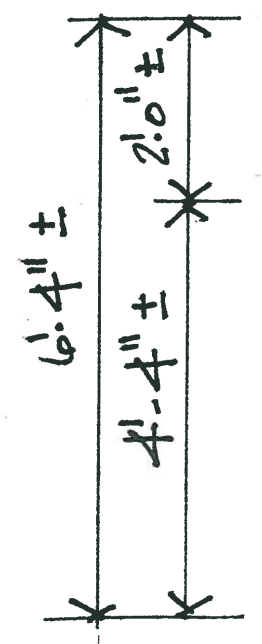
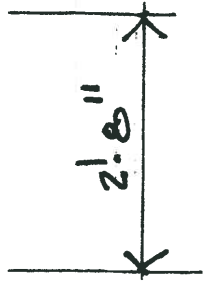
NOTE: DESIGN SUBJECT TO CHANGE

SLATER FARMS

MASONRY ENTRANCE WALL



PLAN VIEW



ELEVATION

SCALE 1/2" = 1'-0"

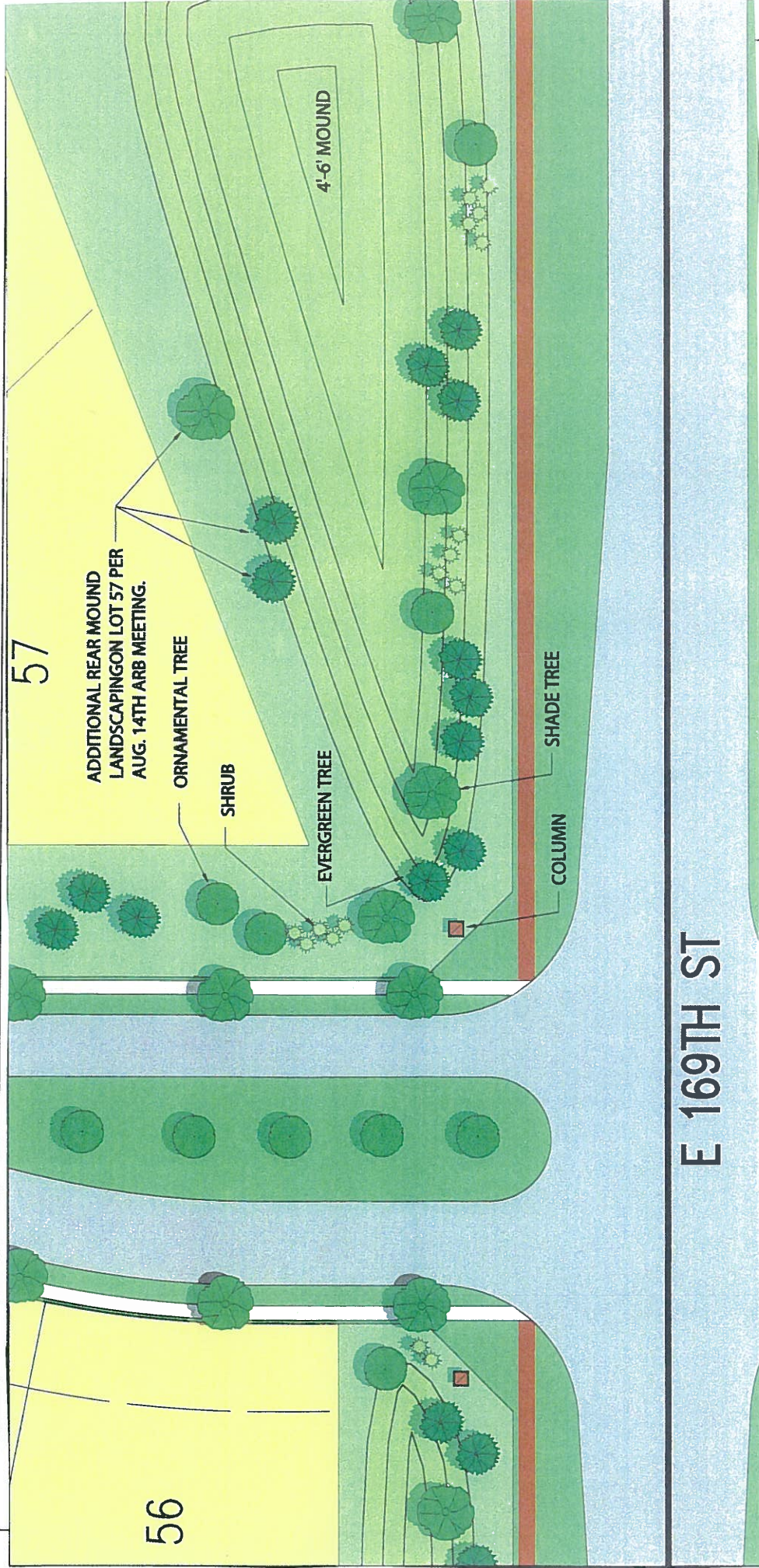
NOTE: DESIGN SUBJECT TO CHANGE

Slater Farms

Development Standards

Landscape Detail 1: Typical Entrance Detail – Slater Ridge 169th Street Entrance & Slater Woods East Entrance

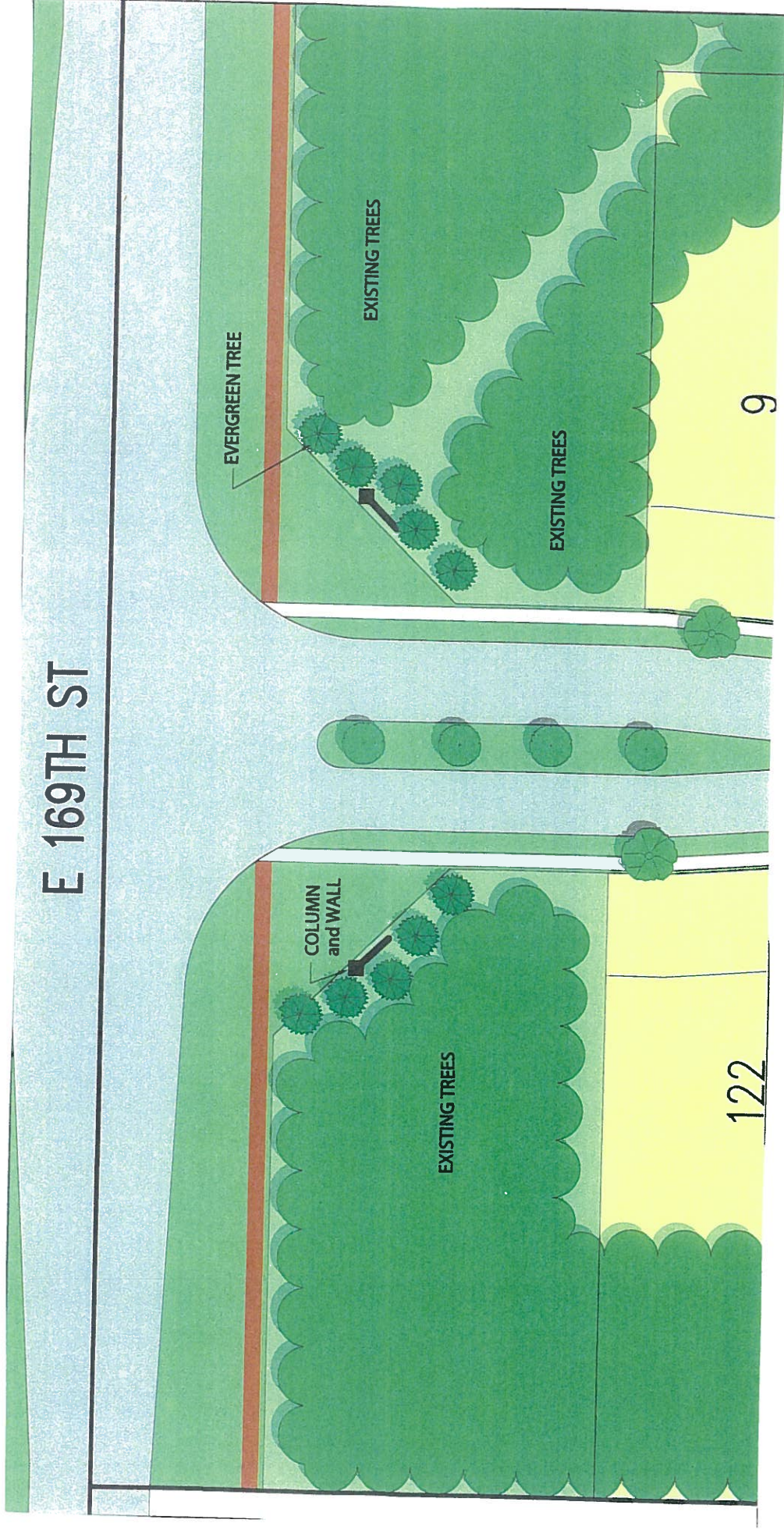
NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance.



**Landscape Detail 6: Typical Entrance Detail - Slater Woods
West Entrance**

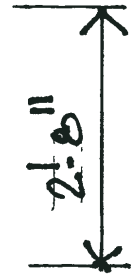
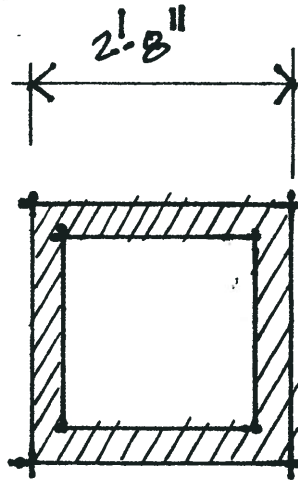
Slater Farms

Development Standards

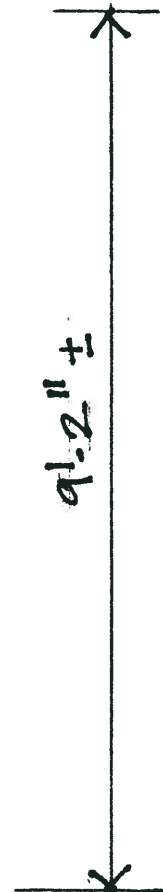
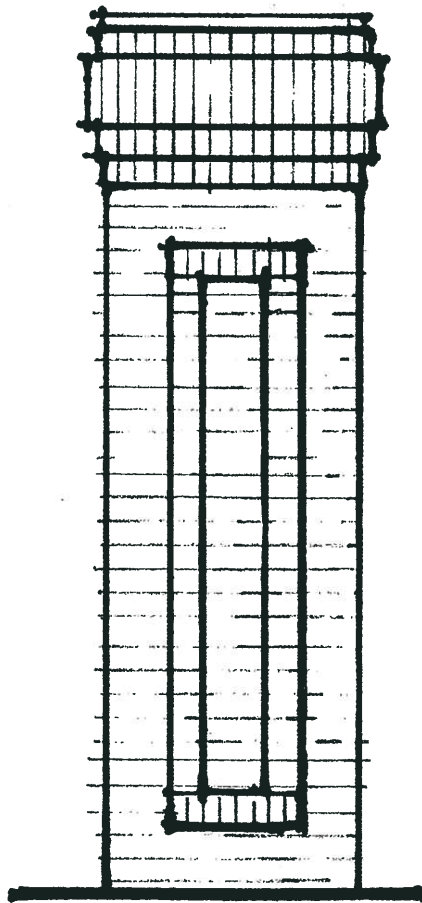


