

EXHIBIT A
DECLARATION OF PRAIRIE POINT

BUILDING STANDARDS AND REQUIREMENTS

1. Permitted Height of Residences.

No portion of a Residence erected on any Lot shall exceed three (3) stories in height above ground level at any point without the prior written consent of the Design Review Committee.

2. Setback of Residences.

(a) **Setback Lines.** All Residences and other Improvements shall be located on each Lot as approved by the Design Review Committee and in full compliance with setback lines shown on the Plat or established by the Design Review Committee. The Design Review Committee may establish new building setback lines on any Lot with the express written consent of the Lot Owner, provided such new setback lines comply with Laws.

(b) **Projections.** Notwithstanding the setback lines shown on the Plat or those established by the Design Review Committee, cantilevered upper stories, balconies, bay, bow or oriel windows, cornices, eaves, chimneys, downspouts and decorative elements may project no more than three feet over the building setback lines for each Lot, and unenclosed, covered porches and vestibules not more than one story in height may project up to six feet beyond front building lines. No provisions herein shall be construed to permit any portion of any structure to project beyond the boundary of the Lot upon which it is erected.

(c) **Sight Lines.** No fence, wall, structure or plant materials which obstruct sight lines at elevations between two and six feet above the streets shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting them at points twenty-five feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the extension of street right-of-way lines. The same sight-line limitations shall apply to any Lot within ten feet from the intersection of the right-of-way property line with the edge of a driveway. Trees shall be permitted to remain within such areas if the foliage line is maintained at a height sufficient to prevent obstruction of sight lines.

3. Required Size and Type of Residence.

(a) No Residence erected on any Lot shall contain less than the minimum number of square feet of Enclosed Floor Area (as hereinafter defined) shown on the following table.

Enclosed Floor Area Minimums (in square feet)

1 Story Residence	2,200
1.5 Story Residence	
Main Floor	1,200
Secondary Floor	1,000
2 Story Residence	
First Floor	1,200
Secondary Floor	1,000

For purposes of this Section 3: A "Reverse 1.5 Story Residence" (a ranch-style house with a ground level walk-out basement) shall be categorized along with 1.5 story Residences, and a Residence's "Enclosed Floor Area" shall mean and include, in all cases, areas on the first floor, second floor (if applicable) and basement level (in cases of Reverse 1.5 Story Residences) enclosed and finished for all-year occupancy, computed utilizing outside measurements of the Residence, and shall not include any areas in garages, porches or attics, or basements (except in cases of Reverse 1.5 Story Residences).

(b) No Residence designated as a "ranch with basement garage" or a "bi level" by the Design Review Committee shall be constructed on any Lot.

(c) The Design Review Committee reserves the absolute and incontestable right to determine whether any Residence violates the foregoing prohibition and whether the Enclosed Floor Area of any Residence meets the minimum requirements provided for in this Section and hereby also reserves the right to approve deviations from the aforementioned building sizes and to modify any of the Enclosed Floor Area requirements set forth in this Section. The Design Review Committee's determination(s) in this regard shall be final.

4. **Fences, Walls, Decks, Outbuildings.**

No fence, wall or deck shall be constructed, maintained or altered upon any Lot unless the location, design, configuration, height, color and materials are prior approved in writing by the Design Review Committee. No animal pens or runs shall be permitted. No fence, wall or privacy screen shall be constructed or maintained on any Lot nearer to a front street than the rear corners of the Residence (as defined by the Design Review Committee) or nearer to a side street than twenty feet (20') from the side property line. Any fence installed next to an existing fence on an adjacent Lot must be joined to such existing fence.

Fences shall be black wrought iron, black powder-coated steel or cedar in one of three styles shown on the attached Exhibit A-1. Cedar fences may be untreated or may be treated with protective sealer in a color commonly referred to as "Natural Cedar Tone." All fences must be stair-stepped to follow the grade of the Lot. Fences shall not exceed 54 inches in height unless specifically approved for a greater height by the Design Review Committee. Privacy fences over 54 inches in height, but not taller than 72 inches, may be permitted if located within the building setback lines and no further than 20 feet from the Residence and if specifically approved in writing by the Design Review Committee. Any such privacy fence shall be an approved style as

shown on Exhibit A-1 or an alternate style deemed by the Design Review Committee to be compatible with the style of the Residence.

No detached outbuilding, including sheds, barns, garages, and storage facilities, shall be erected upon, moved onto or maintained upon any Lot. Storage shall be permitted under a deck provided such area is screened as otherwise authorized herein.

