Colman Community Group, LLC

dba CCG, LLC

Sunrise Ridge Addition

Development Guidelines

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.

   The developers will not approve a shouse, brandominium or any similar type of structure

2. **General Setback Requirements for Zoning**

   Zoning

   - Front Yard Setbacks = 25 foot
   - Side Yard Setbacks = 7 foot
   - Rear Yard Setbacks = 10 foot
   - Corner lots will require 25-foot setbacks on the front and on the side yards.

   The developers will approve the sale of two or more lots to an individual. However, it will be the buyer's responsibility to verify with the city on the issuance of the building permit.

3. **Minimum Surface Level Square Footage**

   900 sq. Ft Minimum- Split level or Two Story
   1,000 sq. Ft Minimum- Ranch Style
   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. **Garage**
   Minimum of two car attached. No detached garages unless authorized by the developer. Garages larger than 3 cars will require approval by the Developer.

5. **Driveway**
   Must be concrete and match up with size of garage and the driveway approaches.

6. **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.
7. **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.

8. **Roofs**
   Architectural asphalt shingles or standing seam metal will be required.

9. **Allowed Exterior Siding Finishes**
   Vinyl siding
   Hard board siding (maximum of 8” lap)
   Cedar or Redwood approved (maximum of 8” lap)
   Steel horizontal siding or board / batten

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

11. **Fences**

Must be in accordance with City Ordinance and approved by Developer

12. **Sump Line**
    Sump pump discharge systems shall be directed to the backyard where the developers have installed access to the City storm sewer system.

13. **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 by kept, provided that they are not kept, bred, or maintained for any commercial purpose.
14. **Dog Kennels**
    Location approved by Developer and must be screened from the front view of house

15. **Exterior Colors**
    All colors must be natural colors and approved by Developer

16. **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 incited shall not be permitted.

17. **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.

18. **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 six inches (6”). Upon failure to do this, and after three days’ notice is given, the Developer may perform such maintenance as necessary, and bill the owner for the expense incurred.
19. **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 buyer/owner's expense.

20. **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. If any Owner does not comply with said drainage plan, said Owner shall be personal responsible for any costs associated with bringing said lot into compliance with the drainage plan and shall indemnify Developer, therefore.

Purchase/Contractor

Black Dirt is not included in the lot purchase.

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