SLATER FARMS

MASONRY ENTRY PIER



PLAN VIEW



NOTE: PLAN SUBJECT
TO CHANGE

ELEVATION

SCALE 1/2" = 1'-0"

PROJECT SUMMARY

TOTAL LOTS = 344
GROSS LOT DENSITY = 1.62 Lots per Acre±
NET LOT DENSITY = 1.76 Lots per Acre±
NET AREA = TOTAL AREA - EX. R/W - PONDS = 195.63 Acres±
POND AREA = 14.58 Acres±
EXISTING RIGHT OF WAY AREA = 1.66 Acres±
TOTAL COMMON OPEN SPACE AREA = 52.23 Acres±
OPEN SPACE = 24.65%
TOTAL AREAS = 211.87 Acres±

SLATER RUN

Architectural and Building Guidelines

1. Definitions:

- A. Ridgeline. The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area.
- B. Historical Style. Historical Architectural Styles are established by and shall mean and refer to such homes as (i) colonial homes, (ii) cape cod homes, (iii) craftsman homes, (iv) traditional farmhouse homes, (v) french country homes, or (vi) homes with various exterior architectural elements, taken from the foregoing, to create more recent versions of the foregoing.
- The Department of Planning and Development of the City of Noblesville, Indiana (the "Department") shall have the authority to determine whether a specific house plan qualifies as a Historical Architectural Style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. All house plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a house plan as a Historical Architectural Style.
- C. Natural Materials. Brick, wood, limestone or natural stone.
- D. Manmade Materials. Composite wood material (LP siding), stucco, EIFS, cultured stone, concrete fiber board (Hardiplank or similar materials) or resin based products (fypon).
- E. Corner Lot. A Lot having frontage on two (2) public streets.
- F. Lot. A parcel of land designated as such upon the Plat (as hereinafter defined) upon which there is constructed one (1) single detached home.
- G. Front Facing Garage Doors. A garage door that is parallel to the front elevation of the home.
- H. Corner Home. A home that is constructed on a Corner Lot.
- I. Overhang. The portion of the roof structure that extends beyond the exterior framing walls of a home.
- J. Masonry. Brick, limestone, natural stone, cultural stone, stucco and EIFS or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass.

K. Plat. The subdivision plat or plats for the real estate commonly known as Slater Farms recorded with the Hamilton County Recorder.

2. Minimum Square Footage:

A. One-story homes shall have a minimum area of 1,800 square feet.

B. Two-story homes shall have a minimum area of 2,200 square feet.

3. Roof Ridgelines:

A. One-story homes, excluding Historical Style 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 (i) the front elevation and (ii) the two (2) side elevations are Masonry.

B. Two-story homes, excluding Historical Style homes, shall have a minimum of three (3) Ridgelines; provided, however, that only two (2) Ridgelines are required if the exterior surface of both (i) the first floor of the front elevation and (ii) the first floor of the two (2) side elevations are Masonry.

C. Historical Style homes shall have a minimum of two (2) Ridgelines.

D. 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.

4. Roof Pitch:

A. The roofline along the front elevation to the roofline along the back elevation (front to back) shall have a pitch ratio of five (5) feet vertical to twelve (12) feet horizontal.

B. The roofline of gables located on and parallel to the front elevation shall have a pitch ratio of eight (8) feet vertical to twelve (12) feet horizontal.

C. Ancillary roofs such as porches, bays or walkways may possess a lower pitch ratio than the minimum requirements set forth above.

5. Roof Overhangs:

A. 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.

6. Corner Breaks:

A. Each home shall have a minimum of three (3) corner breaks on the front and rear façades. 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.

7. Equipment Vents:

A. All vents shall attach to the rear elevation or side elevation of the home to reduce visibility from the street.

8. Foundations:

A. Slab foundations are not permitted.

B. Exposed concrete or block foundations are limited to four (4) inches or the minimum required by the applicable building code or siding manufacturer's specifications, whichever is greater.

9. Windows:

A. Window types shall be vinyl, vinyl clad, aluminum clad or wood.

B. A one-story home shall have a minimum of four (4) windows on the front elevation and a minimum of four (4) windows on the rear elevation. Side elevations require a minimum of one (1) window per elevation.

C. A two-story home shall have a minimum of six (6) windows on the front elevation and a minimum of six (6) windows on the rear elevation. Side elevations require a minimum of one (1) window per elevation.

D. All windows shall have either shutters and/or architectural treatment, unless such treatment is not consistent with the Historical Style of a home. For windows located in a elevation having an exterior surface constructed of Masonry, the treatment shall be of Natural Materials and shall be applied, at a minimum, to the sill and header. For windows located in a elevation not having an exterior surface constructed of Masonry, the treatment shall be constructed of one of the Natural Materials and shall be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one-half ($\frac{1}{2}$) the width of the vertical reveal dimension of the siding material.

E. Except for bathroom windows, utility room windows or windows located directly above a kitchen sink, any of the following shall constitute one (1) window for purposes of calculating the number of windows required on each elevation:

1. A double hung window with a framed opening having a minimum area of eight (8) square feet, and
2. Each casement window where the glass is enclosed by vinyl, wood or a clad material frame having a framed opening with a minimum area of eight (8) square feet.

- F. For purposes of calculating the number of windows required in each elevation, a framed opening having a minimum area of six (6) square feet shall constitute one (1) window (i) in each bathroom, (ii) in each utility room, or (iii) when the window is directly above a kitchen sink.

10. Porches:

- A. One (1) front landing, stoop or porch is required on all homes, unless inconsistent with a Historical Style home. A landing, stoop or porch shall possess a minimum area of thirty (30) square feet.

11. Garages:

- A. Garages with Front Facing Garage Doors must be on a separate plane from the main body of the home; the Front Facing Garage Doors must be recessed or projected from the main house plane a minimum of two (2) feet and a maximum of twelve (12) feet.
- B. Except in the case of single story homes containing a 3-car garage, the area of the garage doors on single story homes with Front Facing Garage Doors shall be a maximum of thirty-three (33) percent of the total area of the front elevation, including the garage door as a part of the total area of the front elevation.
- C. Except in the case of two story homes containing a 3-car garage, the area of the garage doors on two story homes with Front Facing Garage Doors shall be a maximum of twenty (20) percent of the total area of the front elevation, including the garage door as a part of the total area of the front elevation.

12. Materials:

- A. Manmade Materials are intended to simulate the appearance of a Natural Material.
- B. Manmade Materials are acceptable replacements of Natural Materials and are approved to satisfy the Natural Materials requirements of these standards.
- C. Vinyl siding shall not be permitted.

13. Masonry Requirements:

- A. Masonry is required on fifty (50) percent of the front elevation of a home, not including windows, doors and garage doors. Up to thirty (30) percent of the homes may have this requirement modified for approved Historical Styles.
- B. All Corner Homes which have two (2) elevations substantially parallel to a public street shall have Masonry on the first floor exterior of the two (2) elevations of the home closest to the public street; provided, however, that if first floor Masonry is inconsistent with the Historical Style of the home, then first floor Masonry is not required.

- C. All Corner Homes which are set at an angle to the public streets, lacking an elevation substantially parallel to any abutting public street, shall have a first floor exterior surface constructed of Masonry on the front elevation only; provided, however, that if first floor Masonry is inconsistent with the Historical Style of the home, then first floor Masonry is not required.

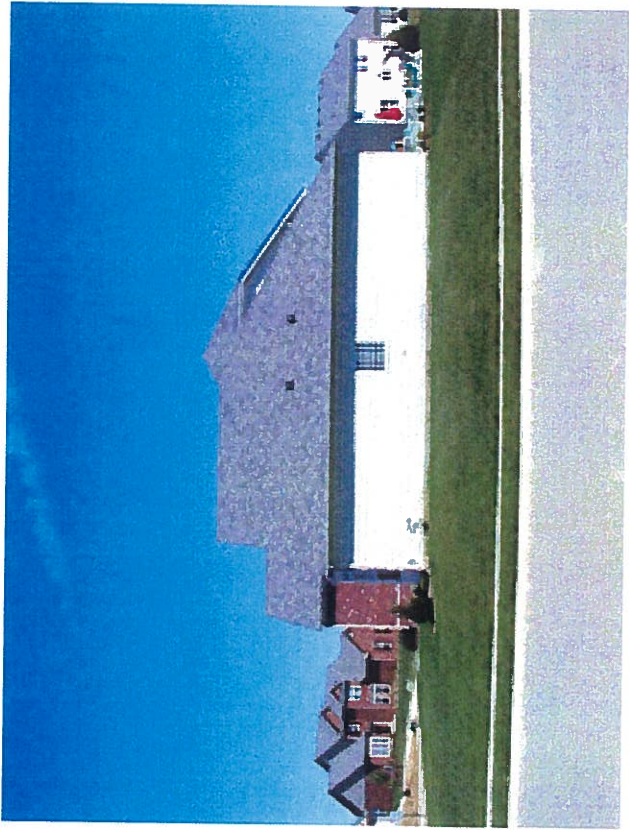
14. Landscaping:

- A. All Corner Homes which have two (2) elevations substantially parallel to a public street shall have lawns comprised of (i) sod without irrigation or (ii) seed with irrigation (no straw) in that portion of the yard located between the public street on each side of the Corner Lot and a line drawn parallel to each elevation closest to the public street extending from each end of said elevations to each perpendicular Lot line. All other side yards and rear yards must be seeded with straw as a minimum, and no irrigation required.
- B. All Corner Homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of (i) sod without irrigation or (ii) seed with irrigation (no straw) in that portion of the yard located (i) between the front elevation of the home and each public street, and (ii) between the public street on each side of the Corner Lot and a line drawn parallel to each public street, extending to each perpendicular Lot line from the two (2) exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw as a minimum, and no irrigation required.
- C. All homes which are not Corner Homes shall have lawns comprised of (i) sod without irrigation or (ii) seed with irrigation (no straw) in all front yards. All side yards and rear yards must be seeded with straw as a minimum, and no irrigation required.
- D. Front Landscaping shall consist of a minimum of:
 - 1. Twelve (12) shrubs of eighteen (18) inches to twenty-four (24) inches height or width;
 - 2. One (1) yard tree of two and one half (2 ½) inch caliper minimum outside planted bed; and
 - 3. One (1) ornamental tree of two and one half (2 ½) inch caliper or eight (8) foot height (multi-trunk) minimum within or outside planting bed.
- E. Except on the side elevation of a home that contains a side load garage, each side yard of the home must contain a minimum four (4) foot long and two (2) foot wide planting bed including a minimum of two (2) eighteen (18) inch to twenty-four (24) inch shrubs in each bed.