5. Surface Drainage.

Final grading of each Lot shall adequately handle all run-off water in a reasonable manner which is in accordance and fully compatible with the grading of adjacent Lots, the master grading plan approved by the City, any related site grading plan furnished by the Developer and any specific site grading plan for the Lot approved by the Developer. No landscaping, berms, fences or other structures shall be installed or maintained that impede the flow of surface water. Water from sump pumps shall be drained away from adjacent Residences (actual and future). No changes in the final grading of any Lot shall be made without the prior written approval of the Design Review Committee and, if necessary, the City. The Developer shall have no liability or responsibility to any Builder, Owner or other party for the failure of a Builder or Owner to final grade or maintain any Lot in accordance with the master grading plan or an approved lot grading plan or for the Developer not requiring a lot grading plan and compliance therewith. The Developer does not represent or guarantee to any Owner or other person that any grading plan for the Lots that the Developer may approve or supply shall be sufficient or adequate or that the Lots will drain properly or to any Owner's or other person's satisfaction.

6. Roofs.

Roof materials, colors and brands shall be specifically approved in writing by the Design Review Committee. Roofs shall be covered with wood shingles or shakes; clay or concrete tile; slate; or asphalt composition shingles in one of the following brands: Celotex brand, Presidential line, 30-year (or higher), color: Weathered Wood; Tamco brand, 30-year (or higher), color: Weathered Wood; GAF Timberline brand, 30-year (or higher), color: Weathered Wood Blend. Any other roofing material requires specific written approval. Flat roofs and tar-and-gravel roofs are specifically prohibited. Bronze-colored flashing shall be used in valleys. Roofs shall have a minimum pitch of 3/12.

7. Exterior Wall Materials.

Exterior walls of all buildings, structures and all appurtenances thereto shall be of stucco, stone, brick, wood lap siding, wood shingles, wood or composite paneling (such as "Woodsman" brand siding), plate glass, glass block, or a combination thereof, provided, however, that panelized siding materials are restricted for use on side and rear elevations of a Residence only. Siding which simulates natural materials may be approved on a case-by-case basis by the Design Review Committee.

Notwithstanding the foregoing provisions of this Section 8 requiring or prohibiting specific building materials or products, any building materials or products that may be or come into general or acceptable usage for dwelling construction of comparable quality and style in the

area, as determined by the Design Review Committee in its absolute discretion, shall be acceptable upon written approval by the Design Review Committee.

8. Exterior Colors.

Neutral, earth-tone colors in medium to dark shades are encouraged so that structures blend with the natural setting of the Neighborhood. Bright primary colors and pastels shall not be permitted. Exterior colors and color combinations that, in the opinion of the Design Review Committee, are inharmonious shall not be permitted. Each Owner must submit a color plan showing the color of exterior walls, shutters, doors, trim, etc., to the Design Review Committee prior to initial construction on any Lot. The Design Review Committee shall have final approval of all exterior color plans.

9. Windows and Doors.

All windows and exterior doors shall be constructed of glass, wood, fiberglass, colored metal, vinyl, or any combination thereof. Mirror finishes on window glass are specifically prohibited. Unpainted metal or bright finished window frames, screens or accessories shall not be permitted.

10. Gutters and Downspouts.

Exposed metal gutters and downspouts shall be painted to match the trim or body color of the Residence.

11. Chimneys.

Any full chimney which is revealed on an exterior facade shall be supported by a full foundation. No metal pipe shall be exposed on the exterior of any fireplace or fireplace flue, and all fireplace flues shall be capped with a black or color-conforming low profile metal rain cap.

12. Paint, Stain.

Wood exteriors, except roofs, shall be covered with a workmanlike finish of two coats of high quality paint or stain, however certain natural siding materials which are intended to weather (such as cedar shingles) may be exempted from this requirement.

13. Exposed Concrete Foundations and Walls.

The exterior surface of all concrete foundations and walls which are exposed in excess of 12 inches above final grade shall be painted the same color as the Residence or covered with siding materials compatible with the structure.

