

PCI

2679 Route 34

PROPERTY CONCEPTS, INC.

Oswego, IL 60543

630-554-6000

DESIGN GUIDELINES SUMMARY Rose Hill, Kendall County, IL

MINIMUM HOUSE SIZE SHALL BE:	<u>Ranch</u>	<u>2-Story</u>	<u>2-Story w/1st Floor Master</u>
	2,300 sq. ft.	2,900 sq. ft.	2,500 sq. ft.

ROOF MATERIAL SHALL BE: Architectural grade asphalt, three dimensional or better.

SIDING MATERIAL SHALL BE: Fiber-cement, wood, masonry, stucco, stone or combination of previous. Aluminum or vinyl siding is not allowed.

DRIVEWAYS SHALL BE: Asphalt, concrete or better, (paver or stamped concrete), and must be installed prior to occupancy, weather allowing,

GARAGES: Minimum 2 Car, attached. Side load garages are encouraged. No detached garages.

Use of masonry is encouraged and when specified must be used at front of home with minimum of 30%.

Service Walks: concrete or better from garage to house or as per approval by DRC and installed prior to occupancy, weather allowing.

Surveys of home buyers tell us that one of the attractions to a new neighborhood is the requirement for each home to be landscaped prior to closing, weather allowing. In the above neighborhood, builders/purchasers are required to install living plant material with a minimum requirement of \$3,500 for front half of homesite including parkway trees as required, but exclusive of sod or seed. Minimum of a fully seeded homesite is required.

Septic Systems – Each Purchaser of a lot shall provide, at the time of application for a septic permit, a septic plan design for review by the Developer and approved by Kendall County Health Department. Said design shall be prepared by a qualified septic designer which shall provide for the location of the primary septic field and the identification of a back-up septic field. Said design shall include installation of an under-drain or curtain-drain system in the event the designer or the Kendall County Health Department concurs that it is necessary to lower the groundwater table on any particular lot.

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THE ROSE HILL GUIDELINES

Homes in the Rose Hill neighborhood shall reflect classic, traditional architectural designs. Steep and varied roof pitches, and a variety of roof lines on the front of elevations are encouraged to insure a pleasing streetscape and overall neighborhood appeal and attractiveness.

The minimum design standards are as follows:

Siding shall be fiber-cement, masonry, stucco, cedar or similar materials. Vinyl and aluminum sidings are not allowed (aluminum soffits allowed). The siding, trim and masonry color palette is of subdued earth tones; colors range from bleached sand to dark gray-blue. Bright colors are not allowed.

Fireplace chimneys/chase shall be of fiber-cement, cedar siding, masonry veneer, stucco or similar materials, and match/coordinate with house siding products.

In the above neighborhood, builders/purchasers are required to install living plant material with a minimum requirement of \$3,500 for front half of homesite including parkway trees as required, but exclusive of sod and seed. A minimum of a fully seeded homesite is required within first season from occupancy. The budget shall account for only living plant material. Landscape design fees and irrigation systems shall not be included in the landscape budget. An irrigation system of design and manufacturer is required to be approved by the DRC.

Fences & Mailboxes:

Fences and walls are allowed only when they enclose or screen small patios and decks and are subject to review by the DRC. Fences that define property boundaries are only allowed as noted in covenants (split rail only) to ensure view corridors.

Because the Rose Hill homesites are designed to take advantage of view corridors, boundary line fences, (except as defined), dog runs, and other view obstructing structures are not allowed.

Mailboxes in Rose Hill shall exclude any one-piece resin/plastic, post and box combination style. Exceptions are not permitted. Please contact DRC for details.

Homeowners Association:

Rose Hill residents pay a neighborhood assessment of \$40.00 (estimated) as a homeowner's assessment to cover maintenance of the enhanced entryway, plantings, lighting, pool, clubhouse and common areas. All lot owners/homeowners are required to be a member of the Homeowners Association.

The builder and homeowner understand that the Design Review Committee (DRC) may approve or disapprove designs for any reason and reserves the right to grant exceptions to any standard contained herein.

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Set-backs are as follows:

Sideyard building setback line is 10% of the distance as measured along the front building setback line, and where a side yard adjoins a street, the minimum width shall be 30 feet.

Rear yard, 50 feet is the minimum set-back for permanent construction. Outbuildings and gazebos may extend to 10 feet from home and 5 feet from the side and rear lot line, and in compliance with county ordinance.

Front yard set-backs are per the Recorded Plat (30' or greater).

Builders are encouraged to vary the front yard set-back and building orientation to improve the streetscape and to vary side-load and front-load garages.

Proposed zoning: RPD-2

Total Area:	+/- 97.6 Acre	Recreational Amenities:	Clubhouse, Outdoor Pool, Walking Trails
Buildable Area:	94.6 Acres	Density:	0.6 DU/AC
Total Lots:	57	Exterior R.O.W.:	3.0 Acres
Min. Lot Size:	30,000 SF	Yorkville School District:	District #115
Req. Open Space:	28.4 Acres (30%)	Township & Park District:	Yorkville Parks & Recreation
Proposed Open Space:	41.7 Acres (44%)	County:	Kendall
Well & Septic or Mechanical System Required		Mailing Address:	Yorkville

Prices and lot type classification design guidelines are subject to change at any time without notice. This price list does not constitute an offer to sell.