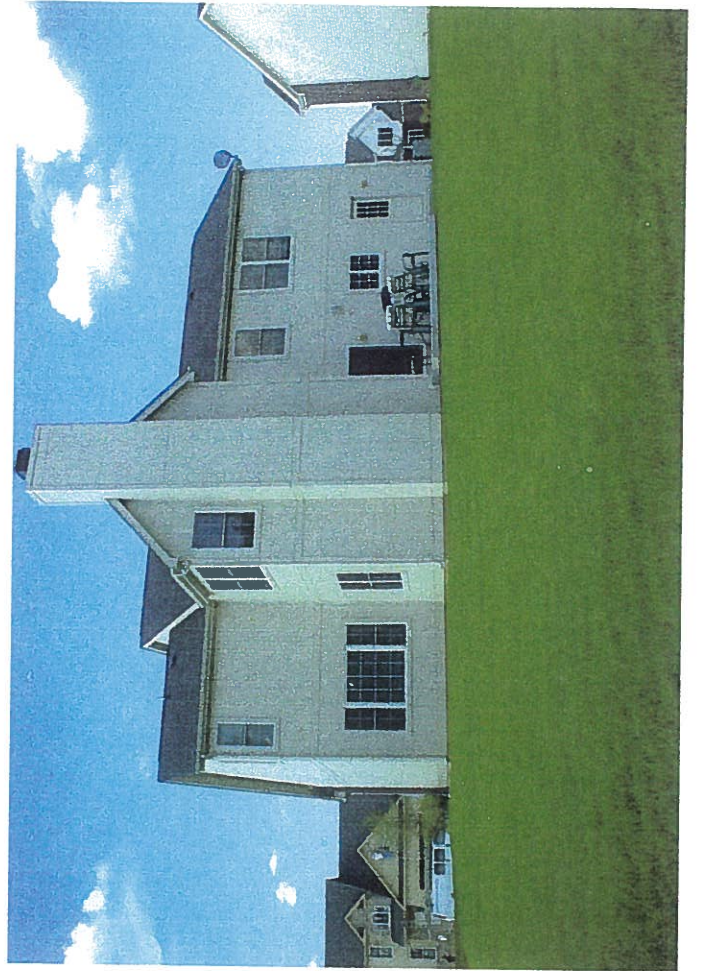
- F. Each home shall have one (1) tree with a two and one half (2 ½) inch caliper minimum in the rear yard. Any previously existing tree having a two and one half (2 ½) inch caliper shall count toward this requirement.
- G. Street trees shall be installed as per the requirements of the City of Noblesville, Indiana.
- H. All Corner Homes shall have one (1) shade tree with a two and one half (2 ½) inch caliper minimum in the side yard closest to the public street.

15. Miscellaneous:

- A. All plans and exterior colors must be approved by Precedent and the Department prior to beginning construction.
- B. All driveways shall be concrete; asphalt is not permitted.
- C. Public sidewalks are required on all Lots.
- D. Uniform yard lights and mailboxes shall be required by Precedent Residential Development.
- E. Exterior address stones or decorative plaques are required.
- F. Basements and crawl space foundations are permitted; however, no slab foundations are allowed.
- G. Exterior fireplaces located on the front elevation or side elevations of a home must be constructed of Masonry. Exterior fireplaces located on the rear elevation of a home shall be constructed of Masonry or Natural Materials. Interior fireplaces protruding through the roof, not on an exterior elevation of a home, are not required to be constructed of Masonry, but must be constructed of Natural Materials.
- H. Like model homes with identical front elevations shall be separated by at least one Lot and shall not be directly across the street from each other. For purposes of this determination, (i) any particular residence shall have only one residence across from it, and (ii) any two residences which are directly across from each other shall be the two residences which, if not separated by a street, would have the greatest area of overlapping front elevations.
- I. Dumpsters and or trash bins are required on all Lots once framing begins.







SLATER RIDGE

Architectural and Building Guidelines

1. Definitions:

- A. Ridgeline. The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area.
- B. Historical Style. Historical Architectural Styles are established by and shall mean and refer to such homes as (i) colonial homes, (ii) cape cod homes, (iii) craftsman homes, (iv) traditional farmhouse homes, (v) french country homes, or (vi) homes with various exterior architectural elements, taken from the foregoing, to create more recent versions of the foregoing.

The Department of Planning and Development of the City of Noblesville, Indiana (the "Department") shall have the authority to determine whether a specific house plan qualifies as a Historical Architectural Style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. All house plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a house plan as a Historical Architectural Style.

- C. Natural Materials. Brick, wood, limestone or natural stone.
- D. Manmade Materials. Composite wood material (LP siding), stucco, EIFS, cultured stone, concrete fiber board (Hardiplank or similar materials) or resin based products (fypon).
- E. Corner Lot. A Lot having frontage on two (2) public streets.
- F. Lot. A parcel of land designated as such upon the Plat (as hereinafter defined) upon which there is constructed one (1) single detached home.
- G. Front Facing Garage Doors. A garage door that is parallel to the front elevation of the home.
- H. Corner Home. A home that is constructed on a Corner Lot.
- I. Overhang. The portion of the roof structure that extends beyond the exterior framing walls of a home.
- J. Masonry. Brick, limestone, natural stone, cultural stone, stucco and EIFS or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass.

K. Plat. The subdivision plat or plats for the real estate commonly known as Slater Farms recorded with the Hamilton County Recorder.

2. **Minimum Square Footage:**

A. One-story homes shall have a minimum area of 2,000 square feet.

B. Two-story homes shall have a minimum area of 2,400 square feet.

3. **Roof Ridgelines:**

A. One-story homes, excluding Historical Style 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 (i) the front elevation and (ii) the two (2) side elevations are Masonry.

B. Two-story homes, excluding Historical Style homes, shall have a minimum of three (3) Ridgelines; provided, however, that only two (2) Ridgelines are required if both (i) the exterior surface of the first floor of the front elevation and (ii) the exterior surface of the first floor of the two (2) side elevations are Masonry.

C. Historical Style homes shall have a minimum of two (2) Ridgelines.

D. 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.

4. **Roof Pitch:**

A. The roofline along the front elevation to the roofline along the back elevation (front to back) shall have a pitch ratio of seven (7) feet vertical to twelve (12) feet horizontal.

B. The roofline of gables located on and parallel to the front elevation shall have a pitch ratio of ten (10) feet vertical to twelve (12) feet horizontal.

C. Ancillary roofs such as porches, bays or walkways may possess a lower pitch ratio than the minimum requirements set forth above.

5. **Roof Overhangs:**

A. 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.

6. **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front and rear façades. 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.

7. Equipment Vents:

A. All vents shall attach to the rear elevation or side elevation of the home to reduce visibility from the street.

8. Foundations:

A. Slab foundations are not permitted.

B. Exposed concrete or block foundations are limited to four (4) inches or the minimum required by the applicable building code or siding manufacturer's specifications, whichever is greater.

9. Windows:

A. Window types shall be vinyl clad, aluminum clad or wood.

B. A one-story home shall have a minimum of four (4) windows on the front elevation and a minimum of four (4) windows on the rear elevation. Side elevations require a minimum of one (1) window per elevation.

C. A two-story home shall have a minimum of six (6) windows on the front elevation and a minimum of six (6) windows on the rear elevation. Side elevations require a minimum of two (2) windows per elevation.

D. All windows shall have either shutters and/or architectural treatment, unless such treatment is not consistent with the Historical Style of a home. For windows located in an elevation having an exterior surface constructed of Masonry, the treatment shall be of Natural Materials and shall be applied, at a minimum, to the sill and header. For windows located in a elevation not having an exterior surface constructed of Masonry, the treatment shall be constructed of one of the Natural Materials and shall be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one-half ($\frac{1}{2}$) the width of the vertical reveal dimension of the siding material.

E. Except for bathroom windows, utility room windows or windows located directly above a kitchen sink, any of the following shall constitute one (1) window for purposes of calculating the number of windows required on each elevation:

1. A double hung window with a framed opening having a minimum area of eight (8) square feet, and

2. Each casement window where the glass is enclosed by wood or a clad material frame having a framed opening with a minimum area of eight (8) square feet.

F. For purposes of calculating the number of windows required in each elevation, a framed opening having a minimum area of six (6) square feet shall constitute one

(1) window (i) in each bathroom, (ii) in each utility room, or (iii) when the window is located directly above a kitchen sink.

- G. For purposes and calculating the number of windows required in each elevation, a fixed pane glass window having a minimum area of sixteen (16) square feet shall be counted as two (2) windows.

10. Porches:

- A. One (1) front landing, stoop or porch is required on all homes, unless inconsistent with a Historical Style home. A landing, stoop or porch shall possess a minimum area of thirty (30) square feet.

11. Garages:

- A. Garages with Front Facing Garage Doors must be on a separate plane from the main body of the home; the Front Facing Garage Doors must be recessed or projected from the main house plane a minimum of four (4) feet and a maximum of twelve (12) feet.

- B. Except in the case of single story homes containing a 3-car garage, the area of the garage doors on single story homes with Front Facing Garage Doors shall be a maximum of thirty-three (33) percent of the total area of the front elevation, including the garage door as a part of the total area of the front elevation.

- C. Except in the case of two story homes containing a 3-car garage, the area of the garage doors on two story homes with Front Facing Garage Doors shall be a maximum of twenty (20) percent of the total area of the front elevation, including the garage door as a part of the total area of the front elevation.

12. Materials:

- A. Manmade Materials are intended to simulate the appearance of a Natural Material.
- B. Manmade Materials are acceptable replacements of Natural Materials and are approved to satisfy the Natural Materials requirements of these standards.
- C. Vinyl siding shall not be permitted.

13. Masonry Requirements:

- A. Masonry is required on the first floor exterior surface of the front elevation and both side elevations of a home. Up to thirty (30) percent of the homes may have this requirement modified for approved Historical Styles.
- B. Any homes for which (i) the rear elevation faces 169th Street and (ii) no other homes exist between it and 169th Street shall have masonry on the rear first floor elevation.