14. Landscaping.

A detailed landscape plan must be submitted to and approved by the Design Review Committee prior to installation. Extensive landscaping is encouraged, and a minimum expenditure of \$1,500 for front yard landscaping (excluding sod and irrigation systems) is

required. All yards and the unpaved portions of street right-of-ways and easements contiguous thereto shall be fully sodded or planted with ground covers or covered with mulch, provided, however, that no duty to clear any tract of trees, shrubs or natural growth which are kept reasonably attractive shall be implied. Both sod and required landscape installation shall be completed prior to first occupancy of the Residence, or, before occupancy of the Residence shall occur, the Owner shall escrow funds for landscape improvements in an amount and manner determined by the Design Review Committee to assure such installation when weather permits. All vegetable gardens shall be located behind the rear corners of the Residence and at least ten feet away from the boundary of the Lot. No vegetable garden(s) shall exceed 100 square feet in size on any Lot except with the prior written consent of the Design Review Committee.

The Developer and the Association shall have the right (but not the obligation) to install one or more trees within the public right-of-way adjacent to each lot or within any Public Utility Easement ("PUB/E") adjacent thereto as dedicated on any Plat. The type and location of said trees shall be selected by the Developer or the Association in its sole discretion. Maintenance of said trees shall be the sole responsibility of the Lot Owner.

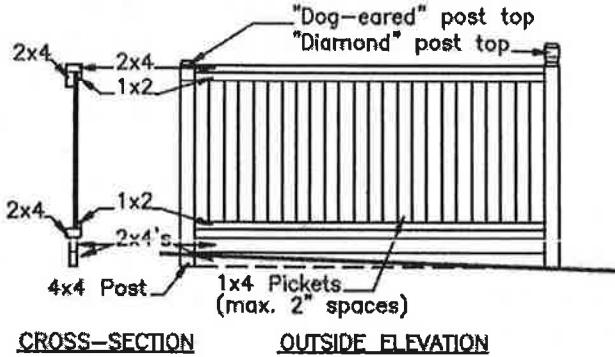
15. Driveways and Sidewalks.

All driveways and sidewalks shall be concrete, patterned concrete, interlocking pavers, brick or other permanent hard-surface finishes. Large expanses of driveway surfaces are discouraged. No driveway shall be constructed in a manner as to permit access to a street across a rear lot line. Asphalt, gravel or natural driveways or sidewalks are specifically prohibited. Specific approval for circle driveways and materials, colors or finishes other than unfinished concrete shall be obtained in writing from the Design Review Committee prior to construction. Driveway approaches within public street right-of-ways shall be made of concrete and shall be no more than twenty (20) feet in width (excluding radii).

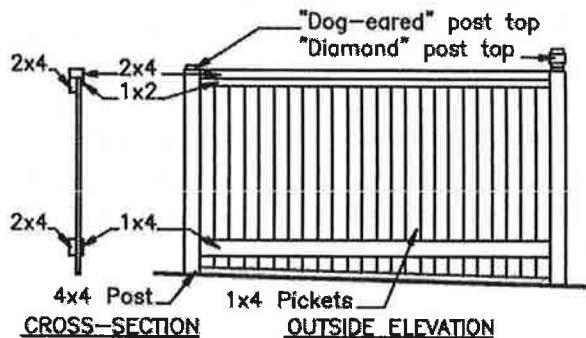
16. Garages.

All Residences shall have private garages for not less than two cars. Carports are specifically prohibited.

EXHIBIT A-1
DECLARATION OF PRAIRIE POINT
APPROVED FENCE STYLES
 (See Exhibit A to Declaration of Prairie Point
 for additional information.)



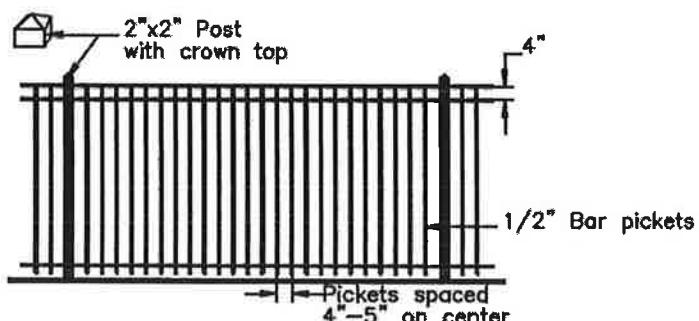
Standard Picture Frame



Specifications:

- Top and bottom rails to be horizontal.
- Bottom of pickets sloped to match grade.
- Fence sections step down to follow grade.
- Cedar may be untreated and allowed to weather or may be treated with protective sealer in "Natural Cedar Tone" color (or equivalent).

Modified Picture Frame



Black Metal
 (Wrought Iron or Powder-Coated Steel)