14. Landscaping:

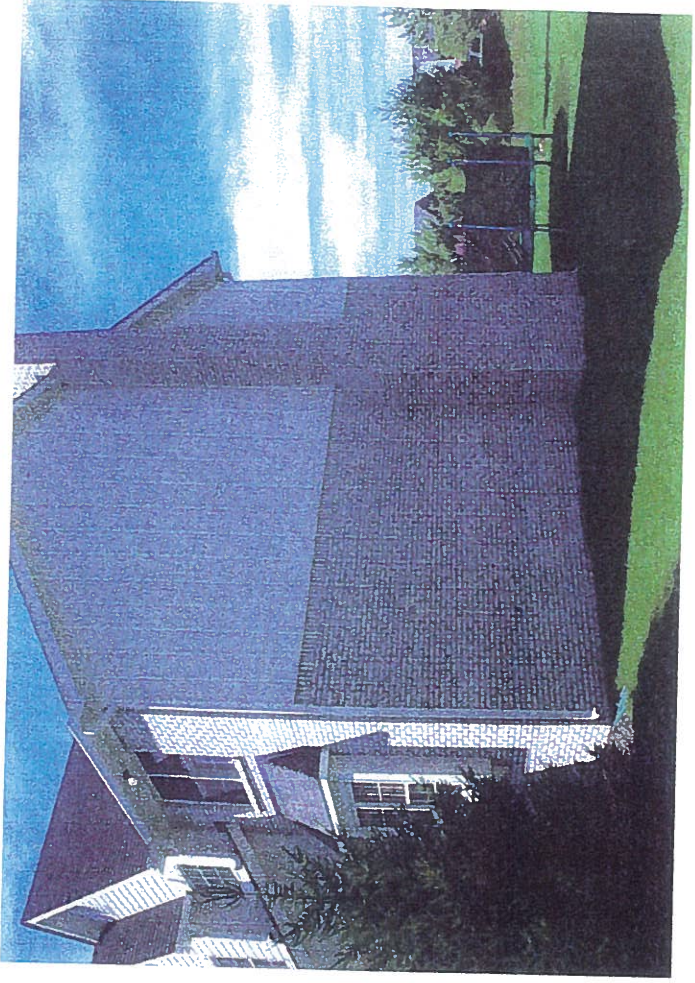
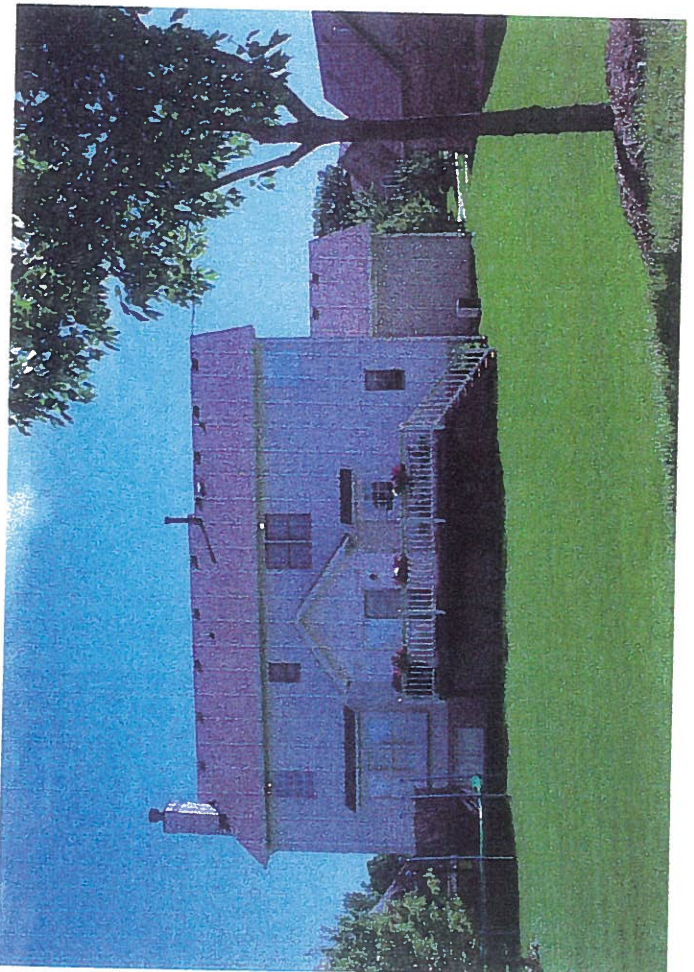
- A.** All Corner Homes which have two (2) elevations substantially parallel to a public street shall have lawns comprised of (i) sod without irrigation or (ii) seed with irrigation (no straw) in that portion of the yard located between the public street on each side of the Corner Lot and a line drawn parallel to each elevation closest to the public street extending from each end of said elevations to each perpendicular Lot line. All other side yards and rear yards must be seeded with straw as a minimum, and no irrigation required.
- B.** All Corner Homes which are set at an angle to the public streets, lacking an elevation parallel to either abutting public street, shall have lawns comprised of (i) sod without irrigation or (ii) seed with irrigation (no straw) in that portion of the yard located (i) between the front elevation of the home and each public street, and (ii) between the public street on each side of the Corner Lot and a line drawn parallel to each public street, extending to each perpendicular Lot line from the two (2) exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw as a minimum, and no irrigation required.
- C.** All homes which are not Corner Homes shall have lawns comprised of (i) sod without irrigation or (ii) seed with irrigation (no straw) in all front yards. All side yards and rear yards must be seeded with straw as a minimum, and no irrigation required.
- D.** Front Landscaping shall consist of a minimum of:

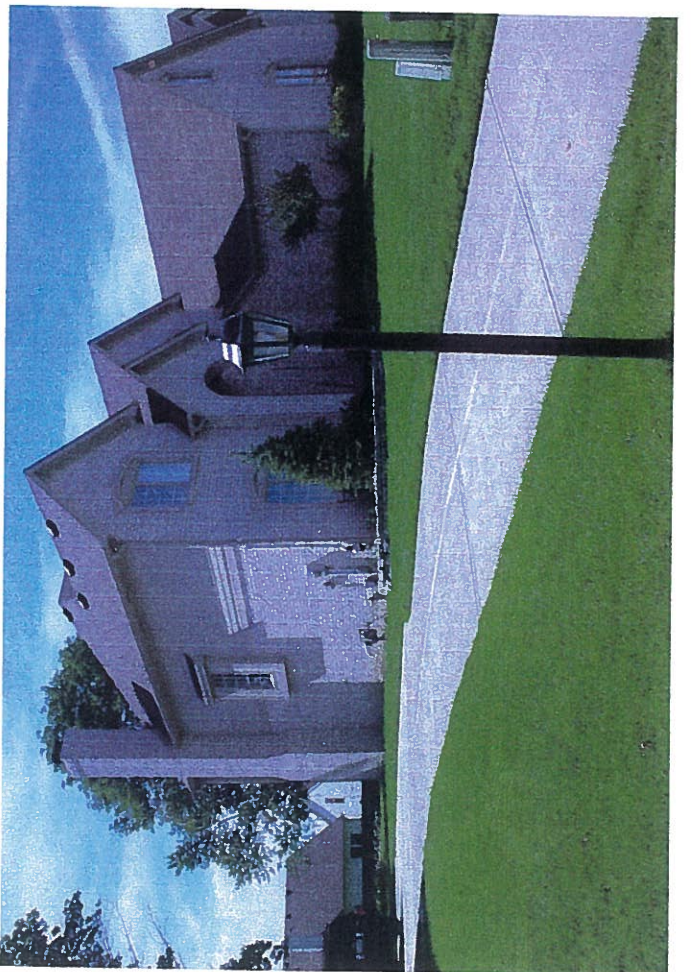
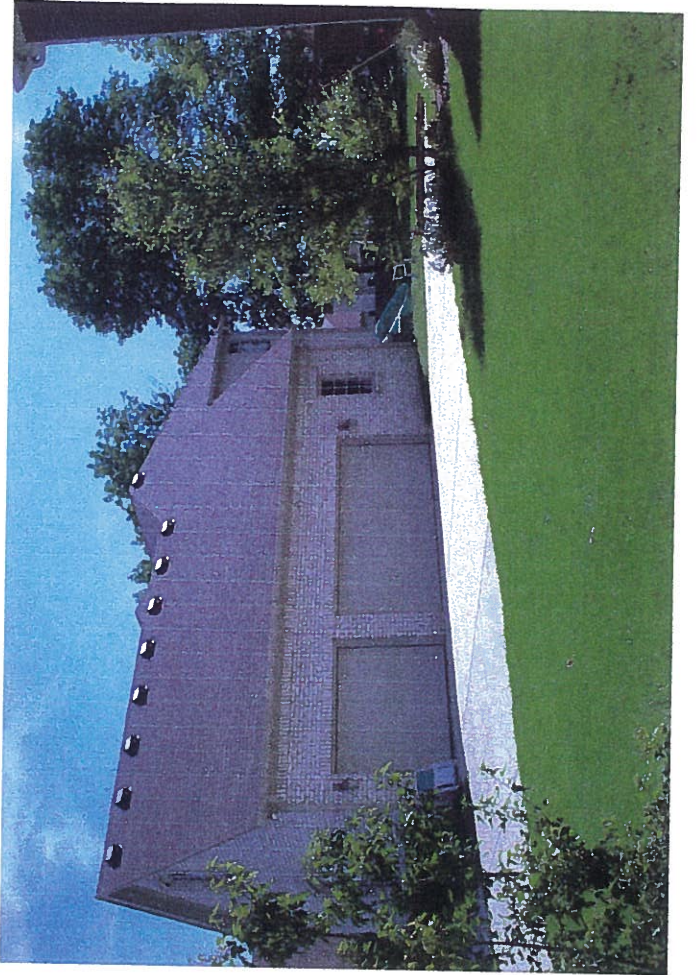
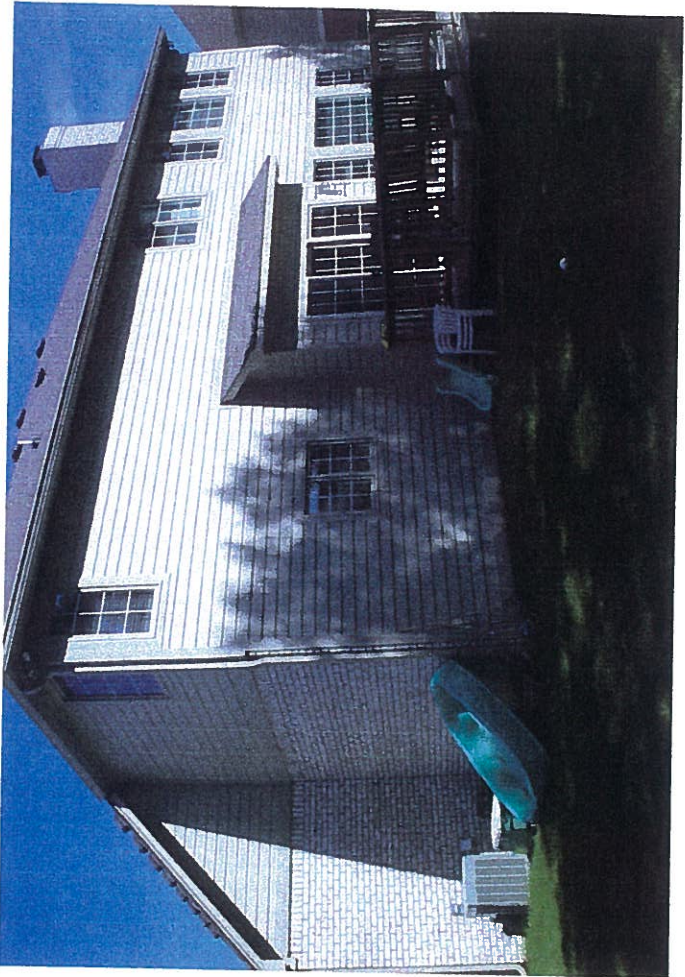
 - 1. Fourteen (14) shrubs of eighteen (18) inches to twenty-four (24) inches height or width;
 - 2. One (1) yard tree of two and one half (2 ½) inch caliper minimum outside planted bed; and
 - 3. One (1) ornamental tree of two and one half (2 ½) inch caliper or eight (8) foot height (multi-trunk) minimum within or outside planting bed.
- E.** Except on the side elevation of a home that contains a side load garage, each side yard of the home must contain a minimum four (4) foot long and two (2) foot wide planting bed including a minimum of two (2) eighteen (18) inch to twenty-four (24) inch shrubs in each bed.
- F.** Each home shall have one (1) tree with a two and one half (2 ½) inch caliper minimum in the rear yard. Any previously existing tree having a two and one half (2 ½) inch caliper shall count toward this requirement.
- G.** Street trees shall be installed as per the requirements of the City of Noblesville, Indiana.

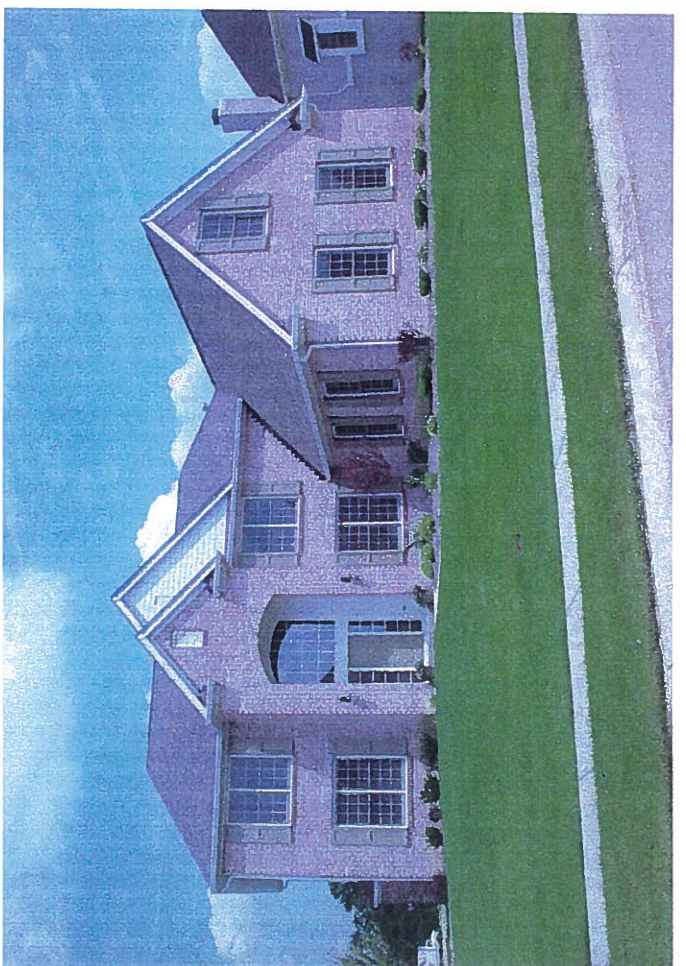
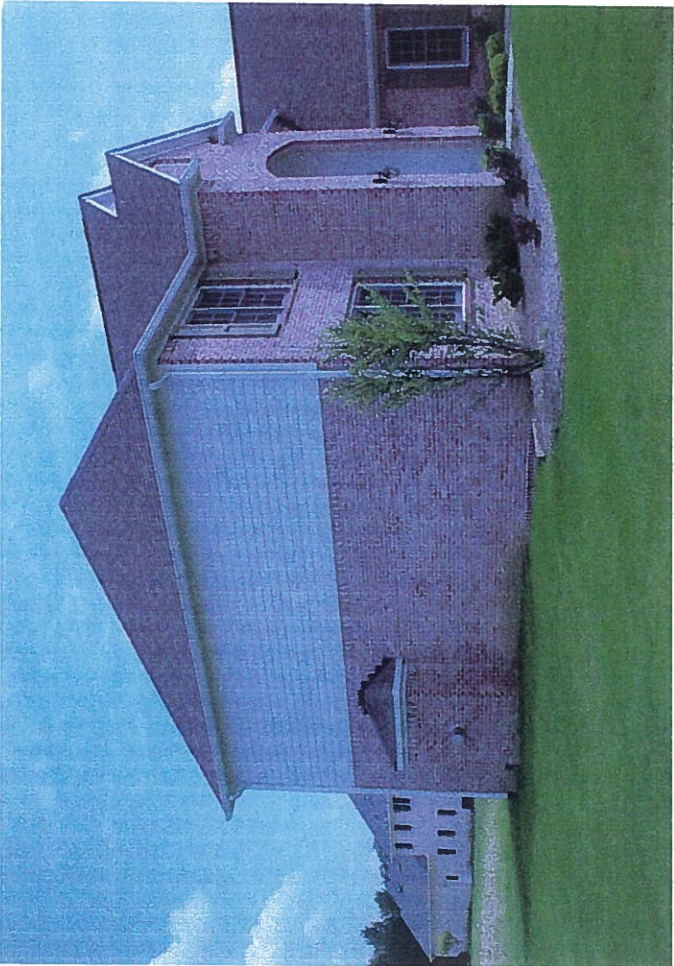
H. All Corner Homes shall have one (1) shade tree with a two and one half (2 ½) inch caliper minimum in the side yard closest to the public street.

15. Miscellaneous:

- A. All plans and exterior colors must be approved by Precedent and the Department prior to beginning construction.
- B. All driveways shall be concrete; asphalt is not permitted.
- C. Public sidewalks are required on all Lots.
- D. Uniform yard lights and mailboxes shall be required by Precedent.
- E. Exterior address stones or decorative plaques are required.
- F. Basements and crawl space foundations are permitted; however, no slab foundations are allowed.
- G. All fireplaces located on the exterior elevation of a home must be constructed of Masonry. Interior fireplaces protruding through the roof, not on an exterior elevation of a home, are not required to be constructed of Masonry, but may be constructed of Natural Materials or Masonry.
- H. Direct vent fireplaces located on the rear elevation of a home may be constructed of Masonry or Natural Materials.
- I. Like model homes with identical front elevations shall be separated by at least one Lot and shall not be directly across the street from each other. For purposes of this determination, (i) any particular residence shall have only one residence across from it, and (ii) any two residences which are directly across from each other shall be the two residences which, if not separated by a street, would have the greatest area of overlapping front elevations.
- J. Dumpsters and or trash bins are required on all Lots once framing begins.







SLATER WOODS

Architectural and Building Guidelines

1. Definitions:

- A. Ridgeline. The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area.
- B. Historical Style. Historical Architectural Styles are established by and shall mean and refer to such homes as (i) colonial homes, (ii) cape cod homes, (iii) craftsman homes, (iv) traditional farmhouse homes, (v) french country homes, or (vi) homes with various exterior architectural elements, taken from the foregoing, to create more recent versions of the foregoing.
- The Department of Planning and Development of the City of Noblesville, Indiana (the "Department") shall have the authority to determine whether a specific house plan qualifies as a Historical Architectural Style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. All house plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a house plan as a Historical Architectural Style.
- C. Natural Materials. Brick, wood, limestone or natural stone.
- D. Manmade Materials. Composite wood material (LP siding), stucco, EIFS, cultured stone, concrete fiber board (Hardiplank or similar materials) or resin based products (fypon).
- E. Corner Lot. A Lot having frontage on two (2) public streets.
- F. Lot. A parcel of land designated as such upon the Plat (as hereinafter defined) upon which there is constructed one (1) single detached home.
- G. Front Facing Garage Doors. A garage door that is parallel to the front elevation of the home.
- H. Corner Home. A home that is constructed on a Corner Lot.
- I. Overhang. The portion of the roof structure that extends beyond the exterior framing walls of a home.
- J. Masonry. Brick, limestone, natural stone, cultural stone, stucco and EIFS or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass.

- K. Plat. The subdivision plat or plats for the real estate commonly known as Slater Farms recorded with the Hamilton County Recorder.
2. **Minimum Square Footage:**
- A. One-story homes shall have a minimum area of 2,200 square feet.
 - B. Two-story homes shall have a minimum area of 2,600 square feet.
3. **Roof Ridgelines:**
- A. One-story homes, excluding Historical Style homes, shall have a minimum of three (3) Ridgelines.
 - B. Two-story homes, excluding Historical Style homes, shall have a minimum of three (3) Ridgelines.
 - C. Historical Style homes shall have a minimum of two (2) Ridgelines.
 - D. 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.
4. **Roof Pitch:**
- A. The roofline along the front elevation to the roofline along the back elevation (front to back) shall have a pitch ratio of eight (8) feet vertical to twelve (12) feet horizontal.
 - B. The roofline of gables located on and parallel to the front elevation shall have a pitch ratio of ten (10) feet vertical to twelve (12) feet horizontal.
 - C. Ancillary roofs such as porches, bays or walkways may possess a lower pitch ratio than the minimum requirements set forth above.
5. **Roof Overhangs:**
- A. 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.
6. **Corner Breaks:**
- A. Each home shall have a minimum of three (3) corner breaks on the front and rear façades. 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.
7. **Equipment Vents:**
- A. All vents shall attach to the rear elevation or side elevation of the home to reduce visibility from the street.

8. Foundations:

- A. Slab foundations are not permitted.
- B. Exposed concrete or block foundations are limited to four (4) inches or the minimum required by the applicable building code or siding manufacturer's specifications, whichever is greater.

9. Windows:

- A. Window types shall be vinyl clad, aluminum clad or wood.
- B. A one-story home shall have a minimum of four (4) windows on the front elevation and a minimum of four (4) windows on the rear elevation. Side elevations require a minimum of one (1) window per elevation.
- C. A two-story home shall have a minimum of six (6) windows on the front elevation and a minimum of six (6) windows on the rear elevation. Side elevations require a minimum of two (2) windows per elevation.
- D. All windows shall have either shutters and/or architectural treatment, unless such treatment is not consistent with the Historical Style of a home. For windows located in an elevation having an exterior surface constructed of Masonry, the treatment shall be of Natural Materials and shall be applied, at a minimum, to the sill and header. For windows located in an elevation not having an exterior surface constructed of Masonry, the treatment shall be constructed of one of the Natural Materials and shall be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one-half (½) the width of the vertical reveal dimension of the siding material.
- E. Except for bathroom windows, utility room windows, or windows located directly above a kitchen sink, any of the following shall constitute one (1) window for purposes of calculating the number of windows required on each elevation:
 - 1. A double hung window with a framed opening having a minimum area of eight (8) square feet, and
 - 2. Each casement window where the glass is enclosed by wood or a clad material frame having a framed opening with a minimum area of eight (8) square feet.
- F. For purposes and calculating the number of windows required in each façade, a framed opening having a minimum area of six (6) square feet shall constitute one (1) window (i) in each bathroom, (ii) in each utility room, or (iii) when the window is located directly above a kitchen sink.

- G. For purposes of calculating the number of windows required in each elevation, a fixed pane glass window having a minimum area of sixteen (16) square feet shall be counted as two (2) windows.
10. **Porches:**
- A. One (1) front landing, stoop or porch is required on all homes, unless inconsistent with a Historical Style home. A landing, stoop or porch shall possess a minimum area of thirty (30) square feet.
11. **Garages:**
- A. All garages shall be side load, courtyard or angled garages; front loaded garages are prohibited.
12. **Materials:**
- A. Manmade Materials are intended to simulate the appearance of a Natural Material.
- B. Manmade Materials are acceptable replacements of Natural Materials and are approved to satisfy the Natural Materials requirements of these standards.
- C. Vinyl siding shall not be permitted.
13. **Masonry Requirements:**
- A. Masonry is required on the first floor exterior surface of each elevation of a home. Up to thirty (30) percent of the homes may have this requirement modified for approved Historical Styles.
- B. Any homes for which (i) the rear elevation faces 169th Street and (ii) no other homes exist between it and 169th Street shall have masonry on the exterior of the rear first floor elevation.
14. **Landscaping:**
- A. All Corner Homes which have two (2) elevations substantially parallel to a public street shall have lawns comprised of (i) sod without irrigation or (ii) seed with irrigation (no straw) in that portion of the yard located between the public street on each side of the Corner Lot and a line drawn parallel to each elevation closest to the public street extending from each end of said elevations to each perpendicular Lot line. All other side yards and rear yards must be seeded with straw as a minimum, and no irrigation required.
- B. All Corner Homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of (i) sod without irrigation or (ii) seed with irrigation (no straw) in that portion of the yard located (i) between the front elevation of the home and each public street, and (ii) between the public street on each side of the Corner Lot and a line drawn parallel to each public street, extending to each perpendicular Lot line from the two (2) exterior corners of the home closest to

each abutting public street. All other side yards and rear yards must be seeded with straw as a minimum, and no irrigation required.

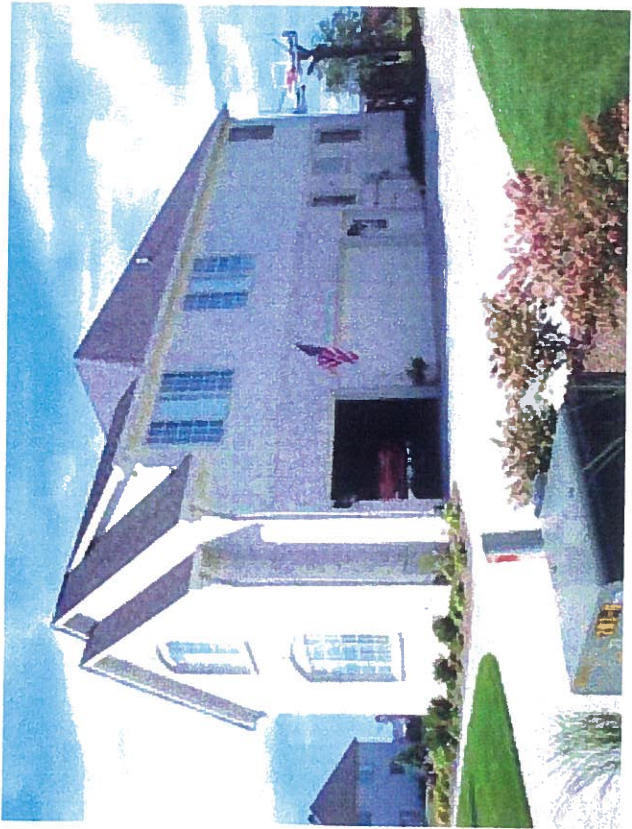
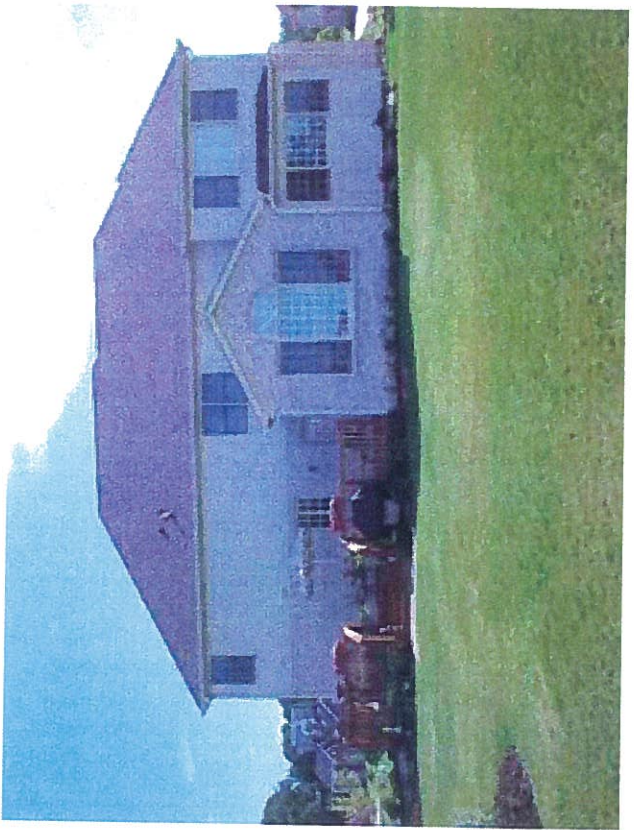
- C. All homes which are not Corner Homes shall have lawns comprised of (i) sod without irrigation or (ii) seed with irrigation (no straw) in all front yards. All side yards and rear yards must be seeded with straw as a minimum, and no irrigation required.
- D. Front Landscaping shall consist of a minimum of:
 - 1. Sixteen (16) shrubs of eighteen (18) inches to twenty-four (24) inches height or width;
 - 2. One (1) yard tree of two and one half (2 ½) inch caliper minimum outside planted bed; and
 - 3. One (1) ornamental tree of two and one half (2 ½) inch inch caliper or eight (8) foot height (multi-trunk) minimum within or outside planting bed.
- E. Except on the side elevation of a home that contains a side load garage, each side yard of the home must contain a minimum four (4) foot long and two (2) foot wide planting bed including a minimum of two (2) eighteen (18) inch to twenty-four (24) inch shrubs in each bed.
- F. Each home shall have one (1) tree with a two and one half (2 ½) inch caliper minimum in the rear yard. Any previously existing tree having a two and one half (2 ½) inch caliper shall count toward this requirement.
- G. Street trees shall be installed as per the requirements of the City of Noblesville, Indiana.
- H. All Corner Homes shall have one (1) shade tree with a two and one half (2 ½) inch caliper minimum in the side yard closest to the public street.

15. Miscellaneous:

- A. All plans and exterior colors must be approved by Precedent and the Department prior to beginning construction.
- B. All driveways shall be concrete; asphalt is not permitted.
- C. Public sidewalks are required on all Lots.
- D. Uniform yard lights and mailboxes shall be required by Precedent.
- E. Exterior address stones or decorative plaques are required.

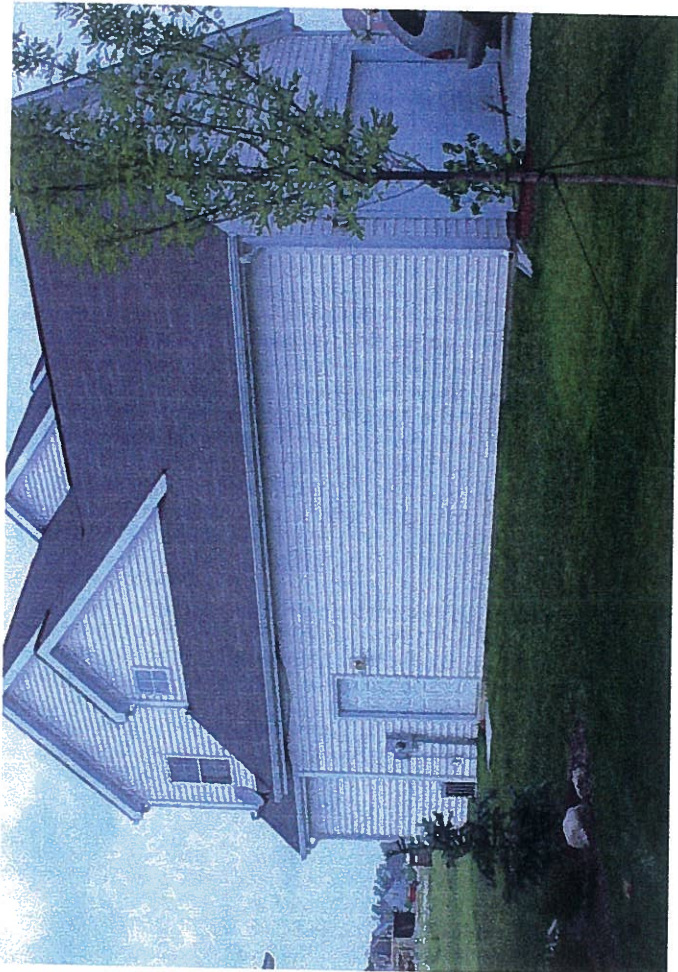
- F.** Basements and crawl space foundations are permitted; however, no slab foundations are allowed.
- G.** All fireplaces located on the exterior elevation of a home must be constructed of Masonry. Interior fireplaces protruding through the roof, not on an exterior elevation of a home, are not required to be constructed of Masonry, but must be constructed of Natural Materials.
- H.** Like model homes with identical front elevations shall be separated by at least one Lot and shall not be directly across the street from each other. For purposes of this determination, (i) any particular residence shall have only one residence across from it, and (ii) any two residences which are directly across from each other shall be the two residences which, if not separated by a street, would have the greatest area of overlapping front elevations.
- I.** Dumpsters and or trash bins are required on all lots once framing begins.

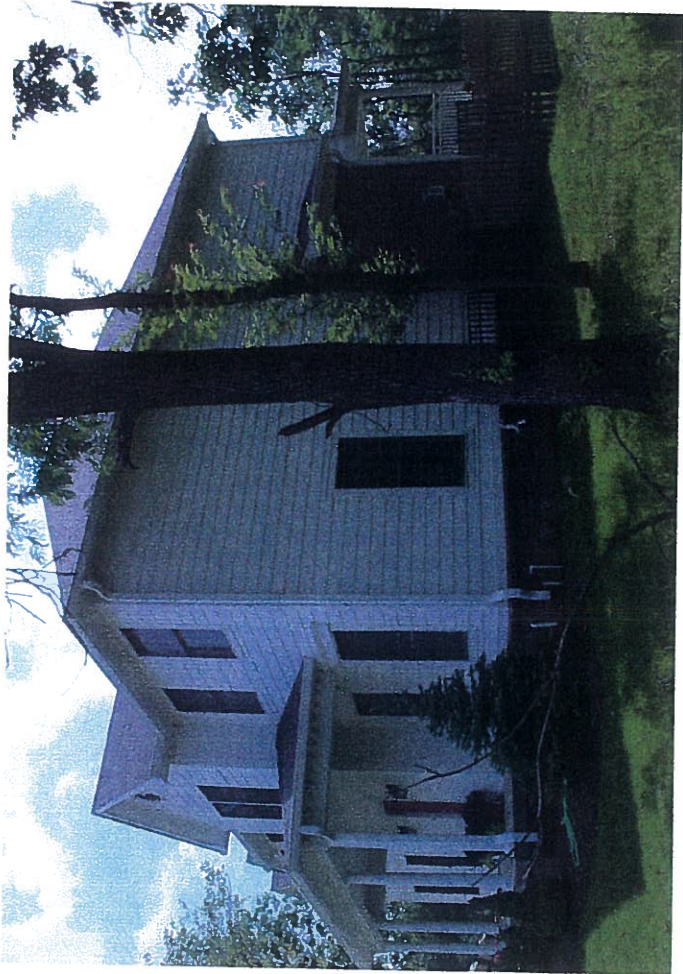
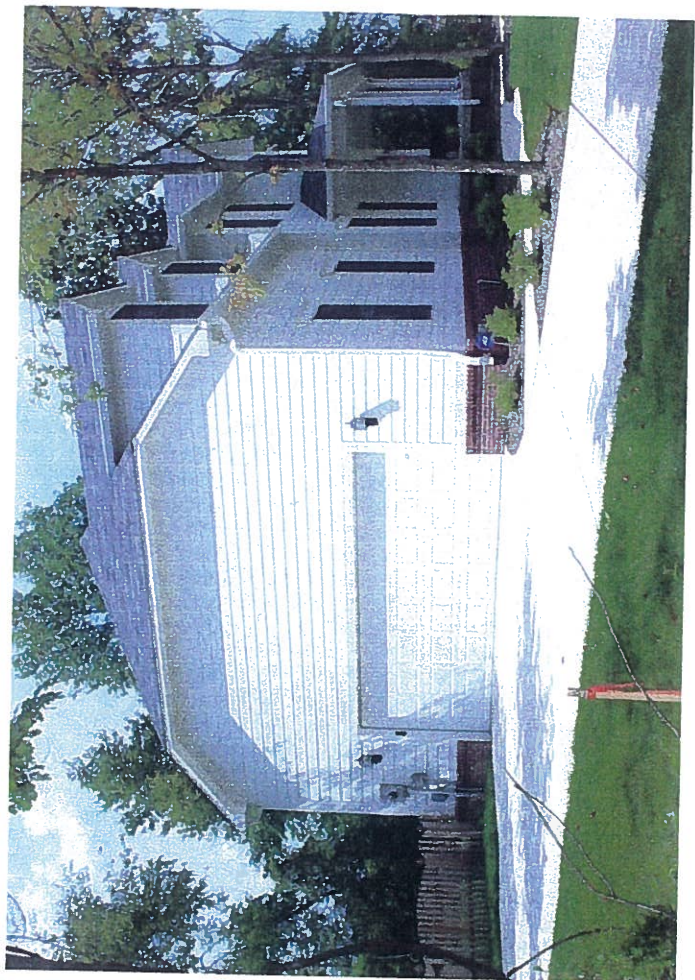
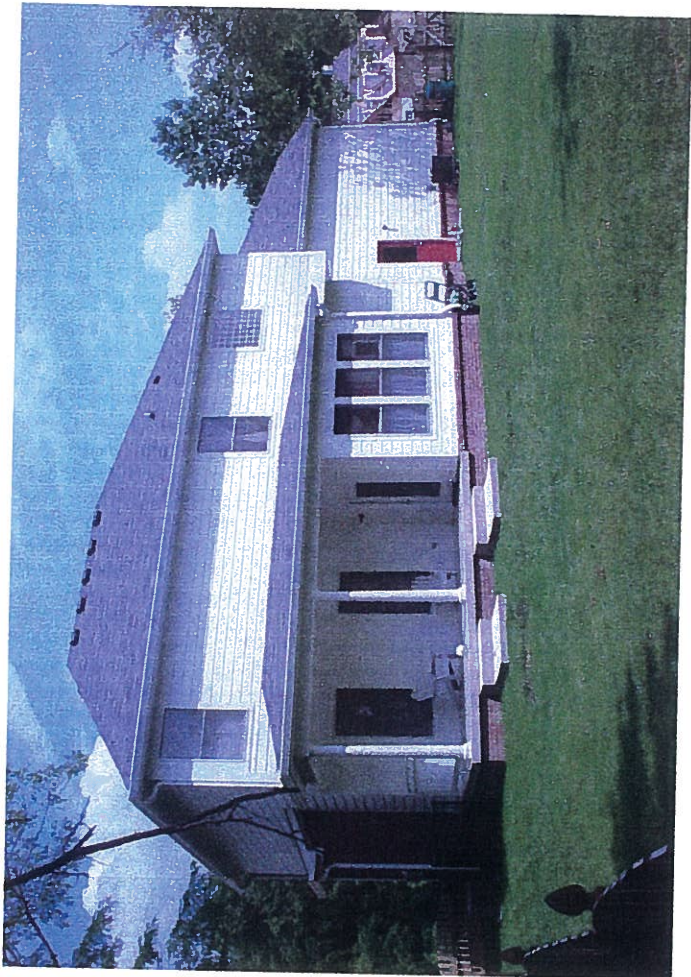


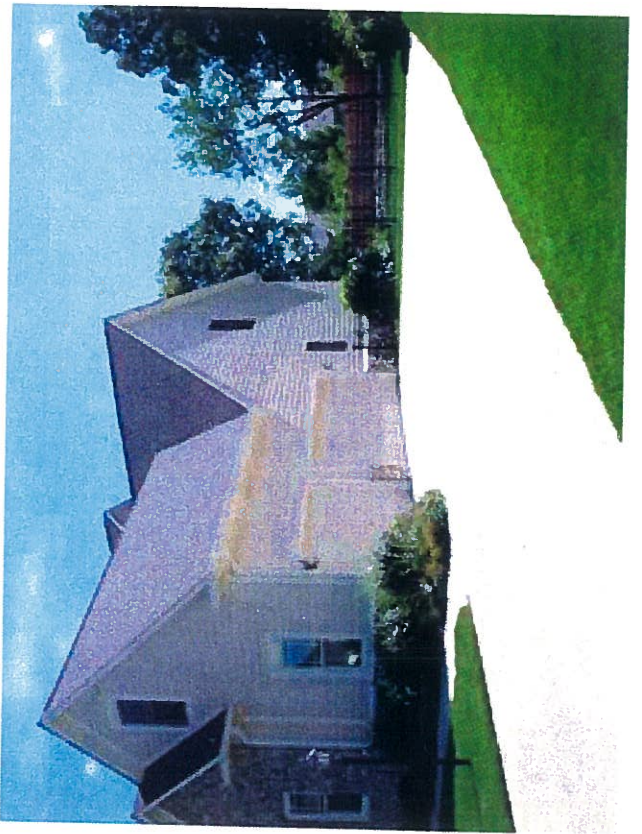


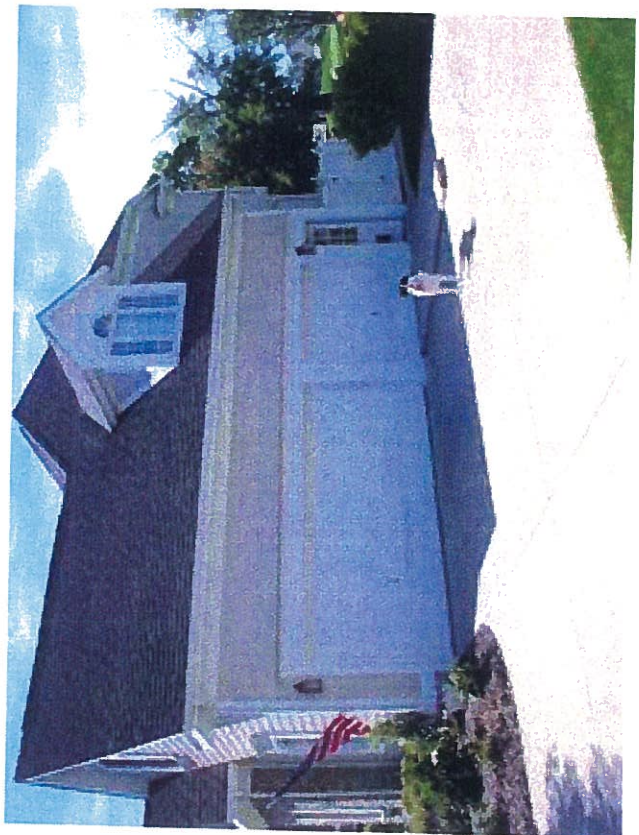
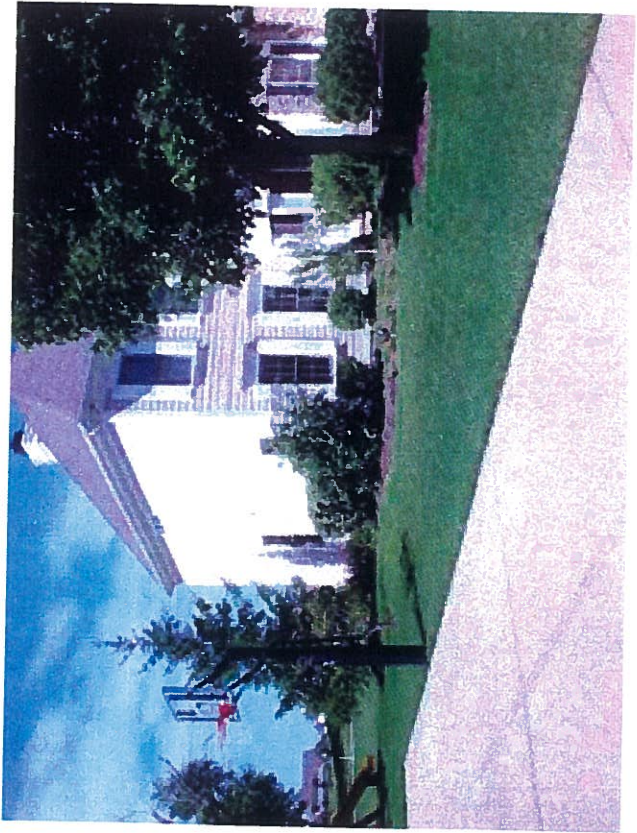
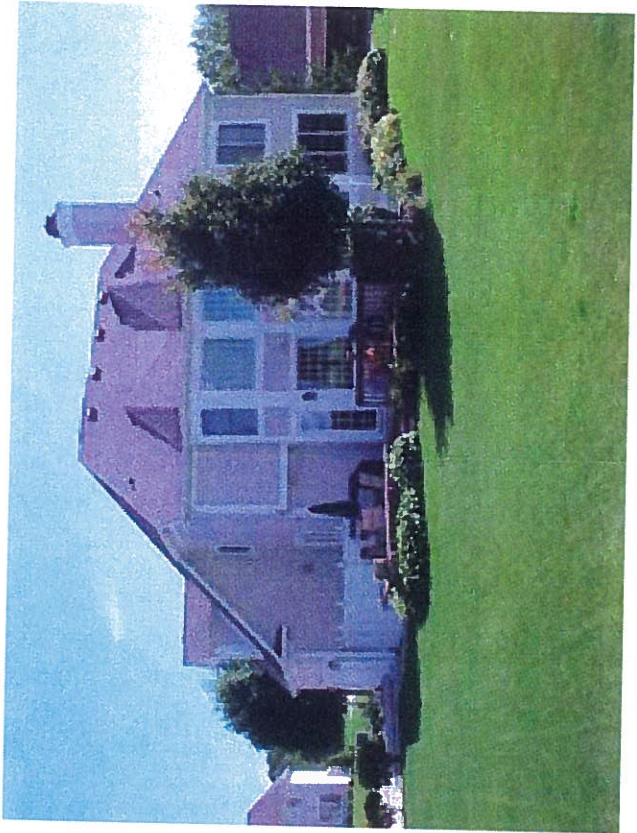


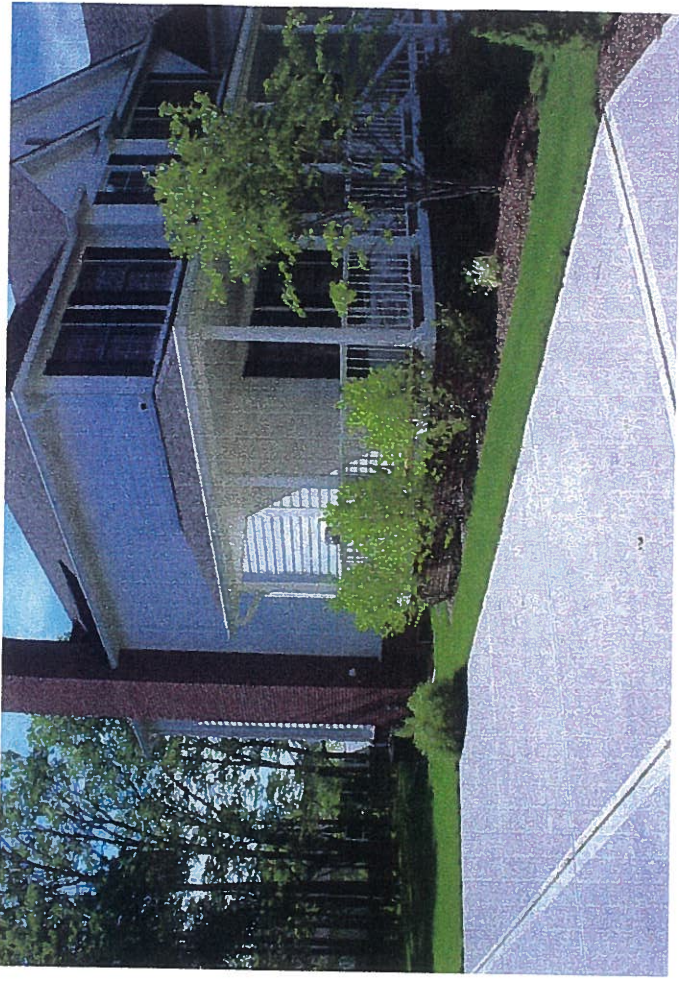
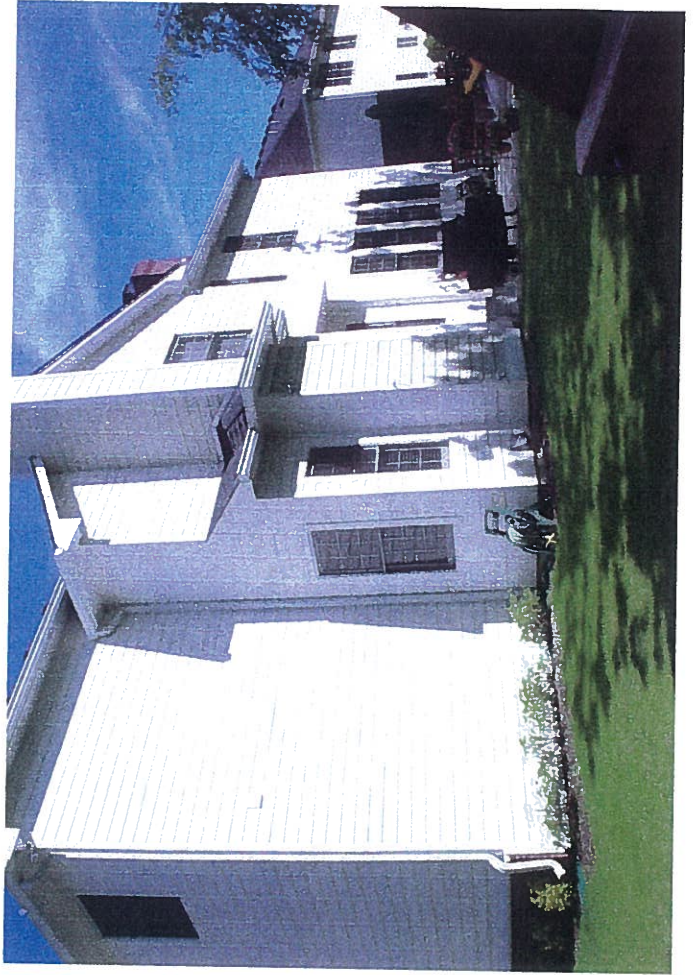












Slater Farms

Architectural and Building Guidelines for Bathhouse

1. **Minimum Square Footage:**
 - A. The bathhouse shall consist of a one-story structure and shall have a minimum total area of one thousand eighty-eight (1088) square feet, which is comprised of (i) total enclosed bath areas having a minimum area of six hundred seventy-seven (677) square feet and (ii) total covered verandas having a minimum area of four hundred eleven (411) square feet.

2. **Roof Specifications:**
 - A. The roof shall possess a minimum roof pitch ratio of eight (8) feet vertical to twelve (12) foot horizontal from the ridgeline on the front facade to the ridgeline on the rear facade.
 - B. The roof shall be a “hipped” roof containing four (4) uniformly pitched sides.
 - C. The roof shingles shall be made of dimensional fiberglass.
 - D. The roof shall contain one (1) continuous ridge vent.

3. **Roof Overhangs:**
 - A. The roof shall contain overhangs that measure a minimum of twelve (12) inches.

4. **Windows:**
 - A. The bathhouse shall not contain windows in order to facilitate bathhouse privacy.
 - B. The bathhouse shall include glass blocks for exterior light access.

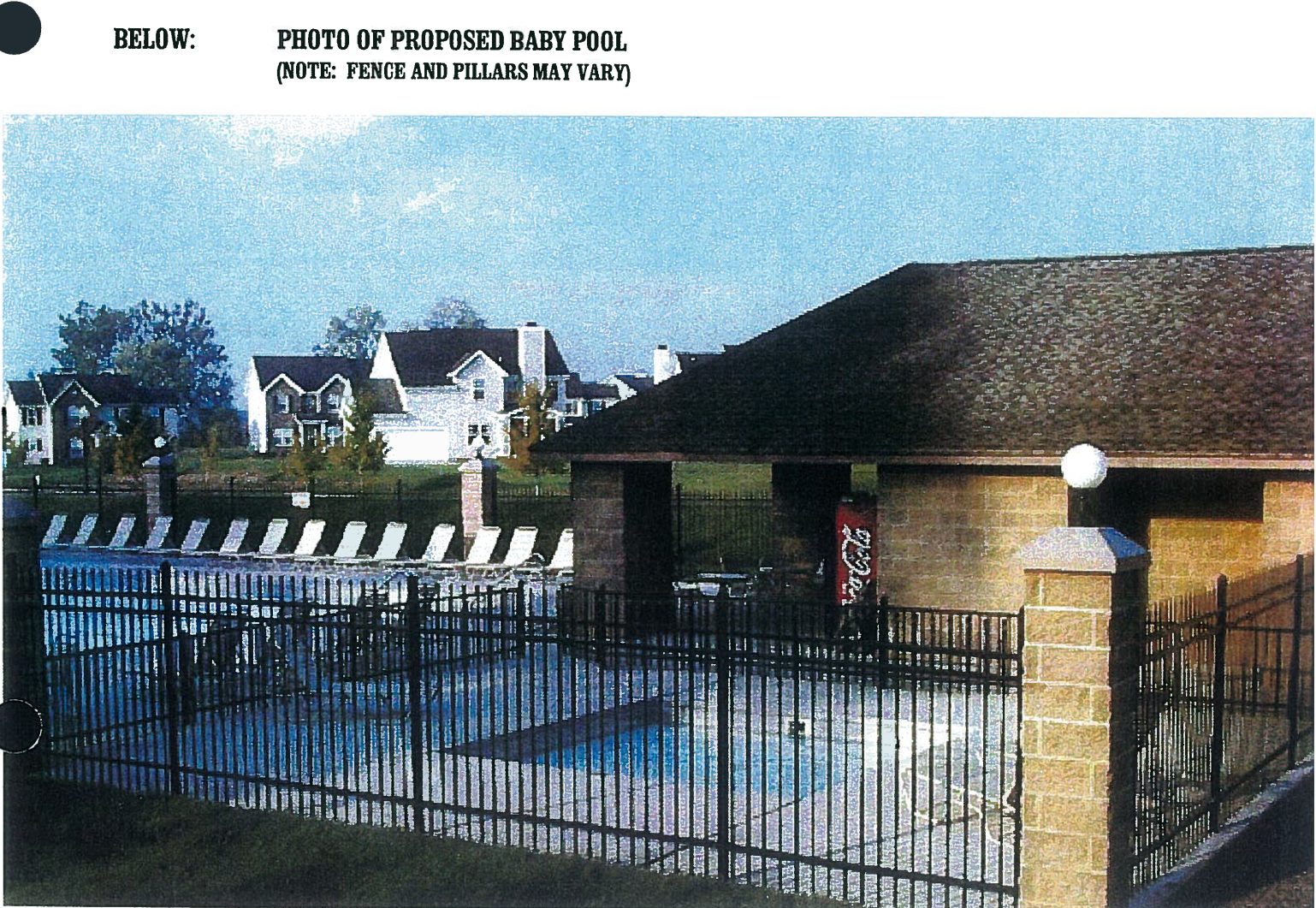
5. **Siding Materials:**
 - A. The exterior siding of the bathhouse shall consist of eight (8) inch split face block with dryblock additive and “Korfil” insulation inserts

6. **Landscaping:** Front landscaping shall consist of a minimum of:
 - A. Ten (10) shrubs (eighteen (18) inches to twenty-four (24) inches planted);
 - B. One (1) yard tree (two and one-half (2 ½) inch caliper outside planting bed); and
 - C. One (1) ornamental tree (two and one-half (2 ½) inch caliper or eight (8) foot height (multi-trunk) minimum within or outside planting bed).

7. **Foundation:**
 - A. The foundation shall consist of a four (4) inch concrete slab.



ABOVE: PHOTO OF PROPOSED BATH HOUSE



**BELOW: PHOTO OF PROPOSED BABY POOL
(NOTE: FENCE AND PILLARS MAY VARY)**



ABOVE: PHOTO OF 30'X60' SWIMMING POOL WITH FURNITURE
(NOTE: FENCE AND PILLARS MAY VARY)

BELOW: PHOTO OF PLAYGROUND EQUIPMENT AND SWING SET SIMILAR TO PROPOSED PLAY
EQUIPMENT TO BE INSTALLED AT PARKVIEW

